CINCINNATI METROPOLITAN HOUSING AUTHORITY

Senior Designation Plan

Approved: September 22, 2014

Revised: November 2016

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CENTRAL YMCA SENIOR APARTMENTS

Project Description

Cincinnati Metropolitan Housing Authority has partnered with the Model Group and Episcopal Retirement Homes Affordable Living (ERHAL) to create affordable rental units in the building located at 1105 Elm Street, the Central YMCA. This will involve the comprehensive rehabilitation of floors 4-9 which are currently vacant but previously contained single room occupancy units. The resultant development will be comprised of 65 units, 15 of which will be one bedroom Low Income Public Housing Units. These units are being developed using Low Income Housing Tax Credits (LIHTC), State Historic Tax Credits, Federal Historic Tax Credits, and Low Income Public Housing Capital and Replacement Housing Factor Funds. The LIHTCs were awarded as part of a 9% competition and included a designation of the resultant development as for persons aged 55 and above.

The renovation of the residential portions of the YMCA building into senior housing began as discussions between the YMCA and Model Group. The YMCA was seeking opportunities to repurpose the vacant portions of their building while also renovating their existing facilities. There is a great need for affordable senior housing in the Over-The-Rhine neighborhood. Today, 1500 Elm is the only senior designated affordable living option available in the Over the Rhine neighborhood, and it is not funded with public housing funds. Urban environments are often conducive to senior living as they are walkable, transportation rich and provide access to many nearby services and amenities. The Central Parkway YMCA is located near public transportation, recreation spaces, cultural activities, and health centers and provides a built-in wellness facility which allows for many beneficial lifestyle activities for seniors. The YMCA in general has seen a need to serve senior populations with programs geared specifically to their interests such as Silver Sneakers and others. The symbiotic relationship between the YMCA facilities and programming and senior residents has proven to be a successful model in other YMCA buildings. Further, the building will be equipped with elevators and controlled access to serve the senior population. Our initial research was confirmed in our market study which supported the need for affordable senior housing in downtown and OTR. Bringing our long-time partner, Episcopal Retirement Homes, into the project ensures top quality senior housing management and robust supportive services. The City of Cincinnati has been extremely supportive of this project as well and agrees that housing in the urban core that allows seniors to "age-in-place" is a high priority.

Cincinnati Metropolitan Housing Authority is submitting this Senior Designation Plan to designate 100% of the 15 Public Housing units in this 65 unit development for persons aged 62 and above.

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Table 1: Units to be Designated

Units to be Designated		
406	501	510
511	512	606
610	611	612
711	712	811
812	911	912

These units were selected as they are distributed seamlessly into the larger development. The development overall was funded with Low Income Housing Tax Credits with the designation of being reserved for persons aged 55 or older. Therefore all the dwelling units in this development will be elderly and near elderly persons.

Central YMCA Senior Apartments will be managed by Episcopal Retirement Homes Affordable Living (ERHAL) and they have committed to providing supportive services as outlined in the attached service plan (Attachment A). The supportive services plan includes nutritional/meal services, light housekeeping services, transportation, home health referral services, regular cultural, recreational, social, and health and wellness activities, educational activities, support for a Resident Council. The facilities are designed to meet the needs of an aged and aging population. The apartments will meet all code requirements for accessibility or adaptability. As many units as possible will be designed to accommodate individuals who are wheelchair-bound. Amenities, including restaurants, medical offices, post office, and other retail establishments are near the site in Downtown Cincinnati. There is a bus stop directly in front of the building. The property provides accessible common areas in which the Service Coordinator and the Activity Coordinator plan activities. Further, there are sitting rooms on each floor, laundry areas, and a consultation room where a Service Coordinator can discuss private matters or conduct medical screenings.

Reason for Designating this Development for Seniors

This development was originally determined to be an elderly and near elderly building with the submission of the Low Income Housing Tax Credit submission. This was because the structure was most suitable to seniors, the presence of the YMCA in the same building provided a great deal of service offerings for seniors and the location offered accessibility to services and amenities for persons without access to transportation, a frequent need in the senior population.

Designating this development as senior at development ensures that no existing renter is impacted, as the building is currently vacant.

Identification of Groups Consulted and Comments

The following groups were consulted in the planning for this development: the City of Cincinnati, the YMCA, Episcopal Retirement Community, and Council on Aging. (Please see support letters in Attachment B). Additionally, Cincinnati Metropolitan Housing Authority held a meeting on May 19, 2014 with the Jurisdiction-Wide Advisory Board to solicit comments prior to the 30 day comment period which commenced on June 5, 2014.

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Providing Notice

Cincinnati Metropolitan Housing Authority held a 30 day public comment period from June 5, 2014 to July 6, 2014. Copies of this plan were located at http://www.cintimha.com and at CMHA's Administrative Offices located at: 1627 Western Ave. The CMHA Board of Commissioners provided approval on May 27, 2014.

Profile of Proposed Designated Project in Pre-Designated State

This plan references the creation of new units for the elderly at the Central YMCA. These units have been vacant for over a decade and therefore no one in the non-designated group is being displaced. Please see below for key figures in determining the impact.

Table 2: Designation Impact

Element	**Number**
Total Number of Units Currently Available at Central YMCA Senior Apts.	0
Current Occupants of the Project	0
Number of Elderly Families Currently at the Project	0
Number of Non-Elderly Families Currently at the Project	0

Profile of Proposed Project in Designated State

PHA Occupancy Policies and Procedures
The development will be a mixed-finance development and will not be directly controlled or owned by CMHA. The development will have its own Admissions and Continued Occupancy Procedures that will be adopted by the Cincinnati Metropolitan Housing Authority Board of Commissioners.

As part of this development proposal, CMHA will ensure that the partnership upholds the Admissions and Continued Occupancy policies developed by ERHAL to be accepted by CMHA Board of Commissioners after HUD review and approval. Contained within are policies related to non-discrimination, reasonable accommodation, and accessible units policy for public housing. The units will be managed on a site-based waiting list, which will be managed on a first come/first serve basis for individuals at or below 30% of Area Median Income for 7 units and 50% of Area Median Income for 8 units. The dwelling units will be fixed within the development and will be distributed throughout the development.

This development is unlikely to increase minority populations at this location. Within this zip code, the American Community Survey from 2012 (2012 ACS) estimates that there is a population of 15,483. The population demographics from the 2012 ACS are summarized in the tables below. We do not expect that the 15 units of senior Asset Management units or the additional 50 units of LIHTC elderly and near elderly units will significantly impact concentrations of minority populations or poverty in this area.

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Table 3: Racial Demographics

Race	Population in 45202 Zip Code
White	46.6%
Black or African American	48.5%
American Indian and Alaska Native	0.3%
Asian	1.9%
Native Hawaiian and Other Pacific Islander	0.0%
Some Other Race	0.7%
Two or More Races	1.9%

Source: 2012 American Community Survey

Table 4: Income Demographics

Household Income	Population in 45202 Zip Code
Less than $5,000	8.9%
$5,000 - $9,999	8.5%
$10,000 - $14,999	10.7%
$15,000 – $19,999	5.1%
$20,000 - $24,999	5.2%
$25,000 - $34,999	7.4%
$35,000 - $49,999	9.8%
$50,000 - $74,999	16.1%
$75,000 - $99,999	7.6%
$100,000 - $149,999	9.1%
$150,000 or More	11.6%

Source: 2012 American Community Survey

Waitlist Maintenance

As a Low Income Housing Tax Credit Mixed Finance development, the Central YMCA Senior Apartments will have their own wait list managed by ERHAL, the property manager. It will be a first come, first serve and the income qualified individuals 62 and above will the first applicants that will qualify for the designate public housing units.

Dwelling Unit Assignment

The public housing dwelling units will be fixed and will be assigned to the 15 units listed in the project description section.

Record-Keeping of Impact

CMHA will not need to monitor the impact on current residents as the property has been vacant for more than a decade. CMHA will however monitor the waitlist during the plan period to ensure that the designation of these units does not have a disproportionate effect on families who would have resided if it had not been designated.

Estimate of Vacancies

The existing LIHTC and federally-subsidized housing in the area has an average vacancy of 3.2% as evidenced in the Market Study. It is expected that this development will experience vacancies similar to, or below, this vacancy.

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Housing for Non-Elderly

Cincinnati Metropolitan Housing Authority currently manages over 5,000 LIPH units and 16% of the Heads of Households are seniors. Our LIPH wait list has 36 elderly households and a total of 6,160 applicants. CMHA does have a wait list preference for elderly and disabled persons. Further, CMHA administers a Housing Choice Voucher program. Currently we have 10,721 participants of which 1084 (10.11%) participants are elderly. There are also 67 elderly on the waitlist of 3,426.

The intended elderly designation would include only 15 units. Currently, CMHA experiences an annual turnover rate of approximately 1200 units. Further, at a 98% occupancy rate, CMHA would have approximately 100 units available at any given time. Therefore there are consistently enough units to absorb at least the number of non-elderly families as is planned to be served by the Central YMCA Senior Apartments.

Fair Housing and Continued Occupancy Policies

Strategy for Addressing Current and Future Needs

In 2012 CMHA commissioned a Housing Study for Hamilton County (Attachment C). This study identified a lack of sufficient senior housing. In fact, it identified over 54,000 elderly households with housing problems. This supports a high need for affordable, quality senior housing.

Table 5: Elderly Housing Problems

Table B.6
Elderly Households with Housing Problems by Income by Tenure
Remainder of County
2005 - 2009 HUD CHAS Data

Income	Elderly	Extra-Elderly	Non-Elderly	Total
Owner				
30% HAMFI or less	1,455	2,225	2,840	6,520
30.1-50% HAMFI	1,445	2,170	3,205	6,820
50.1-80% HAMFI	1,625	880	7,420	9,925
80.1-100% HAMFI	870	240	3,775	4,885
100.1% HAMFI and above	1,220	415	5,390	7,025
Total	6,615	5,930	22,630	35,175
Renter				
30% HAMFI or less	1,030	1,120	6,240	8,390
30.1-50% HAMFI	705	1,270	4,500	6,475
50.1-80% HAMFI	340	545	2,405	3,290
80.1-100% HAMFI	35	195	270	500
100.1% HAMFI and above	25	200	230	455
Total	2,135	3,330	13,645	19,110
Total				
30% AMI or less	2,485	3,345	9,080	14,910
30.1-50% AMI	2,150	3,440	7,705	13,295
50.1-80% AMI	1,965	1,425	9,825	13,215
80.1-95% AMI	905	435	4,045	5,385
95.1% AMI and above	1,245	615	5,620	7,480
Total	**8,750**	**9,260**	**36,275**	**54,285**

The table reproduced here is from the 2012 Hamilton County Housing Study and Needs Analysis Technical Index.

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The City of Cincinnati Consolidated Plan (Attachment D) and its incorporated housing goals support this development for the elderly. The Plan recognizes that there is a great deal of seniors in the city of Cincinnati with a housing need (65% of 6364 elderly households) and calls for supporting developments that serve this population. It states that there are nearly 5 million elderly persons living in the community at large who need assistance carrying out everyday activities, and the need is increasing dramatically as the population ages. The number of persons aged 85 and over is projected to double from 3.3 million to 6.5 million people. Further, the Neighborhood Plan (Attachment E), adopted by City Council specifically identifies this development in the planned state as being desirable for neighborhood seniors. Page 93 of the Consolidated Plan specifically indicates that the City of Cincinnati will continue to support elderly housing and that the City would benefit from additional housing sources for the elderly[1]. The Plan references a 2001 City of Cincinnati Ordinance that indicates the City would approve expending publically assisted housing for the elderly.[2]

In further support, the Model Group was required to obtain a market study (Attachment F) for the proposed location, as part of the competitive LIHTC application. It has been determined that there is a need for senior housing in the Primary Market Area that this location would be positioned to meet. The market study mentions the fact that the site is suitable for this type of development.

> *The proposed project is located just north of the downtown Cincinnati Central Business District, in an area that has excellent access to public transit, transit corridors, and social services, enabling residents' easy access to both social and community services. Grocery and pharmacy, major medical center, and convenience centers are all within 0.5 miles or less of the site. Public safety services are also in very close proximity to the site. It is notable that very substantial public/private investments have been made in the Over-the-Rhine area in recent years. These include $48 million in improvements to Washington Park, which is located 0.1 mile north of the subject site; $17 million in improvements to the Findlay Market, the city's historic public market. A number of substantial renovations are being conducted in buildings in the immediately surrounding neighborhood of the site.*

In meeting the needs of seniors, it specifically calls out the multitude of amenities nearby as listed in the table on the next page which was extracted from the Market Study. This does address a concern of the Jurisdiction Wide Advisory Board. They were concerned that there were not sufficient amenities to support this as a senior development. The table on the next page outlines the services and amenities that are near the development. JRAB was also concerned about transportation but there currently is a bus stop directly in front of the YMCA and the new streetcar will run directly in front of the development on Central Parkway as well once completed. This is currently anticipated to be complete within a year of the placed in service date of this LIHTC development.

[1] *Page 94 of the 2010-2014 City of Cincinnati Consolidated Plan*

[2] *Page 63 of the City of Cincinnati Consolidated Plan 2010-2014, referencing City of Cincinnati Ordinance "The Impaction Ordinance 346-2001*

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Table 6: Nearby Amenities and Services

Community Services	Name	Driving Distance from Site (Miles)
Major Highway	Interstate 71	0.8 East
Public Transportation	Central Parkway & Elm Street	0.1 South
Major Employers/ Employment Centers	Kroger Co. Hamilton County Job Family Services Procter & Gamble Co. Horseshoe Casino	0.4 East 0.7 East 1.2 East 0.7 East
Convenience Store	N M Mini Mart	0.4 Southeast
Grocery	Bang's Market Kroger Findlay Market	0.4 North 0.4 East 0.8 North
Discount Department Store	Big Dollar Macy's Inc. Walmart	0.6 North 0.6 Southeast 6.3 Southeast
Shopping Center/Mall	Tower Place Retail	1.1 Southeast
Hospital	Catholic Healthcare Partners	1.1 East
Police	Cincinnati Police District	0.3 Northwest
Fire	Cincinnati Fire Department	0.9 South
Senior Center	YMCA	On-site
Post Office	U.S. Post Office	0.7 North
Bank	Foundation Bank	0.5 Southeast
Gas Station	Shell Sunoco Food Market	0.7 Northeast 1.1 West
Pharmacy	CVS Pharmacy	0.5 Southeast
Restaurant	Washington Platform Saloon Kittys Coffee Enzos OTR	0.2 Southeast 0.3 Southeast 0.3 East
Cinema/Theatre	Omnimax Theater	1.4 West
Library	Hamilton County Main Library	0.6 Southeast
College/University	Art Academy of Cincinnati	0.3 East
Museum	Cincinnati Fire Museum American Classical Music Hall	0.2 Southwest 0.2 North
Stadium/Arena	Paul Brown Stadium Ltd. Great American Ball Park	1.1 South 1.3 Southeast
Entertainment/Casino	Horseshoe Casino	0.7 East
Park	Washington Park	0.1 North

As evidenced in the Market Study commissioned as part of the Low Income Housing Tax Credit Application, there are 30 federally subsidized and/or Low-Income Housing Tax Credit (LIHTC) apartment developments in the site's Primary Market Area. Furthermore, it recognizes that there is a great deal of redevelopment occurring in this area. These redevelopment efforts will produce additional units of general occupancy housing units and amenities.

Close by there are a wealth of recently developed affordable housing opportunities. Within a mile is the City West development, a mixed income and mixed use development. It has market rate, tax credit units, and subsidized units. There are also subsidized units available within a 2 mile radius at Stanley Rowe. Further, there are over 1000 affordable non-designated subsidized and unsubsidized units in the zip code 45202, with units sized from 0 bedrooms to 4 bedroom units.

PHA Housing Resources

Currently CMHA has over 5,000 Low Income Public Housing units throughout Hamilton County and none of these developments are currently designated as elderly. A listing of CMHA units is included as Attachment G. These units will be new; therefore the designation of these

units represents no removal of accessible units from the existing stock of Low Income Public Housing units.

Access to Services for Non-Elderly Families
CMHA's Asset Management staff members are equipped to assist non-elderly families with services in a similar way as the seniors are served in this development. The staff has access to a list of partners for tenant referral to obtain services such as transportation, meals, light housekeeping for persons with disabilities, financial counseling and other services.

Housing for Non-Elderly
The intended elderly designation would include only 15 units. Currently, CMHA experiences an annual turnover rate of approximately 1200 units. Further, at a 98% occupancy rate, CMHA would have approximately 100 units available at any given time. Therefore there are consistently enough units to absorb at least the number of non-elderly families as is planned to be served by the Central YMCA Senior Apartments.

Accessible Housing

Due to the number of affordable housing units in the area, there are more accessible housing units then would be generally available in the private market. CMHA's current portfolio has 116 accessible units of the 5,025 units, or 2.3% of the units. All of these, with the exception of 6 units are in family projects.

Agency Plan

The reference for the development of this site for elderly usage can be found on page 18 of CMHA's FY14Annual Plan.

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Housing Needs Study of Hamilton County (Attachment C). The study conclusions outline a lack of sufficient housing for seniors. The study demonstrated that over 32,000 senior households have a housing problem (page 165). It also demonstrated that there is a shortage of accessible housing in Hamilton County. Seniors are disproportionately affected by this lack of accessible and visitable housing as more than 35% report a disability.

Designating this property as senior at development does not impact any existing renters, as the property is currently vacant.

Identification of Groups Consulted and Comments

CMHA believes that the key to the success of any development, particularly a development for the independent elderly, lies in weaving the housing and its residents into the fabric of the community. Together, CMHA and Colerain Township have engaged both the geographical community as well as the Council on Aging, which serves the elderly population in Hamilton County. CMHA has presented its plans and provided updates on the project to the Colerain Township Trustees and held a resident input meeting at nearby Struble Elementary. Residents and businesses were invited to attend through articles in the local press, personal invitations and door-to-door "knock and talk" sessions from township officials. Feedback from the meetings was overwhelmingly positive.

Profile of Proposed Designated Project in Pre-Designated State

This plan references the creation of new units for the elderly in Colerain Township, Ohio. The site is currently undeveloped and no one in the non-designated group will be displaced. Please see below for key figures in determining the impact.

Table 8: Designation Impact

Element	**Number**
Total Number of Units Currently Available at West Union Square	0
Current Occupants of the Project	0
Number of Elderly Families Currently at the Project	0
Number of Non-Elderly Families Currently at the Project	0

Profile of Proposed Designated Project in Designated State

PHA Occupancy Policy and Procedures
The property will be a mixed-finance development and will not be directly controlled or owned by CMHA. The development will have its own Admissions and Continued Occupancy Procedures that will be adopted by CMHA's Board of Commissioners.

As part of the development proposal, CMHA will ensure that the partnership upholds the Admissions and Continued Occupancy policies developed by Touchstone Property Services to be accepted by the CMHA Board of Commissioners after HUD review and approval. Contained within are policies related to non-discrimination, reasonable accommodation, and an accessible

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units policy for public housing. The units will be managed on a site-based waiting list, which will be managed on a first come, first served basis for individuals at or below 30% of Area Median Income for 7 units and 50% of Area Median Income for 4 units. The dwelling units will be fixed within the development and will be distributed throughout the property.

The development is unlikely to increase minority populations at this location. Within this zip code, the American Community Survey from 2014 (2014 ACS) estimates that there is a population of 27,579. The population demographics from the 2014 ACS are summarized in the tables below. We do not expect that the 19 senior Asset Management units or the additional 51 unit of LIHTC elderly and near-elderly housing will significantly impact concentrations of minority populations or poverty in the area.

Table 9: Racial Demographics

Race	**Population in 45239 Zip Code**
White	66.5%
Black or African American	29.6%
American Indian and Alaska Native	0.0%
Asian	2.4%
Native Hawaiian and Other Pacific Islander	0.0%
Some Other Race	0.1%
Two or More Races	1.4%

Source: 2014 American Community Survey

Table 10: Income Demographics

Household Income	**Population in 45239 Zip Code**
Less than $10,000	7.3%
$5,000 - $9,999	6.9%
$10,000 - $14,999	10.6%
$15,000 – $34,999	11.7%
$35,000 - $49,999	15.3%
$50,000 - $74,999	20.4%
$75,000 – $99,999	12.2%
$100,000 - $149,999	11.5%
$150,000 - $199,999	2.6%
$200,000 or More	1.5%

Source: 2014 American Community Survey

Waitlist Maintenance

As a Low Income Housing Tax Credit Mixed Finance development, West Union Square will have its own site-based wait list managed by the property manager, Touchstone Property Services. It will be a first come, first served and the income qualified individuals aged 62 and above will be the first applicants that will qualify for the designated public housing units.

Dwelling Unit Assignment

The public housing dwelling units will be fixed and distributed throughout the property.

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Record-Keeping of Impact
CMHA will not need to monitor the impact on current residents as the property is currently vacant. CMHA will however monitor the wait list during the plan period to ensure that the designation of these units does not have a disproportionate effect on families who would have resided if it had not been designated.

Estimate of Vacancies
The existing LIHTC and federally-subsidized housing in the area has an average vacancy of 4.1% as evidenced in the market study (Attachment I). It is expected that this development will experience vacancies similar to, or below this vacancy rate.

Housing for Non-Elderly
Cincinnati Metropolitan Housing Authority currently manages over 5,000 Asset Management units and 19% of their heads of household are seniors. The Asset Management waiting lists include 50,978 households; 969 of which are elderly. CMHA does have a wait list preference for elderly and disabled persons.

Further, CMHA administers a Housing Choice Voucher program. There are currently over 11,000 participants; of which over 1,200 are elderly. There are also 163 elderly households on the wait list of 5,200.

The proposed elderly designation includes only 19 units. Currently, CMHA experiences an annual turnover rate of approximately 1,200 units. Further, at a 99% occupancy rate, CMHA would have approximately 100 units available at any given time. Therefore, there are consistently enough units to absorb at least the number of non-elderly families as is planned to be served by West Union Square.

There are currently four federally subsidized and/or Tax Credit apartment developments in the Colerain Township PMA. The projects were surveyed in February 2015 for the project's LIHTC proposal.

Project Name	Type	Total Units	Occupancy	Waiting List	Gross Rent (Unit Mix)			
					Studio	1 Bdrm	2 Bdrm	3 Bdrm
Forest Ridge	Tax Credit	326	84.7%	3 (2 Bdrm)	NA	$512 (60)	$830 (58)	$1,057 (208)
Mercy Community at Winton Woods	Tax Credit	73	100.0%	50	NA	$612-$647 (66)	$722-$772 (7)	NA
Savannah Gardens	Tax Credit	120	99.2%	13	NA	$569 (48)	$689 (72)	NA
Reserve on South Martin	Tax Credit	60	100.0%	200	NA	$573 (48)	$742 (12)	NA

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Fair Housing and Occupancy Policies

Strategy for Addressing Current and Future Needs

In 2012 CMHA commissioned a Housing Study for Hamilton County (Attachment C). This study identified a lack of sufficient senior housing. In fact, it identified over 54,000 elderly households with housing problems. This supports a high need for affordable, quality senior housing.

Table 11: Elderly Housing Problems

Table B.6
Elderly Households with Housing Problems by Income by Tenure
Remainder of County
2005 - 2009 HUD CHAS Data

Income	Elderly	Extra-Elderly	Non-Elderly	Total
Owner				
30% HAMFI or less	1,455	2,225	2,840	6,520
30.1-50% HAMFI	1,445	2,170	3,205	6,820
50.1-80% HAMFI	1,625	880	7,420	9,925
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100.1% HAMFI and above	1,220	415	5,390	7,025
Total	6,615	5,930	22,630	35,175
Renter				
30% HAMFI or less	1,030	1,120	6,240	8,390
30.1-50% HAMFI	705	1,270	4,500	6,475
50.1-80% HAMFI	340	545	2,405	3,290
80.1-100% HAMFI	35	195	270	500
100.1% HAMFI and above	25	200	230	455
Total	2,135	3,330	13,645	19,110
Total				
30% AMI or less	2,485	3,345	9,080	14,910
30.1-50% AMI	2,150	3,440	7,705	13,295
50.1-80% AMI	1,965	1,425	9,825	13,215
80.1-95% AMI	905	435	4,045	5,385
95.1% AMI and above	1,245	615	5,620	7,480
Total	**8,750**	**9,260**	**36,275**	**54,285**

The table reproduced here is from the 2012 Hamilton County Housing Study and Needs Analysis Technical Index.

The need for senior housing is well documented in the 2015-2019 Hamilton County Consolidated Strategic Plan (Attachment J):

> *There is a need for more senior rental housing, and some rehabilitated or new housing is needed to replace blighted and vacant rental stock. In recent years, various jurisdictions within the County have partnered with CMHA to create new senior low-income rental housing, such as The Reserve on South Martin in Mt. Healthy…Currently, Colerain Township is working to create a similar new construction senior housing project with CMHA (page 66).*

In further support, a market study (Attachment I) was commissioned for the proposed location, as part of the competitive LIHTC application. It has been determined that there is a need for senior housing in the Primary Market Area this this development will be poised to meet. The market study mentions the fact that the site is suitable for this type of development.

The surrounding land uses will have a positive effect on the marketability of the site. Numerous community services are conveniently located within 1 mile of the site, including two METRO bus stops, which provide public transit opportunities throughout the Greater Cincinnati area via the Southwest Ohio Regional Transit Authority (SORTA). Visitability and access are both considered good.

In meeting the needs of seniors, it specifically calls out the multitude of amenities nearby as listed on the following table.

The site is near shopping, dining, recreation and entertainment opportunities. Social services, public transportation, and public safety services are all within 1 mile of the site. The site has convenient access to major highways. Overall we expect the site's location and proximity to community services will have a positive effect on its future marketability.

Table 12: Nearby Amenities and Services

Community Services	Name	Driving Distance from Site (miles)
Major Highways	State Route 126	1.0 North
	Interstate 275	3.3 North
	Interstate 75	7.8 East
Public Transit	Banning Rd. & Colerain Ave.	0.1 West
	Colerain Ave & Jonrose Ave	0.2 Northwest
Grocery Stores	Kroger	0.4 South
	Walmart Supercenter	2.2 Northwest
	ALDI	2.5 North
	Kroger	2.9 North

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Community Services	Name	Driving Distance from Site (miles)
Department Stores	Family Dollar	0.6 South
	Dollar Tree	0.7 South
	Dollar General	1.9 Southwest
	Walmart Supercenter	2.2 Northwest
	Big Lots	2.6 North
	Roses	2.8 East
Shopping/Retail Centers	Colerain Hills Shopping Center	1.1 North
Hospitals/Medical Centers	Doctor Urgent Care Office	0.7 South
	Mercy Franciscan Hospital Mount Airy	1.5 Southeast
	Mercy West Hospital	3.8 South
Police Stations	Colerain Police Department Community Resource Center	0.3 North
	Colerain Township Police Headquarters	3.6 Northwest
Fire Stations	Colerain Township Fire Station 26	1.0 Northwest
Post Office	US Post Office	1.7 Northwest
Gasoline Stations	Shell	0.1 West
	Sunoco Gas Station	0.2 North
Convenience Stores	Shell	0.1 West
	Sunoco	0.2 North
	United Dairy Farmers	0.9 West
Pharmacies	Kroger Pharmacy	0.4 South
	CVS/pharmacy	0.7 North
	Walgreens	0.8 North
Banks	PNC Bank	0.1 Southwest
	Fifth Third Bank	0.4 South
	LCNB National Bank	1.2 Northwest
Restaurants	Domino's Pizza	0.4 North
	Arby's	0.5 North
	Subway	0.7 North
Libraries	Groesbeck Library	0.8 North
Fitness Centers	Fitworks White Oak	1.8 Southwest
Parks/Recreation	Farbach-Werner Nature Preserve	1.9 North
Entertainment/Arts	German Heritage Museum	3.8 Southwest
	Mount Healthy Historical Society Museum	3.9 Northeast
	Rave Cinemas Western Hills 14	6.2 Southwest
Senior Centers	Clippard Family YMCA	2.4 Northwest
	Green Twp Senior Citizens Center	2.6 Southwest
	Colerain Township Senior Community Center	3.6 Northwest

PHA Housing Resources

Currently CMHA has over 5,000 Low Income Public Housing units throughout Hamilton County and only 15 of these developments are currently designated as elderly (Central YMCA as designated above). A listing of CMHA units is included as Attachment K. These units will be new; therefore the designation of these units represents no removal of accessible units from the existing stock of Low Income Public Housing units.

Access to Services for Non-Elderly Families

CMHA's Asset Management staff members are equipped to assist non-elderly families with services in a similar way as the seniors will be served in this development. The staff has access to a list of partners for tenant referral to obtain services such as transportation, meals, light housekeeping for persons with disabilities, financial counseling and other services.

Housing for Non-Elderly
The intended elderly designation would include only 19 units. Currently, CMHA experiences an annual turnover rate of approximately 1,200 units. Further, at a 99% occupancy rate, CMHA would have approximately 100 units available at any given time. Therefore there are consistently enough units to absorb at least the number of non-elderly families as is planned to be served by West Union Square.

Accessible Housing

Due to the number of affordable housing units in the area, there are more accessible housing units then would be generally available in the private market. CMHA's current portfolio includes the following UFAS compliant units:

Development	Number of Units	Type of Units	Bedrooms
Reserve on South Martin	6	Mobility	4 1-Bedroom 2 2-Bedroom
Reserve on South Martin	2	Sensory	1 1-Bedroom 1 2-Bedroom
Central Y Senior Apartments	6	Mobility	1 1-Bedroom
Cary Crossing	36	Mobility	34 1-Bedroom 2 2-Bedroom
Cary Crossing	36	Sensory	2 1-Bedroom

Agency Plan

The reference for the development of this site for elderly usage can be found on page 35 of CMHA's FY16 Annual Plan (Attachment L).

PREVIOUSLY APPROVED

WEST UNION SQUARE

Project Description

West Union Square will be comprised of 70 units of affordable housing for seniors aged 55 and above. The development will have 58 one-bedroom units and 12 two-bedroom units. It will also feature a community room, theater, fitness area, and ample outdoor community space. Residents will also have access to outdoor amenities such as a gazebo, walking paths, and community gardens. The development was designed to have the look of a quaint small town. The lobby and rear courtyard will serve as the town square and amenities will resemble those found on a main street. These features will provide way-finding landmarks for residents and set the community apart from other senior living facilities. Upon completion, West Union Square will serve as CMHA's new Gold Standard for excellence and design.

Cincinnati Metropolitan Housing Authority is proposing the designation of 100% of the 19 Public Housing units in this 70 unit development for persons aged 62 and above. These units will be distributed seamlessly into the larger development. The development overall was funded with Low Income Housing Tax Credits with the designation of being reserved for persons aged 55 or older. Therefore all the dwelling units in this development will be for elderly and near-elderly persons.

Table 7: Unit Numbers to Be Designated

121	130	133	134	141
205	207	215	219	226
231	232	304	316	321
322	325	326	330	

West Union Square will be managed by Touchstone Property Services and they have committed to providing supportive services as outlined in the attached service plan (Attachment H). The supportive services plan includes case management, transportation, meals, personal care, homemaker services, money management, recreational and socialization activities, medical services, legal services, educational training services, emergency preparedness training, and more. The facilities are designed to meet the needs of an aged and aging population. The apartments will meet all code requirements for accessibility or adaptability. Amenities including restaurants, medical offices, post office, and other retail establishments are near the site in Colerain Township. Public transportation is easily accessed less than one-tenth of a mile from the development. The property provides accessible common areas in which the Service Coordinator and the Property Manager may provide activities. Further, there is a sitting room on each floor, a laundry area, and a consultation room where a Service Coordinator can discuss private matters or medical screenings may be conducted.

Reason for Designating this Development for Seniors

This development was originally determined to be an elderly and near-elderly building with the award of Low Income Housing Tax Credits. In 2012, CMHA commissioned a Comprehensive

Housing Needs Study of Hamilton County (Attachment C). The study conclusions outline a lack of sufficient housing for seniors. The study demonstrated that over 32,000 senior households have a housing problem (page 165). It also demonstrated that there is a shortage of accessible housing in Hamilton County. Seniors are disproportionately affected by this lack of accessible and visitable housing as more than 35% report a disability.

Designating this property as senior at development does not impact any existing renters, as the property is currently vacant.

Identification of Groups Consulted and Comments

CMHA believes that the key to the success of any development, particularly a development for the independent elderly, lies in weaving the housing and its residents into the fabric of the community. Together, CMHA and Colerain Township have engaged both the geographical community as well as the Council on Aging, which serves the elderly population in Hamilton County. CMHA has presented its plans and provided updates on the project to the Colerain Township Trustees and held a resident input meeting at nearby Struble Elementary. Residents and businesses were invited to attend through articles in the local press, personal invitations and door-to-door "knock and talk" sessions from township officials. Feedback from the meetings was overwhelmingly positive.

Profile of Proposed Designated Project in Pre-Designated State

This plan references the creation of new units for the elderly in Colerain Township, Ohio. The site is currently undeveloped and no one in the non-designated group will be displaced. Please see below for key figures in determining the impact.

Table 8: Designation Impact

Element	**Number**
Total Number of Units Currently Available at West Union Square	0
Current Occupants of the Project	0
Number of Elderly Families Currently at the Project	0
Number of Non-Elderly Families Currently at the Project	0

Profile of Proposed Designated Project in Designated State

PHA Occupancy Policy and Procedures
The property will be a mixed-finance development and will not be directly controlled or owned by CMHA. The development will have its own Admissions and Continued Occupancy Procedures that will be adopted by CMHA's Board of Commissioners.

As part of the development proposal, CMHA will ensure that the partnership upholds the Admissions and Continued Occupancy policies developed by Touchstone Property Services to be accepted by the CMHA Board of Commissioners after HUD review and approval. Contained within are policies related to non-discrimination, reasonable accommodation, and an accessible

units policy for public housing. The units will be managed on a site-based waiting list, which will be managed on a first come, first served basis for individuals at or below 30% of Area Median Income for 7 units and 50% of Area Median Income for 4 units. The dwelling units will be fixed within the development and will be distributed throughout the property.

The development is unlikely to increase minority populations at this location. Within this zip code, the American Community Survey from 2014 (2014 ACS) estimates that there is a population of 27,579. The population demographics from the 2014 ACS are summarized in the tables below. We do not expect that the 19 senior Asset Management units or the additional 51 unit of LIHTC elderly and near-elderly housing will significantly impact concentrations of minority populations or poverty in the area.

Table 9: Racial Demographics

Race	**Population in 45239 Zip Code**
White	66.5%
Black or African American	29.6%
American Indian and Alaska Native	0.0%
Asian	2.4%
Native Hawaiian and Other Pacific Islander	0.0%
Some Other Race	0.1%
Two or More Races	1.4%

Source: 2014 American Community Survey

Table 10: Income Demographics

Household Income	**Population in 45239 Zip Code**
Less than $10,000	7.3%
$5,000 - $9,999	6.9%
$10,000 - $14,999	10.6%
$15,000 – $34,999	11.7%
$35,000 - $49,999	15.3%
$50,000 - $74,999	20.4%
$75,000 – $99,999	12.2%
$100,000 - $149,999	11.5%
$150,000 - $199,999	2.6%
$200,000 or More	1.5%

Source: 2014 American Community Survey

Waitlist Maintenance

As a Low Income Housing Tax Credit Mixed Finance development, West Union Square will have its own site-based wait list managed by the property manager, Touchstone Property Services. It will be a first come, first served and the income qualified individuals aged 62 and above will be the first applicants that will qualify for the designated public housing units.

Dwelling Unit Assignment

The public housing dwelling units will be fixed and distributed throughout the property.

Record-Keeping of Impact
CMHA will not need to monitor the impact on current residents as the property is currently vacant. CMHA will however monitor the wait list during the plan period to ensure that the designation of these units does not have a disproportionate effect on families who would have resided if it had not been designated.

Estimate of Vacancies
The existing LIHTC and federally-subsidized housing in the area has an average vacancy of 4.1% as evidenced in the market study (Attachment I). It is expected that this development will experience vacancies similar to, or below this vacancy rate.

Housing for Non-Elderly
Cincinnati Metropolitan Housing Authority currently manages over 5,000 Asset Management units and 19% of their heads of household are seniors. The Asset Management waiting lists include 50,978 households; 969 of which are elderly. CMHA does have a wait list preference for elderly and disabled persons.

Further, CMHA administers a Housing Choice Voucher program. There are currently over 11,000 participants; of which over 1,200 are elderly. There are also 163 elderly households on the wait list of 5,200.

The proposed elderly designation includes only 19 units. Currently, CMHA experiences an annual turnover rate of approximately 1,200 units. Further, at a 99% occupancy rate, CMHA would have approximately 100 units available at any given time. Therefore, there are consistently enough units to absorb at least the number of non-elderly families as is planned to be served by West Union Square.

There are currently four federally subsidized and/or Tax Credit apartment developments in the Colerain Township PMA. The projects were surveyed in February 2015 for the project's LIHTC proposal.

Project Name	Type	Total Units	Occupancy	Waiting List	Gross Rent (Unit Mix)			
					Studio	1 Bdrm	2 Bdrm	3 Bdrm
Forest Ridge	Tax Credit	326	84.7%	3 (2 Bdrm)	NA	$512 (60)	$830 (58)	$1,057 (208)
Mercy Community at Winton Woods	Tax Credit	73	100.0%	50	NA	$612-$647 (66)	$722-$772 (7)	NA
Savannah Gardens	Tax Credit	120	99.2%	13	NA	$569 (48)	$689 (72)	NA
Reserve on South Martin	Tax Credit	60	100.0%	200	NA	$573 (48)	$742 (12)	NA

Fair Housing and Occupancy Policies

Strategy for Addressing Current and Future Needs

In 2012 CMHA commissioned a Housing Study for Hamilton County (Attachment C). This study identified a lack of sufficient senior housing. In fact, it identified over 54,000 elderly households with housing problems. This supports a high need for affordable, quality senior housing.

Table 11: Elderly Housing Problems

Table B.6
Elderly Households with Housing Problems by Income by Tenure
Remainder of County
2005 - 2009 HUD CHAS Data

Income	Elderly	Extra-Elderly	Non-Elderly	Total
Owner				
30% HAMFI or less	1,455	2,225	2,840	6,520
30.1-50% HAMFI	1,445	2,170	3,205	6,820
50.1-80% HAMFI	1,625	880	7,420	9,925
80.1-100% HAMFI	870	240	3,775	4,885
100.1% HAMFI and above	1,220	415	5,390	7,025
Total	6,615	5,930	22,630	35,175
Renter				
30% HAMFI or less	1,030	1,120	6,240	8,390
30.1-50% HAMFI	705	1,270	4,500	6,475
50.1-80% HAMFI	340	545	2,405	3,290
80.1-100% HAMFI	35	195	270	500
100.1% HAMFI and above	25	200	230	455
Total	2,135	3,330	13,645	19,110
Total				
30% AMI or less	2,485	3,345	9,080	14,910
30.1-50% AMI	2,150	3,440	7,705	13,295
50.1-80% AMI	1,965	1,425	9,825	13,215
80.1-95% AMI	905	435	4,045	5,385
95.1% AMI and above	1,245	615	5,620	7,480
Total	**8,750**	**9,260**	**36,275**	**54,285**

The table reproduced here is from the 2012 Hamilton County Housing Study and Needs Analysis Technical Index.

The need for senior housing is well documented in the 2015-2019 Hamilton County Consolidated Strategic Plan (Attachment J):

> *There is a need for more senior rental housing, and some rehabilitated or new housing is needed to replace blighted and vacant rental stock. In recent years, various jurisdictions within the County have partnered with CMHA to create new senior low-income rental housing, such as The Reserve on South Martin in Mt. Healthy…Currently, Colerain Township is working to create a similar new construction senior housing project with CMHA (page 66).*

In further support, a market study (Attachment I) was commissioned for the proposed location, as part of the competitive LIHTC application. It has been determined that there is a need for senior housing in the Primary Market Area this this development will be poised to meet. The market study mentions the fact that the site is suitable for this type of development.

The surrounding land uses will have a positive effect on the marketability of the site. Numerous community services are conveniently located within 1 mile of the site, including two METRO bus stops, which provide public transit opportunities throughout the Greater Cincinnati area via the Southwest Ohio Regional Transit Authority (SORTA). Visitability and access are both considered good.

In meeting the needs of seniors, it specifically calls out the multitude of amenities nearby as listed on the following table.

The site is near shopping, dining, recreation and entertainment opportunities. Social services, public transportation, and public safety services are all within 1 mile of the site. The site has convenient access to major highways. Overall we expect the site's location and proximity to community services will have a positive effect on its future marketability.

Table 12: Nearby Amenities and Services

Community Services	Name	Driving Distance from Site (miles)
Major Highways	State Route 126	1.0 North
	Interstate 275	3.3 North
	Interstate 75	7.8 East
Public Transit	Banning Rd. & Colerain Ave.	0.1 West
	Colerain Ave & Jonrose Ave	0.2 Northwest
Grocery Stores	Kroger	0.4 South
	Walmart Supercenter	2.2 Northwest
	ALDI	2.5 North
	Kroger	2.9 North

Community Services	Name	Driving Distance from Site (miles)
Department Stores	Family Dollar	0.6 South
	Dollar Tree	0.7 South
	Dollar General	1.9 Southwest
	Walmart Supercenter	2.2 Northwest
	Big Lots	2.6 North
	Roses	2.8 East
Shopping/Retail Centers	Colerain Hills Shopping Center	1.1 North
Hospitals/Medical Centers	Doctor Urgent Care Office	0.7 South
	Mercy Franciscan Hospital Mount Airy	1.5 Southeast
	Mercy West Hospital	3.8 South
Police Stations	Colerain Police Department Community Resource Center	0.3 North
	Colerain Township Police Headquarters	3.6 Northwest
Fire Stations	Colerain Township Fire Station 26	1.0 Northwest
Post Office	US Post Office	1.7 Northwest
Gasoline Stations	Shell	0.1 West
	Sunoco Gas Station	0.2 North
Convenience Stores	Shell	0.1 West
	Sunoco	0.2 North
	United Dairy Farmers	0.9 West
Pharmacies	Kroger Pharmacy	0.4 South
	CVS/pharmacy	0.7 North
	Walgreens	0.8 North
Banks	PNC Bank	0.1 Southwest
	Fifth Third Bank	0.4 South
	LCNB National Bank	1.2 Northwest
Restaurants	Domino's Pizza	0.4 North
	Arby's	0.5 North
	Subway	0.7 North
Libraries	Groesbeck Library	0.8 North
Fitness Centers	Fitworks White Oak	1.8 Southwest
Parks/Recreation	Farbach-Werner Nature Preserve	1.9 North
Entertainment/Arts	German Heritage Museum	3.8 Southwest
	Mount Healthy Historical Society Museum	3.9 Northeast
	Rave Cinemas Western Hills 14	6.2 Southwest
Senior Centers	Clippard Family YMCA	2.4 Northwest
	Green Twp Senior Citizens Center	2.6 Southwest
	Colerain Township Senior Community Center	3.6 Northwest

PHA Housing Resources

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Access to Services for Non-Elderly Families

CMHA's Asset Management staff members are equipped to assist non-elderly families with services in a similar way as the seniors will be served in this development. The staff has access to a list of partners for tenant referral to obtain services such as transportation, meals, light housekeeping for persons with disabilities, financial counseling and other services.

Housing for Non-Elderly

The intended elderly designation would include only 19 units. Currently, CMHA experiences an annual turnover rate of approximately 1,200 units. Further, at a 99% occupancy rate, CMHA would have approximately 100 units available at any given time. Therefore there are consistently enough units to absorb at least the number of non-elderly families as is planned to be served by West Union Square.

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Central Y Senior Apartments	6	Mobility	1 1-Bedroom
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Agency Plan

The reference for the development of this site for elderly usage can be found on page 35 of CMHA's FY16 Annual Plan (Attachment L).

Attachments

Attachment A:	Central YMCA Supportive Services Plan
Attachment B:	Central YMCA Support Letters
Attachment C:	Hamilton County Comprehensive Housing Study and Needs Analysis
Attachment D:	City of Cincinnati Consolidated Plan 2010-2015
Attachment E:	Central YMCA Neighborhood Plan
Attachment F:	Central YMCA Market Study
Attachment G:	2014 CMHA Unit Listing
Attachment H:	West Union Square Supportive Services Plan
Attachment I:	West Union Square Market Study
Attachment J:	Hamilton County Consolidated Plan
Attachment K:	2016 CMHA Unit Listing
Attachment L:	CMHA FY2016 Annual Plan
Attachment M:	West Union Square Letters of Support

Attachment A

Supportive Service Plan | **Cincinnati Central YMCA**
Persons Age 55 Years and Older

Population Served

Target Population to be Served

Episcopal Retirement Homes (ERH) plans to serve the elderly households (persons age 55 and over) at **the Cincinnati Central YMCA.** Following renovation, it will have 60 high quality affordable apartments for seniors. ERH's goal in serving this population is to enable the residents to age-in-place, while providing an atmosphere conducive to the highest quality of life.

General Understanding of the Elderly Population's Needs:

It is estimated that nearly five million elderly persons living in the community at large need assistance in carrying out everyday activities, and the need is increasing dramatically as the population ages. The number of persons age 85 and over (the group most vulnerable and needy of supportive services) is projected to double in the 20 years ending in 2030 from 3.3 million to 6.5 million.

Most elderly persons have at least one chronic condition and many have multiple conditions. The most frequently diagnosed conditions are arthritis, hypertension, heart disease, Alzheimer's disease, hearing impairments, orthopedic impairments, diabetes, cataracts and other visual impairments.

Studies have shown that the average age of residents moving into an elderly housing facility is at least 75 years. Seniors tend to remain in their own homes as long as possible or live in the general population until they need some kind of assistance. Buildings that have been open more than ten years show the average age of its residents to be greater than 80 years. Recent surveys indicate that 25% of all residents in federally assisted elderly housing are in need of some level of supportive services. Clearly, elderly residents of affordable living facilities are "aging in place."

National studies indicate that 25% of older people needed assistance with 1-2 activities of daily living (ADL's include bathing, dressing, eating, transferring from bed or chair, walking, getting outside, and using toilet). Home management activities or Instrumental Activities of Daily Living (ADL's include preparing meals, shopping, managing money, using the telephone and doing housework), scored slightly higher than the national average with 40% of the residents needing help with one or more ADL's.

This problem is compounded by the funding crisis in long-term elderly care. States are finding it increasingly difficult to fund the Medicaid program, which provides nursing home care to low-income persons. States have responded by seriously limiting the availability of Medicaid nursing home beds. In addition, subsidies for assisted living, the residential care level between independent housing and nursing home care, are extremely limited in Ohio. Thus, residents in

elderly facilities face limited options in living arrangements even when a higher level of care is needed.

ERH recognizes the critical need for supportive services for the elderly in order to help residents remain independent as they age. While many elderly residents need supportive services, most are financially unable to afford to purchase all the help they need. The affordable gross rent in a tax credit development allows some the financial leeway to purchase limited services, but coordination of senior services is needed for every senior property in order to maximize access to and use of affordable community services.

Physical Environment:

Following the renovation of The Central YMCA, the physical environment will be conducive to the needs of individuals with limited physical abilities and include:

- Apartments will meet all code requirements for accessibility or adaptability. As many units as possible designed to accommodate individuals whose mobility requires a wheelchair;
- ERH will provide transportation for shopping and banking for those in need. Restaurants, medical offices, a post office and other retail establishments are nearby the site in Downtown Cincinnati. A SORTA/Metro bus stop is located directly in front of the property;
- The property provides some common areas, also fully accessible, that include one sitting room on each floor, laundry areas, and a consultation room where the service coordinator can discuss matters in privacy or medical screenings can occur. The community areas are the centers of activities at the building, as planned by the Service Coordinator and the Activity Coordinator. Participation in these activities enhances the quality of life for residents.

Nutritional/Meal Service:

- For many elderly persons, good nutrition may be a key factor in avoiding premature institutionalization. The Service Coordinator will be responsible for assisting residents when the need arises. In some cases all that will be needed is educational programming on dietary and nutritional needs. For those residents with a greater need, Council on Aging of SW Ohio or Deupree Meals on Wheels will provide a home delivered meal during the week and a frozen meal for weekends and weather emergencies.

Make light housekeeping services available:

- Assistance with light housekeeping and other chores, such as vacuuming, putting away groceries, taking out the garbage and cleaning, can be an enormous help to elderly residents. This service is provided by Passport, through the Council on Aging of SW Ohio. Residents may qualify for governmental programs which provide homemaker services for the elderly at no cost to the resident, and ERH will assist all qualifying residents in getting information for these programs.

Ensure the access to adequate transportation services for residents:

- Mobility and social interaction are important elements in the maintenance of a high quality of life for senior residents. Some residents will own their own cars, while others can arrange carpooling arrangements. Southern Ohio Regional Transit Authority has a bus stop in front of Walnut Court and transportation through Metro ACCESS which is

designed for residents who request a wheelchair accessible van if requested in advance. This van will take residents to medical appointments and other appointments as required.

- As a result of grant writing and donor support, ERH has been able to supply a lift equipped bus for assisting the transportation needs of residents to shopping and planned social, entertainment and cultural activities at all of its Cincinnati properties and the Downtown YMCA residents will also receive these services..

Provide information and referral to home health services:

- The Service Coordinator will provide information and referrals to any resident who requests or requires a home health service. The Service Coordinator will provide this information through a variety of methods to ensure all residents are aware of local resources in home health care. These methods include: (1) creating a resource directory for residents, (2) conducting educational meetings with home health providers, (3) coordinating routine on-site wellness clinics, (4) consulting with residents and their case workers/families and (5) making direct referrals to home health agencies. The community room and consultation room will provide ample space for health-screening programs already in existence through community agencies, such as local hospitals and local health practitioners. These services may include nutrition classes, weight control assistance, and health screening – vision, hearing, blood pressure, blood sugar, and cholesterol screening. Home health care in Cincinnati is available through Council on Aging of SW Ohio using both Passport and Elderly Service Program.

Provide regularly scheduled activity programs reflecting the cultural, social, recreational, and health and wellness aspects of residents' lives:

- ERH feels that it is very important that our residents have access to diverse educational and cultural events so that they stay engaged, and interested. Research has shown that active residents age better and will be able to live in their own homes longer. Residents not already involved will be linked with the Over-The Rhine Senior Center operated by Cincinnati Area Senior Services located at 1720 Race Street, just a block from historic Findlay Market. They keep the calendar full to keep seniors engaged and coming back for more. Crafts, tending the center's garden plot, Bible study, movies, exercise classes, monthly birthday and holiday parties, discussions of current events, regularly scheduled group outings, and annual events like the Findlay Market Opening Day Parade, the Senior Prom, and the Hawaiian Luau are planned by the staff to guarantee there is always something happening. The center is less than one mile from the site and transportation is available.
- In addition, ERH will offer a range of events to include informational seminars on age-related issues, recreational trips to social events and on-site wellness clinics.
- We will promote exercise and programs in the YMCA on the bottom floors of the community and work closely with the YMCA management to provide access to classes and the equipment.
- Arranging presentations and working with the residents to create a strong social environment is a key component of enhancing the quality of life for elderly residents. Many activities are held on-site in the community rooms. These activities promote a sense of community within the Downtown YMCA community, provide "enrichment" for the residents, and involve those residents who may have limited mobility within the

neighborhood. These are planned and coordinated by the Resident Council along with the Activities/Volunteer Coordinator, and include potluck suppers, birthday parties, dances, card games, yoga, bingo, exercise classes, etc. The Service Coordinator works with the Resident Council to plan meaningful activities, catering to the diverse interests of the resident population and the needs of the group. The Service Coordinator also works with the Resident Council to ensure that activities are planned and take place on a regularly scheduled basis. Where possible, activities are open to seniors in the Downtown community to enable residents to connect to other neighborhood seniors and to facilitate the transition of neighborhood residents who are contemplating moving to the development.

Educational Activities:

- The Resident Manager and Service Coordinator play a strong role in establishing non-shelter programs that will complement the needs of the residents. Activities involve participation by the Resident Council, with the Service Coordinator providing assistance where appropriate and/or necessary. Educational activities include lectures, book clubs, foreign language classes, concerts and/or music lessons, financial planning and tax information, etc. The availability of computer stations in the community area allows Internet access for those residents unable to afford a computer.

  Health Education is an important component of the residents' activities. Regular health related activities are scheduled, including blood pressure screenings and lectures on health issues, as noted above.

Provide accommodations for and support of a Resident Council:

- ERH is in full support of a resident council and ensures that all service personnel are trained in assisting residents in the operation of the resident council. It has been demonstrated that social gatherings, regular communication, and consistent input related to an elderly person's living environment promote a greater sense of vitality in the participants' lives. As an advocate for aging in place and independent living, ERH encourages all activities that enhance the quality of the resident's lives. The onsite community rooms provide ample space for the Resident Council to utilize. ERH will encourage all of the residents to take advantage of the space, as well as all opportunities to partake in residential activities.

Support Services for Seniors provided by Episcopal Retirement Homes

Services typically provided by ERH, at Affordable Housing communities and planned for the Downtown Central YMCA community, are supported from donations and the ERH ministry fund:

Wellness and Exercise classes – We will coordinate wellness programs and training sessions for residents through the Central YMCA.

Transportation - ERH will provide a wheel-chair lift bus for transportation to grocery and pharmacy stores as well as to social activity events. The cost of the driver, and expenses for the

bus will be paid by donations or one of the ERH ministry funds. Certain trips may ask for a resident contribution.

Spiritual Ministry – ERH partners with an area Episcopal Church or other Christian church to provide weekly spiritual services and a weekly bible study for our residents in each of our affordable living communities. In addition, the church members "adopt" our community and support many of our activities by sending volunteers to participate, hold pot luck dinners, coordinate parties, give donations, etc. Each church is given a small stipend by ERH to help support their work but also to reinforce their commitment.

Health Screenings - In coordination with the Service Coordinator and the Episcopal Retirement Homes Parish Health Ministry program, health screenings and symptom/stress management education will be provided to residents without any cost to residents or the property budget. This cost is covered in its entirety by the ERH Corporate office. In addition, we have an agreement with Home Care by Black Stone to provide **twice monthly health screenings** to our residents including blood pressure checks, diabetes checks, lung sounds, and oxygen levels through pulse oximetry. These services are provided free of charge to our residents. If the nurse discovers any abnormal readings, she/he will assist our residents in contacting and follow through with their doctor and the doctor's orders. This service has been instrumental in catching many early symptoms and avoiding a hospital admission.

Music Ministry - Through the ERH volunteer program, a ministry to provide music and sing-a-long events for residents will be provided without cost to residents or the property budget.

Recycling Program - ERH will provide residents with on-site recycling programs in accordance with local regulations.

Monthly Activities Program - ERH will provide a part-time activity coordinator either through Volunteers or paid by the ERH ministry funds to work with residents to have a robust activity program for all residents at no cost to the project budget. Certain activities may require residents to pay for their own meals or expenses.

Virtual Bowling/Golf - Through donations, ERH will provide a Virtual system (preferably Wii) and encourage residents to form competitions. Since all other ERH Affordable Living communities have Wii bowling we plan to set up a once per year inter-facility tournament of champions.

Funding for these Programs – Episcopal Retirement Homes is committed to raising philanthropic dollars to support our affordable housing residents to enable them to age with us for as long as possible and hopefully we will be their last home. ERH provides at least $15,000 per facility for the programs listed above through our Fund Development Department. In addition, over the last twelve months, ERH has secured foundation grants and private donations totaling more than **$100,000** to provide wellness and other special services to the residents of the affordable properties they manage and own. Our corporate goal is to establish a six figure endowment fund for each affordable living community.

Council on Aging of Southwest Ohio (COA) focuses on making life better for all older adults, especially those with limited incomes and resources. Because of their efforts over nearly four decades, older adults in our region are better able to age with dignity and independence in the setting of their choice.

COA programs and services preserve dignity and choice for older adults. They help older people remain healthy, access public benefits, and discover meaningful ways to continue contributing to society. Through COA, older adults, their caregivers and families have access to unbiased information, assistance, consultation, and long-term care services.

A summary list of COA services available:

- PASSPORT Program - Nursing homes are important — we need them. But most people don't want to go there before their time. Annually, more than 3,300 people in southwestern Ohio receive long-term care in their own homes through PASSPORT, a Medicaid waiver program that prevents unnecessary nursing home placement.
- HOME Choice helps eligible older adults and people with disabilities move from long-term care facilities to home and community-based settings. HOME Choice gives you:
    - Greater choice and control over where they receive long-term care
    - Help to move back into the community, including finding housing; setting up a household; and connecting to services and goods necessary to live in the community, such as health care, personal assistance, and more.
- HOME Choice is a "transition" program. It is designed to help you move from a long-term care facility into a home or community-based setting where you will continue to have access to the same services you received in the long-term care facility. Your transition from the long-term care facility into your new home is carefully monitored by a transition coordinator. Your transition coordinator will work with you and your family to help you find appropriate housing, set up your household (acquire furniture and other household goods), connect to community services to help you maintain your independence, and coordinate your health care and prescription services/benefits. As a HOME Choice client, you'll also receive services that will help you build and maintain your independence in your new home. These may include independent living skills training, a community support coach, nutritional counseling, nursing, care management, communication aides, and service animals. After the transition period ends, you will continue to receive care and services through a Medicaid waiver program such as PASSPORT.
- The Elderly Services Program (ESP) helps older adults remain safe and independent in their homes. It expands care that may be provided by family and friends. ESP can delay or prevent nursing home placement. In 2008, some 15,000 older adults received care in their own homes through the Elderly Services Program.

ERH Commitment to Service

ERH is committed, as stated in our mission statement, **to enriching the lives of older adults in a person-centered, innovative and spiritually based way**. We have demonstrated this commitment for over 50 years and work every day to provide the best housing available to all residents regardless of their economic ability to pay.

At ERH, everything is based on six core values and beliefs:

Dignity- recognizing the Infinite worth of ourselves and others.

Integrity- acting with honesty, trustworthiness and sincerity.

Ministry- serving others with generosity and compassion as inspired by one's deepest personal convictions or faith commitments.

Person-centeredness- Offering freedom, choice and purpose to those for whom, and with whom, we work.

Interdependence- working in partnership with residents, clients, families, volunteers and staff, honoring our need for one another

Transparency- being clear, honest and forthcoming in our communication, except in confidential matters.

Home Care by Black Stone
Home Healthcare • Care Advisors • MJ Nursing • Assisted Care

"Professional Care with a Personal Touch"

January 29, 2013

Ohio Housing Finance Agency
57 East Main Street
Columbus, Ohio 43215

Re: Supportive Services for Walnut Court

To Whom It May Concern:

Home Care by Black Stone supports Episcopal Retirement Homes in its efforts to convert the top five floors of the Cincinnati Central YMCA into 65 new senior apartments in Over-The-Rhine through the use of several sources of funding including HDAP funds. This affordable senior housing property will provide a valuable and needed service to the residents of the Downtown and Over-The-Rhine area with a high standard of service.

Home Care by Black Stone has been providing care to seniors for over fifteen years. Our services include assisted services, such as homemaking and personal care, skilled nursing and therapy, and primary medical care. Through our services, those provided by ERH as well as those supplied through the on-site Service Coordinator and the Council on Aging of SW Ohio, the residents of the Cincinnati Central YMCA will be enabled to remain independent and self sufficient. Home Care by Black Stone services will be funded through the Hamilton County Elderly Services Program, PASSPORT, Medicare, Medicaid and insurances.

We encourage the Ohio Housing Finance Agency and the Department of Housing and Urban Development to approve the funding to provide the renovation of the Cincinnati Central YMCA as proposed by The Model Group and Episcopal Retirement Affordable Living as co-developers. We are convinced that there is not enough low income senior housing in Downtown Cincinnati in general and this will help fill the void.

Sincerely,

David Tramontana, CEO
Home Care by Black Stone

Home Health Care
8280 Montgomery Rd., Suite 202
Cincinnati, OH 45236
(513) 924-1370 • Fax (513) 924-1372

Home Office
8280 Montgomery Rd., Suite 306
Cincinnati, OH 45236
(513) 924-1370 • Fax (513) 924-1372

Assisted Care
8280 Montgomery Rd., Suite 301
Cincinnati, OH 45236
(513) 891-1127 • Fax (513) 924-3620

COA Council on Aging of Southwestern Ohio
Celebrating 40 years

175 Tri County Parkway
Cincinnati, OH 45246

513-721-1025
800-252-0155

www.help4seniors.org

February 6, 2013

Ohio Housing Finance Agency
57 East Main Street
Columbus, Ohio 43215

Re: Supportive Services for Cincinnati Central YMCA

To Whom It May Concern:

Council on Aging of Southwestern Ohio supports The Model Group and Episcopal Retirement Homes in its efforts to convert the top five floors of the Cincinnati Central YMCA into 65 new senior apartments in Over-The-Rhine through the use of several sources of funding including HDAP funds. This affordable senior housing property will provide a valuable and needed service to the residents of the Downtown and Over-The-Rhine area with a high standard of service.

Through the services that will be provided by the Council on Aging of Southwestern Ohio, and in conjunction with the other services supplied through ERH, the residents of the Cincinnati Central YMCA will be enabled to remain independent and self sufficient. These services will be funded through the Hamilton County Elderly Services program, PASSPORT, Medicare and Medicaid.

We encourage the Ohio Housing Finance Agency and the Department of Housing and Urban Development to approve the funding to renovate the Cincinnati Central YMCA as proposed by The Model Group and Episcopal Retirement Affordable Living as co-developers. We are convinced that there is not enough low income senior housing in Downtown Cincinnati in general and this will help fill the void.

Sincerely,

Suzanne Burke
Chief Executive Officer

Area Agency on Aging

Serving Butler, Clermont, Clinton, Hamilton, and Warren counties

Administering federal, state and local programs to enhance quality of life for adults and caregivers.

Established 1971

Torch Award 2010 Winner
United Way Agency Partner

Deupree Meals On Wheels

February 20, 2013

Ohio Housing Finance Agency
57 East Main Street
Columbus, OH 43215

Re: Supportive Services for Cincinnati Central YMCA

To Whom It May Concern:

The Meals On Wheels program supports Cincinnati Central YMCA in its efforts to renovate the upper floors of the Central YMCA into 65 apartments for seniors through HDLP and housing tax credits. This affordable housing property will provide a valuable and needed service to the residents of Over-The-Rhine and Downtown Cincinnati, with a high standard of service.

Through this Meals On Wheels service provided by ERH and in conjunction with the other services supplied through Council on Aging of SW Ohio, the residents of Cincinnati Central YMCA will be enabled to remain independent and self sufficient. We believe that the renovations and improvements planned for Cincinnati Central YMCA will greatly enhance the ability of residents to lead active and dignified lives. These services will be funded from programs under the Hamilton County Elderly Services Program, PASSPORT and through the fundraising of ERH. ERH has successfully raised $2 million per year to provide added services to residents and commits to continue these efforts to support the residents of Cincinnati Central YMCA.

We encourage the Ohio Housing Finance Agency and the City of Cincinnati to approve the funding to provide the renovations to Cincinnati Central YMCA as proposed. We are convinced that without the support of both the Ohio Housing Finance Agency and the City of Cincinnati, this property will remain vacant and continue to deteriorate leaving wonderful residents without the opportunity for appropriate housing. Please act to provide a valuable and vital resource for seniors in this community.

Sincerely,

Susan Susskind

Susan Susskind
Service Supervisor
Deupree Meals On Wheels

3939 Erie Avenue, Cincinnati, OH 45208 o 513.561.8150 f 513.561.2064 deupreemealsonwheels.com
A service of Episcopal Retirement Homes

Attachment B

Dale Mallory

State Representative, 32nd House District

February 21, 2013

Ohio Housing Finance Agency
57 East Main St.
Columbus OH 43215

RE: Affirmative Statement of Support
Central YMCA Senior Apartments

To Whom It May Concern:

I am writing in support of the revitalization effort of the Central YMCA Building being proposed by the Model Group, Inc. and Episcopal Retirement Homes, Inc. in the historic district of Over the Rhine located in Cincinnati, Ohio. The proposed plan for the Central YMCA Building is the complete rehabilitation that will result in a mixed use building with 65 residential units for seniors, commercial and retail space utilizing OHFA's LIHTC financing as one of the primary sources of funding for the residential units.

This letter serves to confirm my support for the proposed renovation of the Central YMCA Building, which is located at 1105 Elm Street, Cincinnati, Ohio.

Regards,

Dale Mallory
State Representative, 32nd District

Capitol:
77 South High Street
Columbus, Ohio 43215-6111
(614) 466-1645
(614) 719-3586 (fax)
(800) 282-0253 (toll free)

www.house.state.oh.us
District32@ohr.state.oh.us

District:
Hamilton County
917 Dayton Street
Cincinnati, Ohio 45214

OFFICE OF STATE REPRESENTATIVE
ALICIA REECE

Alicia Reece
State Representative

33rd House District
Cincinnati, Deer Park, Elmwood, Golf Manor, Norwood, Silverton, St. Bernard and Parts of Columbia, Springfield, and Sycamore Townships

Capitol Office
Riffe Center
77 South High Street
Columbus, Ohio 43215-6111
Toll free: (800) 282-0253
Telephone: (614) 466-1308
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E-mail:
district33@ohr.state.oh.us
www.house.state.oh.us

Committees:
Transportation Subcommittee (Ranking Member)

Finance & Appropriations

Economic and Small Business Development

Local Government

October 2, 2012

Ohio Housing Finance Agency
57 East Main St.
Columbus OH 45215

RE: Affirmative Statement of Support
Central YMCA Building

To Whom It May Concern:

Recently, I was made aware of the revitalization effort of the Central YMCA Building being proposed by the Model Group, Inc. and Episcopal Retirement Homes, Inc. in the historic district of Over the Rhine located in Cincinnati, Ohio. The proposed plan for the Central YMCA Building is the complete rehabilitation that will result in a mixed use building with 65 residential units for seniors, commercial and retail space utilizing OHFA's HDAP financing as one of the primary sources of funding for the residential units.

This letter serves to confirm our support for the proposed renovation of the Central YMCA Building, which is located at 1105 Elm Street, Cincinnati, Ohio.

If I can be of any additional assistance, please contact my office at 614-466-1308.

Sincerely,

Alicia Reece

Alicia Reece
State Representative
33rd District

Senator
Eric H. Kearney
Senate Minority Leader
9th District

February 20, 2013

Ohio Housing Finance Agency
57 East Main St.
Columbus OH 45215

RE: Affirmative Statement of Support
Central YMCA Building

To Whom It May Concern:

Recently, I was made aware of the revitalization effort of the Central YMCA Building being proposed by the Model Group, Inc. with Episcopal Retirement Homes Affordable Living, LLC. As the Management Agent in the historic district of Over the Rhine located in Cincinnati, Ohio. The proposed plan for the Central YMCA Building is the complete rehabilitation that will result in a mixed use building with 65 residential units for seniors, commercial and retail space utilizing OHFA financing as one of the primary sources of funding for the residential units.

This letter serves to confirm my support for the proposed renovation of the Central YMCA Building, which is located at 1105 Elm Street, Cincinnati, Ohio.

If I can be of any additional assistance, please contact me at 614-466-5980.

Sincerely,

Eric H. Kearney
Minority Leader, Ohio Senator
Senator, 9th District

Cc: David Thompson, The Model Group

Senate Building Room 303 • 1 Capitol Square • Columbus, Ohio 43215
P: (614) 466-5980 • F: (614) 644-1981 • E: SD09@ohiosenate.gov

Ohio Senate
Senate Building
1 Capitol Square
Columbus, Ohio 43215
(614) 466-8068

Committees:
- Vice Chair State and Local Government and Veterans Affairs
- Judiciary
- Energy and Public Utilities
- Highways and Transportation

Bill Seitz
State Senator
8th District

September 28, 2012

Ohio Housing Finance Agency
57 East Main St.
Columbus OH 45215

RE: Affirmative Statement of Support
Central YMCA Building

To Whom It May Concern:

Recently, I was made aware of the revitalization effort of the Central YMCA Building being proposed by the Model Group, Inc. and Episcopal Retirement Homes, Inc. in the historic district of Over the Rhine located in Cincinnati, Ohio. The proposed plan for the Central YMCA Building is the complete rehabilitation that will result in a mixed use building with 65 residential units for seniors, commercial and retail space utilizing OHFA's HDAP financing as one of the primary sources of funding for the residential units.

This letter serves to confirm our support for the proposed renovation of the Central YMCA Building, which is located at 1105 Elm Street, Cincinnati, Ohio.

If I can be of any additional assistance, please contact me through my office at (614)-466-8068.

Sincerely,

Bill Seitz

William J. Seitz

City of Cincinnati

Mark Mallory
Mayor

Office of the Mayor

Room 150, City Hall
801 Plum Street
Cincinnati, Ohio 45202
Phone (513) 352-3250
Fax (513) 352-5201

October 2, 2012

Ohio Housing Finance Agency
57 East Main St.
Columbus OH 45215

RE: Affirmative Statement of Support
Central YMCA Building

Dear Director Garver:

I write in support of the effort to revitalize the YMCA Building in Downtown Cincinnati by the Model Group, Inc. and Episcopal Retirement Homes, Inc. The Downtown YMCA has been a landmark in Cincinnati since President Taft laid the cornerstone in 1917. Over the last half century, the building has fallen in to disrepair and in fact, the residential portion has been vacant for a decade.

The proposed plan for the Downtown YMCA Building is a complete rehabilitation that will transform 225 single occupancy rooms into 65 high quality, affordable, residential units for seniors. The renovation will also include the YMCA's wellness facility and office space, and a restoration of the historic façade. The project will utilize Ohio Housing Finance Agency's Housing Development Assistance Program financing as one of the primary sources of funding for the residential units.

The YMCA renovation is a dynamic project that will help in our redevelopment efforts in our urban core. It will restore a historic Cincinnati building to its original character. And, it will provide new, high quality, affordable housing options for Cincinnati seniors. I fully recommend the Downtown Cincinnati YMCA for OHFA assistance.

Sincerely,

Mark Mallory
Mayor

SJE

RESOLUTION 15 **- 2013**

SUPPORTING the application of Cincinnati Central YMCA Limited Partnership for tax credits from the Ohio Housing Finance Agency to help finance the Central YMCA housing rehabilitation project located in the neighborhood of Over the Rhine.

WHEREAS, Cincinnati Central YMCA Limited Partnership plans to rehabilitate housing units in the building located at 1105 Elm Street in the neighborhood of Over the Rhine ("the Project"), which property is generally known as the Central YMCA facility; and

WHEREAS, Cincinnati Central YMCA Limited Partnership is applying to the Ohio Housing Finance Agency ("OHFA") for tax credits to assist in financing the Project; and

WHEREAS, in accordance with the procedures of OHFA, a resolution from this Council in support of the application of Cincinnati Central YMCA Limited Partnership will improve its chances of receiving the desired tax credits for financing and thus facilitate the Project; and

WHEREAS, the Project will result in the rehabilitation of a minimum of 65 rental units of affordable senior housing; and

WHEREAS, the rental units rehabilitated by this project will preserve the existing stock of affordable housing for occupancy by the elderly in accordance with Ordinance No. 346-2001; and

WHEREAS, Council taking all the above into consideration, finds said application well taken, now, therefore;

BE IT RESOLVED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Council expresses its support and approval for the application of Cincinnati Central YMCA Limited Partnership for tax credits from the Ohio Housing Finance Agency to help finance the Central YMCA housing rehabilitation project in the neighborhood of Over the Rhine.

Section 2. That this resolution be spread upon the minutes of Council and that a copy be sent to Cincinnati Central YMCA Limited Partnership and Ohio Housing Finance Agency.

Passed: February 13, 2013

Vice Mayor

Attest: _____
Clerk

Hamilton County

Board of County Commissioners

Chris Monzel
President
Phone (513) 946-4409
Fax (513) 946-4407

Greg Hartmann
Vice President
Phone (513) 946-4405
Fax (513) 946-4404

Todd Portune
Phone (513) 946-4401
Fax (513) 946-4446

Room 603
County Administration Building
138 East Court Street
Cincinnati, Ohio 45202

TDD/TTY (513) 946-4719
www.hamilton-co.org

Christian Sigman
Administrator
Phone (513) 946-4420
Fax (513) 946-4444

Jacqueline Panioto
Clerk of the Board
Phone (513) 946-4414
Fax (513) 946-4444

February 7, 2013

Michael Garver
Executive Director
Ohio Housing Finance Agency
57 East Main Street
Columbus, Ohio 43215

RE: Central YMCA Senior Apartments Project

Dear Mr. Garver:

This letter conveys the strong support of the Hamilton County Board of Commissioners for the Episcopal Retirement Homes, LLC (ERH), Cincinnati Center City Development Corporation (3CDC), YMCA and the Model Group's request for OHFA Low-Income Housing Tax Credit application for the proposed residential redevelopment of the Central YMCA. This project completely renovates the existing Central YMCA building and will result in a mixed-use facility, with office and commercial space on floors one through three and sixty-five residential units for seniors on floors four through nine.

The redesigned sixty-five unit senior housing offers comfortable living standards that will foster a healthy and vibrant community for the residents. The remodel will create a wellness center that will provide adequate care facilities for the senior tenants and benefit the greater community for years to come. In addition, the redevelopment will create suitable office space for the YMCA staff, allowing the organization to maintain a viable headquarters in the city of Cincinnati.

Episcopal Retirement Homes, YMCA, 3CDC, and the Model Group have demonstrated a commitment to the redevelopment of the Central YMCA and their vision. It is with enthusiastic support that this Board recommends that the Central YMCA Senior Apartments Project receives Low-Income Housing Tax Credit for this important project.

Sincerely,

Chris Monzel
President

Greg Hartmann
Vice President

Todd Portune

Home Care by Black Stone
Home Healthcare • Care Advisors • MJ Nursing • Assisted Care

"Professional Care with a Personal Touch"

January 29, 2013

Ohio Housing Finance Agency
57 East Main Street
Columbus, Ohio 43215

Re: Supportive Services for Walnut Court

To Whom It May Concern:

Home Care by Black Stone supports Episcopal Retirement Homes in its efforts to convert the top five floors of the Cincinnati Central YMCA into 65 new senior apartments in Over-The-Rhine through the use of several sources of funding including HDAP funds. This affordable senior housing property will provide a valuable and needed service to the residents of the Downtown and Over-The-Rhine area with a high standard of service.

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We encourage the Ohio Housing Finance Agency and the Department of Housing and Urban Development to approve the funding to provide the renovation of the Cincinnati Central YMCA as proposed by The Model Group and Episcopal Retirement Affordable Living as co-developers. We are convinced that there is not enough low income senior housing in Downtown Cincinnati in general and this will help fill the void.

Sincerely,

David Tramontana, CEO
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COA Council on Aging of Southwestern Ohio
Celebrating 40 years

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Cincinnati, OH 45246

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800-252-0155

www.help4seniors.org

February 6, 2013

Ohio Housing Finance Agency
57 East Main Street
Columbus, Ohio 43215

Re: Supportive Services for Cincinnati Central YMCA

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Suzanne Burke
Chief Executive Officer

Area Agency on Aging

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Torch Award 2010 Winner
United Way Agency Partner

Deupree Meals On Wheels

February 20, 2013

Ohio Housing Finance Agency
57 East Main Street
Columbus, OH 43215

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Sincerely,

Susan Susskind

Susan Susskind
Service Supervisor
Deupree Meals On Wheels

3939 Erie Avenue, Cincinnati, OH 45208 o 513.561.8150 f 513.561.2064 deupreemealsonwheels.com
A service of Episcopal Retirement Homes

Attachment C

2012 HAMILTON COUNTY COMPREHENSIVE HOUSING STUDY AND NEEDS ANALYSIS

VOLUME I

Final Draft Report
October 26, 2012

Prepared for:
Cincinnati Metropolitan Housing Authority
1627 Western Avenue
Cincinnati, OH 45214



Prepared by:
Western Economic Services, LLC
212 SE 18th Avenue
Portland, OR 97214
Phone: (503) 239-9091
Toll Free: (866) 937-9437
Fax: (503) 239-0236
Website: http://www.westernes.com

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EXECUTIVE SUMMARY

PURPOSE AND RESEARCH METHODOLOGY

The Cincinnati Metropolitan Housing Authority (CMHA) undertook the Comprehensive Housing Study and Needs Analysis to evaluate and address current and future housing needs in Hamilton County. The goals of the study were to identify, measure, and predict affordable housing needs faced by County residents. The results are meant to aid the CMHA in its affordable housing plans, and will benefit Hamilton County, the City of Cincinnati, and the entire region. The analysis was informed through a set of robust primary and secondary research activities, and was strengthened through a large body of quantitative and qualitative data that included a survey of perceptions of housing need and several public input meetings.

Consequently, the completion of this study puts the CMHA in a much stronger position to address the most critical affordable housing needs of Hamilton County residents. Its list of recommended actions is based on the area's identified housing challenges and will help the CMHA enhance policy and programs to address current and future affordable housing needs, thereby forming a strong foundation for the CMHA and its future decisions.

DEMOGRAPHIC AND ECONOMIC BACKGROUND

According to the Census Bureau, between 2000 and 2010, the population in Hamilton County fell from 845,303 to 802,374 persons, or by 5.1 percent. Data for population by age showed that the County's population slowly shifted to comprise more persons over the age of 55, although the age groups with the largest populations were those aged 5 to 19 and 35 to 54.

Census Bureau data showed that since 2000, the racial and ethnic composition of the County also changed. While the white population decreased by 10.4 percent between 2000 and 2010, several racial and ethnic minorities showed double digit percent increases in population. Native Hawaiian, Hispanic, and "other" groups all showed percentage increases of more than 97 percent. Further evaluation of black, Asian, and Hispanic population data in geographic terms showed large increases in concentration of these groups in Census tracts in northern parts of the County over the past decade.

Economic data for the past several decades demonstrate economic downturn in Hamilton County. Data from the Bureau of Labor Statistics (BLS) show that the labor force, defined as persons either working or looking for work, decreased from around 440,000 persons in 1990 to around 410,000 in 2010. However, from about 2000 on, employment figures declined more sharply. As a result, the unemployment rate had increased to 8.6 percent by 2010, but had been generally below the statewide rates seen over the period. Data from the Bureau of Economic Analysis (BEA) showed that average earnings per job in Hamilton County increased fairly steadily from 1969 to 2010, falling slightly in 2007 and 2009, but still outpacing statewide increases. Data on household income by tenure showed that large shares of renter households had low incomes, and the shares of renter households earning at or below 50 and 60 percent of area median income (AMI) increased from 2000 to 2010, thus increasing the

need for housing affordable for these households. In Hamilton County, the poverty rate average from 2006 through 2010 was 15.4 percent, with 120,354 persons considered to be living in poverty. This group was concentrated primarily in Cincinnati, although poverty rates outside the City increased sharply from 2000 figures.

HOUSING BACKGROUND

The number of housing units in Hamilton County increased by 1.1 percent from 2000 to 2010, from 373,393 to 377,364 units, and in both years the majority of the housing stock was built before 1940. Of the units reported in the County in the 2000 Census, more than 59 percent were single-family units, and more recent data from the Census Bureau showed that this percentage increased very slightly in the 2006 to 2010 data. In the 2000 Census, 92.9 percent of units were occupied, and of these, 59.8 percent were owner-occupied and 40.2 percent were renter-occupied. Of the 26,603 unoccupied housing units counted in Hamilton County in 2000, 6,310 were "other vacant" units, which are not available to the marketplace and can contribute to blighting influences. Data from the 2010 Census showed that the percentage of this type of unit increased by more than 107 percent to 13,078 units.

The Hamilton County Auditor data showed that there were 259,113 residential buildings in the County as of April 2012, and 80.7 percent of these were single-family homes. However, duplex and triplex buildings represented more than one unit each, and 7,349 apartment structures had four or more units. When examined by year built, the era with the most homes constructed was the pre-1940 period, and home construction decreased in each decade following. Single-family homes averaged 1,760 square feet, while multi-family buildings averaged more than 2,000 square feet. Most residential buildings, 112,322, were reported to be in average condition, with another notable share in good condition, and the majority of buildings were of average quality building materials, or grade, with 148,797. By year built, the largest shares of average and good condition homes were built between 1940 and 1979, but the majority of very good and excellent condition homes were built before 1940. In terms of grade, most average grade homes were built before 1959, but larger numbers of good and excellent grade homes were built after 1980. When mapped geographically, data points for each building showed most of the good and excellent grade were seen outside Cincinnati and in the eastern County, and most fair and poor condition homes were seen in and directly north of Cincinnati boundaries. With the goal of improving neighborhoods and the built environment, analysis of both grade and condition of homes showed good opportunities for demolition and redevelopment in central Cincinnati and just north of the City, and good opportunities for renovation or rehabilitation throughout the City as well as north and northeast of the City.

As shown in Census Bureau data, the annual number of building permits issued showed a general decrease after 1988, with another dramatic decrease after 2007. The value of permitted single-family units showed an all-time high in 2007, but then fell drastically. Home values for all single-family homes were not distributed evenly through the County, with the highest values seen in the eastern suburban areas. Median gross rent costs were also not evenly seen across the County, but the highest values were observed in different areas than the sales data. The County Auditor data about single-family home sales showed that such sales prices climbed through the 1990s and early 2000s but generally declined after 2007, reaching $125,446 in

the first few months of 2012; this was lower than the 1990 to 2012 average of $156,910. Over the more than 21-year period, homes built between 2000 and 2009 averaged the highest sales prices of $324,893 on average, more than twice the total average of $159,910. Homes sold in 2008 were compared to homes sold in 2011 on geographic maps and showed that, while in both years most of the highest price homes were on the eastern side of the County and the lowest values were seen in and north of Cincinnati, in 2011 there were far more homes sold in the lower price ranges, indicating that opportunities exist for more affordable housing acquisition.

Notably, the incidence of overcrowding decreased over the decade but the incidence of households living in unsuitable facilities or with housing cost burdens increased. At the time of the 2000 Census, 1.5 percent of households were overcrowded and another 0.6 percent of households were severely overcrowded; this housing problem was more common in renter households than in owner households and decreased for all categories by 2010. In 2000, 0.6 and 0.9 percent of all households were lacking complete plumbing or kitchen facilities, respectively, but these figures more than tripled in more recent data. Additionally, in 2000, 15.1 percent of households had a cost burden and 11.3 percent of households had a severe cost burden, and 2006 to 2010 data averages showed that both of these percentages have increased since that time, with close to half of all renters cost-burdened or severely cost-burdened in 2010.

Across all household types and income categories, 110,675 experienced at least one housing problem and so had unmet housing needs. About 91,560 of these households had incomes of 80 percent or less of HUD Area Median Family Income (HAMFI), and elderly or extra-elderly households represented 32,195 of the County's households with housing problems. Among the particularly sensitive group of households earning 30 percent or less of HAMFI, there were 43,118 households with unmet housing needs, and these households were particularly concentrated inside and just north of Cincinnati boundaries.

There were an estimated 120,006 owner-occupied homes and 78,813 renter-occupied units with the potential for lead-based paint risks, mostly located in and around Cincinnati. Among owner-occupied households, this problem was more common for the wealthiest families, but among renters, the burden was most commonly seen for families in the lowest income level.

Evaluation of the location of public and other forms of assisted housing in the County, such as Section 8 properties and housing choice voucher use, demonstrated that these housing options were more plentiful in the central and northern parts of the County, and were sometimes seen in parts of tracts with the highest poverty rates, although such housing does not appear to be evenly distributed in some areas. Large parts of the County, and some parts of high poverty tracts, were not served with such housing.

An analysis of special needs housing showed that Ohio Housing Finance Agency (OHFA) policy requires that housing built with state funds be visitable for persons with disabilities, meeting several specific accessibility criteria. Across the state, 1,150 visitable housing units were built, most of them single-family homes; such construction was highest in 2008 and declined by 2011. OHFA tax credit funding also supported the construction of several multi-

family projects in Cincinnati and two outside the city, including 298 elderly units which are assumed to be visitable. More than 50 assisted living facilities are located in Hamilton County.

An analysis of energy-efficient building in the County revealed that the majority of green buildings, including a variety of housing types, were built in the City of Cincinnati, perhaps due to tax incentives. The majority of homes certified by the Leadership in Energy and Environmental Design (LEED) were custom detached single-family homes, although several mid- and low-rise multi-family projects, of both new and renovated construction, were also seen. Some of these were built as affordable or senior housing.

PUBLIC INVOLVEMENT

The 2012 Housing Needs Survey was completed by 511 persons in Hamilton County. The results showed that the highest levels of need were for rehabilitation of existing homes, both for owner- and renter-occupied housing, with particular need in the affordable and moderate-income price ranges. Regarding specialized housing, medium and high needs were seen for senior and disabled housing, particularly for neighborhood-integrated, non-institutional housing choices for seniors. Perceived needs for financing activities were seen to be highest for owner-occupied housing, in the forms of home rehabilitation assistance, low interest rate loans, and first-time homebuyer assistance. High needs were not noted as frequently for rental housing financing activities. The services most commonly listed as being in high need were the demolition of dilapidated units, the addition of pedestrian-friendly infrastructure, and the updating and retrofitting of older homes, particularly for senior needs. These results suggest that a visitability policy directed to renovation rather than new construction would be most useful.

Public forums held in Hamilton County in June 2012 allowed citizens and agencies to review preliminary findings and share concerns. Comments received at these forums focused on:

- Concerns about providing sufficient housing for disabled, elderly, and large family populations in the future;
- Interest in poor grade, poor condition housing that may need to be torn down before new housing is built; and
- Questions about population forecasts that show a decline in many demographic groups.

HOUSING NEEDS FORECASTS

Hamilton County experienced a steady decrease in population from 1970 to 2010 and although total employment is forecasted to increase, it is expected to do so at a much slower rate than that of the region as a whole. This may indicate a population shift from Hamilton County to surrounding areas, even though per capita income within Hamilton County has been consistently above the per capita income seen in the Metropolitan Statistical Area (MSA).

The three forecasts address a range of possibilities for Hamilton County's population and household needs by examining falling, neutral, and increasing population scenarios. Both the

low and medium scenarios forecast a decrease in the number of households and housing demand, with only the high scenario forecasting a rise in the number of units needed.

In all three scenarios, extremely low income renters are expected to make up roughly 12 percent of all households requiring housing, and 30 percent of the rental demand. In the medium household forecast, 87,065 households are expected to have unmet housing needs due to housing problems in 2040, or 4,495 fewer than did in 2010. The number of housing units in need of rehabilitation will also be lower; these issues should be considered when making future housing policy decisions.

CONCLUSIONS AND RECOMMENDATIONS

The CMHA undertook the Comprehensive Housing Study and Needs Analysis to evaluate and address current and future housing needs in Hamilton County. The goals of the study were to identify, measure, and predict affordable housing needs faced by County residents. The results are meant to aid the CMHA in its affordable housing plans, and will benefit Hamilton County, the City of Cincinnati, and the entire region. The analysis was informed through a set of robust primary and secondary research activities, and was strengthened through a large body of quantitative and qualitative data that included a survey of perceptions of housing need and several public input meetings.

Consequently, the completion of this study puts the CMHA in a much stronger position to address the most critical affordable housing needs of Hamilton County residents. The list of recommended actions presented on the following pages is based on the area's identified housing challenges and will help the CMHA enhance policy and programs to address current and future affordable housing needs, thereby forming a strong foundation for the CMHA and its future decisions.

HOUSING CHALLENGES

The primary housing challenges facing Hamilton County, as identified in the study, fell into the following eight categories:

- **Aging Housing Stock.** In 2010, more than 80 percent of the County's housing was built before 1980.
- **Increasing Vacancy Rates.** Vacant units increased by 63.2 percent from 2000 to 2010.
- **Declining Home Values.** Sales prices of single-family construction fell after 2007.
- **Unmet Housing Needs for Many Low- and Moderate-Income Households.** More than 90,000 households earned 80 percent or less of HAMFI and had unmet housing needs in 2009.

- **Lack of Sufficient Senior Housing.** Many elderly households had housing problems and unmet housing needs in 2009, and public input comments noted high needs for independent and assisted living housing options for seniors.

- **Lack of Sufficient Housing for Disabled Persons.** Survey and public meeting comments noted lack of accessible housing, and the majority stock of older homes may not be accessible.

- **Insufficient Financial Assistance.** Poverty increased from 2000 to 2010 and the share of jobs in Hamilton County compared to the in region declined; survey respondents consistently noted needs for a range of rental and home purchase assistance.

- **Desire for Additional Contemporary Housing and Neighborhood Features.** Survey respondents noted the need for tools to improve and update the housing stock and make neighborhoods more desirable.

RECOMMENDATIONS TO ADDRESS HOUSING NEEDS

Each of the eight housing challenges indicates three major needs: rehabilitation, redevelopment, and the inclusion of contemporary housing and neighborhood features. Geographic maps of County Auditor data, presented and discussed in the Comprehensive Housing Study and Needs Analysis, indicate specific areas containing the most opportunities for rehabilitation and redevelopment. Each recommendation is followed by mention of one or more best practices examples where similar goals were achieved in other cities across the U.S.

The following recommendations are designed to address the three basic housing needs, with these areas of opportunity in mind:

Recommendation 1: Rehabilitation

Data indicated little or no need for new affordable housing construction. Rather, they suggest the need for housing rehabilitation and the improvement of existing housing. Some of the County's homes also have incomplete facilities or are inaccessible to seniors or persons with disabilities. Properties that are most suitable for rehabilitation are units of above average grade but below average condition; these could be rehabilitated cost-effectively. If neighborhoods and homes meeting these criteria are rehabilitated, their architectural uniqueness and historic qualities can be not only preserved, but also restored to their previous vitality.

Actions:

1. Identify opportunity areas for rehabilitation targets; direct resources toward:
   a. Purchasing and rehabilitating affordable rental homes in these areas to better serve future occupants; and
   b. Evaluating the feasibility of a pilot affordable homeownership program in which prospective homeowners can purchase and rehabilitate the home. This type of program could take advantage of current housing market realities.

2. Partner with other agencies to identify, acquire, and rehabilitate rental housing that meets long-term neighborhood goals.
3. Encourage and support the creation of policies that encourage accessible and visitable housing for all rehabilitated housing.

Best Practices Examples:

- Norfolk Redevelopment and Housing Authority (NHRA), in Norfolk, Virginia, which has also experienced a population decline since 1960,[1] offers a number of programs for housing rehabilitation and homeownership assistance. Much of Norfolk's housing stock is aging, so programs like the PRIDE Program offer purchase-renovation assistance to buyers to restore and upgrade historic homes, making them energy-efficient and accessible while maintaining historic character.[2] The NHRA partners with the City of Norfolk and operates in 18 neighborhoods, each with specific area improvement plans, and focuses on 15 conservation areas and nine redevelopment project sites.[3] In addition, it operates nearly 4,000 assisted rental units and provides Housing Choice Vouchers.[4] For first-time homebuyers, the NHRA partners with local lenders, real estate agents, and other housing service providers to offer one-on-one home buying and credit counseling; a first-time homebuyer education class; qualified lender, real estate agent, and legal service referrals; a discounted interest rate program; a savings account matching program; and other services.[5] The NHRA partners with the City of Norfolk and the Virginia Housing Development Authority for both funding assistance and neighborhood planning to make its rehabilitation and redevelopment efforts most effective.
- In St. Paul, Minnesota, Community Neighborhood Housing Services (CNHS) partnered with other local nonprofits and lenders to improve a pilot area of several blocks, which included 425 homes. The project began in 1999 when CNHS purchased and rehabilitated several homes and sold them to first-time homebuyers; then, the agency provided financial assistance to other owners and buyers in the neighborhood.[6]
- Rehabilitation efforts can be enhanced through the adoption of "smart codes," or building and construction codes that encourage renovation and reuse of existing buildings by imposing adjusted standards rather than the more rigorous new building codes. These can include a rigid "25–50 percent rule," wherein new building standards must be used if the value of the rehab is equal to 50 percent or more of the value of the building, or can be more flexible and account for the hazard rating increases, if any exist, due to the new renovation.[7] Such codes can be tailored to specific infill development projects or even neighborhoods, such as the Maryland "Smart Neighborhood" code.[8]
- Public agency incentive policies, such as the policy created by the Vermont Housing and Conservation Board, can combine affordable housing development incentives with priority

[1] U.S. Census Bureau Data, 1960–2010
[2] NRHA, Pride Program, http://www.nrha.us/content/pride-program
[3] NHRA, Neighborhoods, http://www.nrha.us/redevelopment/neighborhoods
[4] NHRA, Applying for Assisted-Rental Housing, http://www.nrha.us/rent/applyforpublichousing
[5] NHRA, HomeNet Homeownership Center, http://www.nrha.us/rent/applyforpublichousing
[6] NeighborWorks America, Community Neighborhood Housing Services Winifred Improvement Initiative, http://www.nw2.org/WinningStrategies/display.asp?strategy=1161&offset=43
[7] HUD, *Smart Codes in Your Community: A Guide to Building Rehabilitation Codes*, http://www.huduser.org/Publications/pdf/smartcodes.pdf
[8] National Trust for Historic Preservation, *Smart Codes: Smart Growth Tools for Main Street*, http://www.preservationnation.org/information-center/sustainable-communities/smart-growth/additional-resources/toolkit_codes.pdf

rankings for projects that rehabilitate existing buildings in target areas, encourage the development of affordable housing, or foster reinvestment in target areas.[9]

Recommendation 2: Redevelopment

Again, the findings of the study suggest that no new affordable housing construction is needed now or in the near future. While some properties can be cost-effectively repaired, others are not suitable for such rehabilitation, such as units of below average grade and below average condition. Consequently, these housing units are better suited for demolition and redevelopment. When located in close proximity to one another, such homes present excellent opportunities to aggregate parcels for neighborhood redevelopment and revitalization, thereby enhancing the quality and desirability of existing Hamilton County neighborhoods.

Actions:

1. Identify areas of good opportunity for affordable housing redevelopment. Direct resources toward acquisition and aggregation of redevelopment parcels in selected areas that can better meet neighborhood goals. Such redevelopment can have affordable homeownership opportunities, offer affordable renter housing, or provide a combination of both types of housing.
2. Partner with other agencies to identify, acquire, and demolish dilapidated units unsuitable for rehabilitation, then aggregate redevelopment parcels for affordable housing to better meet the local neighborhood goals. These redevelopment units can be designed for affordable home ownership opportunities, provide affordable renter units, or include a combination of both types of housing.
3. Facilitate the creation of policies that encourage accessible and visitable housing for all redeveloped affordable housing.

Best Practices Examples:

- In partnership with the City of Philadelphia, the Philadelphia Housing Authority (PHA) and the City received a 2012 Choice Neighborhoods Initiative Implementation Grant for $30 million for the North Central Philadelphia Transformation Area, a neighborhood faced with high crime, struggling schools, lack of jobs and services, high vacancy rates, and other issues due to 60 years of declining population and disinvestment. More than two-thirds of the grant are dedicated to relocation, demolition, and new construction, which will be conducted by the PHA with the goals of energy efficiency, quality, accessibility, and affordability for a wide range of residents. The plan includes 553 new housing units, including rental, for-sale, and public housing units, located near public transit. Additional neighborhood improvements such as vacant land management, economic development efforts, and a workforce development center are also included in the plan.[10]

[9] HUD, *Best Practices for Effecting the Rehabilitation of Affordable Housing: Volume I Part 2: Barriers Strategy Guide—Best Practices for Affordable Housing Rehab*, http://www.huduser.org/publications/pdf/BarriersVol1_part2.pdf

[10] Philadelphia Housing Authority, Choice Neighborhoods – North Central, http://www.pha.phila.gov/housing/development-initiatives/choice-neighborhoods-north-central.aspx

- In the Minneapolis-St. Paul area, the Twin Cities Community Land Bank nonprofit operates as an innovative policy driver that supports land acquisition and redevelopment to meet the changing housing needs of Twin Cities neighborhoods. Its initiatives include strategic acquisition of vacant and foreclosed homes, homebuyer assistance services, partnerships with other nonprofits and public agencies, and land banking of properties for short or long periods of time in order to develop larger strategies for achieving community goals.[11]
- In Michigan, the City of Detroit Ordinance 290-H established the Dangerous Buildings and Demolition Division, which identifies and demolishes several thousand "dangerous residential structures" each year, charging property owners for the demolition costs.[12] The program is funded through the Michigan State Housing Authority's Neighborhood Stabilization Program.

Recommendation 3: Encouragement of Contemporary Housing and Neighborhood Features

While many specific housing needs were addressed in the survey and identified in other data sources, applying contemporary housing features to redevelopment or rehabilitation projects would appeal to a broader audience, such as seniors, families, the disabled, and persons interested in energy efficiency, community amenities, and pedestrian-friendly streets. The addition of these housing and neighborhood features in such projects will increase quality of life for all residents and will increase both the value and desirability of neighborhoods throughout Hamilton County.

Actions:

1. Encourage local governments to add visitability policies, thereby making all housing accessible.
2. Develop options within selected redevelopment projects for senior housing, such as mixed or shared community housing projects or programs that help seniors stay in their homes.
3. Partner with local government to encourage or directly seek funding for energy efficient housing redevelopment and retrofitting during rehabilitation.
4. Partner with local government and transportation agencies to connect neighborhoods with pedestrian, bicycle, and public transit routes as well as other urban design features that appeal to a variety of residents.
5. Partner with local government and neighborhood organizations to facilitate equitable distribution of quality community features such as schools, police, shopping, parks, grocery stores, pharmacies, and other social and retail amenities.

Best Practices Examples:

- Ways to encourage community government and other players in the housing realm to put greater focus on forward-thinking housing policies such as visitability and energy efficiency include:

[11] Twin Cities Community Land Bank, http://www.tcclandbank.org/
[12] City of Detroit, Dangerous Buildings, http://71.159.23.2/BSEOnline/division.action?pageId=300

  - Educating residents and stakeholders about the benefits of visitable, accessible, sustainable, or transit-oriented housing;
  - Recommending strategies to city and county planning and building departments to encourage developers to incorporate green building initiatives into building policies;
  - Offering training and assistance to local builders, developers, and housing providers;
  - Monitoring national trends in cutting edge building practices; and
  - Investigating federal grant and loan programs that can be leveraged for sustainable development projects. Programs include the Green Retrofit Program for Multifamily Housing,[13] the Energy Efficient Mortgage Program,[14] and the Weatherization Assistance Program.[15]
- Developing projects that exemplify goals such as accessibility or sustainability can encourage public sector policy changes that incentivize such characteristics. In Portland, Oregon, the Housing Authority of Portland (HAP) worked with public and private sector stakeholders to redevelop an underused 82-acre public housing site for increased economic, community, and environmental benefit. The "New Columbia" neighborhood includes twice as many housing units, with the addition of some for-sale units, and amenities such as community college classrooms, a school, parks, and retail. The site itself also includes energy-efficient features in its streets and drainage systems, and received a LEED certification. The City of Portland held public input workshops for local residents during the development of the project, working with the HAP to strengthen the outcome for maximum community benefit. The neighborhood project also received the National Award for Smart Growth from the U.S. Environmental Protection Agency.[16]
- Another leader in redevelopment, the High Point neighborhood in Seattle was developed by the Seattle Housing Authority (SHA) and was awarded a 2007 National Award for Smart Growth. The SHA encouraged accessible, energy-efficient redevelopment across the city by transforming the formerly high crime and run-down 120-acre neighborhood into a mixed-use, mixed-income, environmentally sensitive community. The project more than doubled the number of housing units in the neighborhood but used less in energy resources due to its efficient construction. It also included many Breathe Easy rental units, designed and built for asthma sufferers. The neighborhood design included connectivity with community facilities such as parks, a public library, and health services.[17]
- The Pennsylvania Housing Finance Agency (PHFA) offers two programs that encourage contemporary features in rehabilitation projects. The Smart Rehab Program offers financial assistance for capital improvements of multi-family projects, and features a specific Weatherization Assistance Program.[18] For staff at affordable housing properties, the PHFA developed a toolkit of resources to encourage energy conservation. Services are also available for renters and service providers, tailoring resources to their needs.[19]

[13] HUD Office of Affordable Housing Preservation, http://portal.hud.gov/hudportal/HUD?src=/recovery/programs/green
[14] HUD Energy Efficient Mortgage Program, http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/eem/energy-r
[15] U.S. Department of Energy, http://apps1.eere.energy.gov/weatherization/recovery_act.cfm
[16] National League of Cities, *Creating Green Affordable Housing*, http://www.nlc.org/.../creating-green-affordable-housing-mag-fall09
[17] *Ibid.*
[18] Pennsylvania Housing Finance Agency, Preservation, http://www.phfa.org/developers/preservation/
[19] Pennsylvania Housing Finance Agency, Housing Services ,http://www.phfa.org/developers/serviceprovider/default.aspx

I. INTRODUCTION

Hamilton County has faced unique challenges over the past 40 years, with growth declining in Cincinnati and the County as a whole and population increasing in surrounding counties in the Cincinnati metropolitan area. Thus, to continue to provide efficient and effective service to the citizens of Hamilton County with a long-term perspective, the Cincinnati Metropolitan Housing Authority (CMHA) undertook this Comprehensive Housing Study and Needs Analysis. The study will help CMHA form a basis for funding and policy priorities to address housing and community development needs, and the results of the study will help decision-makers, stakeholders, and the entire community better understand housing trends, housing needs, and prospective housing choices over the near future with particular regard to affordable housing.

The Comprehensive Housing Study and Needs Analysis is intended to aid in promoting a long-term plan for the provision of affordable housing in Hamilton County. Using geographically specific data that considers the County, the City of Cincinnati, and the County's role in the entire region, the study provides a realistic depiction of current and future needs. Armed with the data in this study, the CHMA is in a better position to develop and hone community-specific housing needs and priorities, policy alternatives, and strategies for improvement. In addition, the CMHA hopes to assist with and promote appropriate, quality affordable housing that will offer the greatest community benefit over the long term, particularly for the stimulation of a healthy, diverse, and viable economy that fosters opportunity for all citizens.

Furthermore, the study will be of use to the City of Cincinnati, Hamilton County, the Port of Greater Cincinnati Development Authority, and other local agencies. Partnerships between these entities enable more complete, comprehensive analysis of the housing situation in Hamilton County, extending beyond the reach of the CMHA. These relationships will help shape future development to best suit the needs of the changing Hamilton County population.

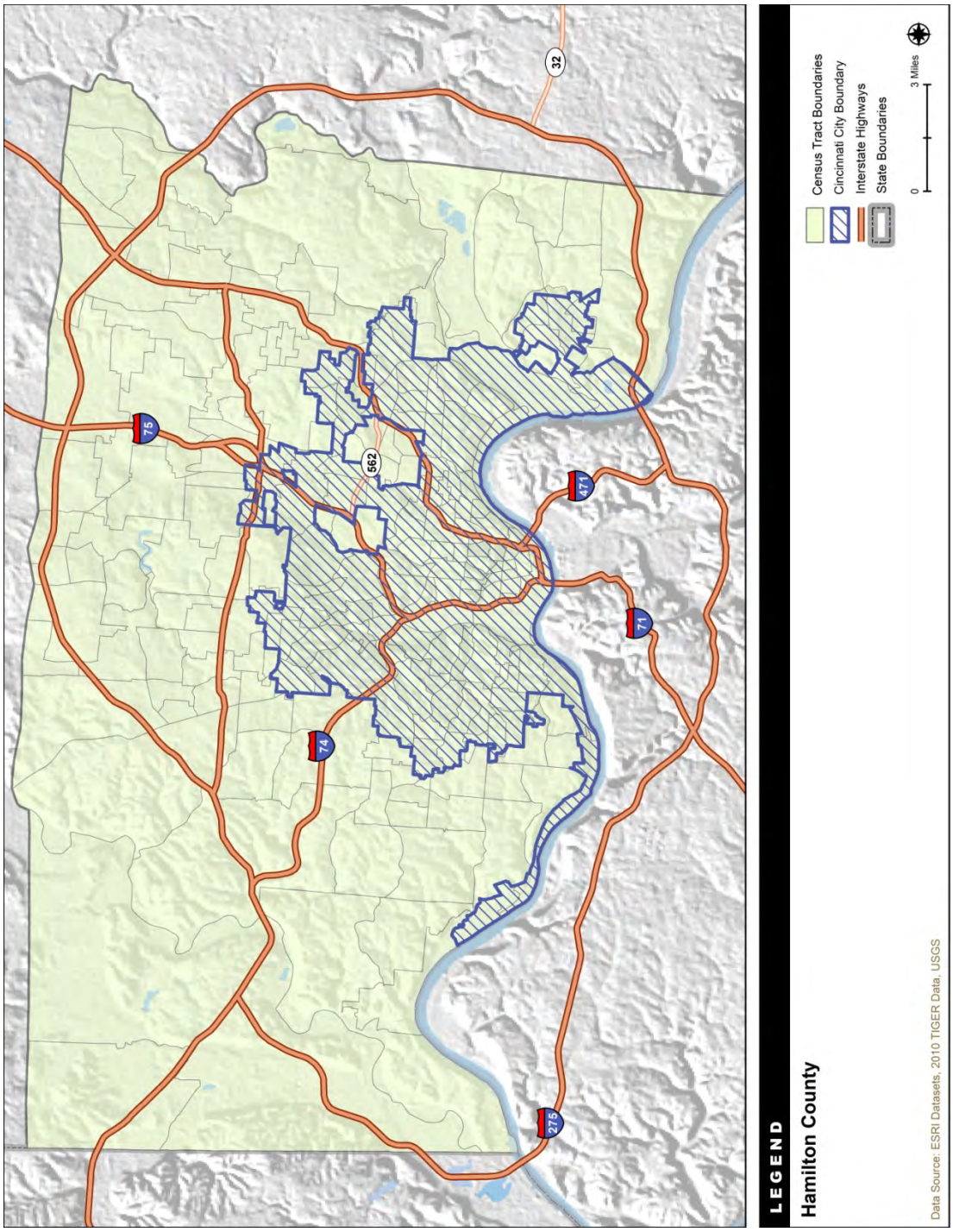
The CMHA, a public agency serving residents in Hamilton County, has provided housing assistance to low-income families since 1933. Western Economic Services, LLC, a Portland, Oregon-based consulting firm specializing in analysis and research in support of housing and community development planning, prepared this report.

GEOGRAPHIC SCOPE OF THE PROJECT

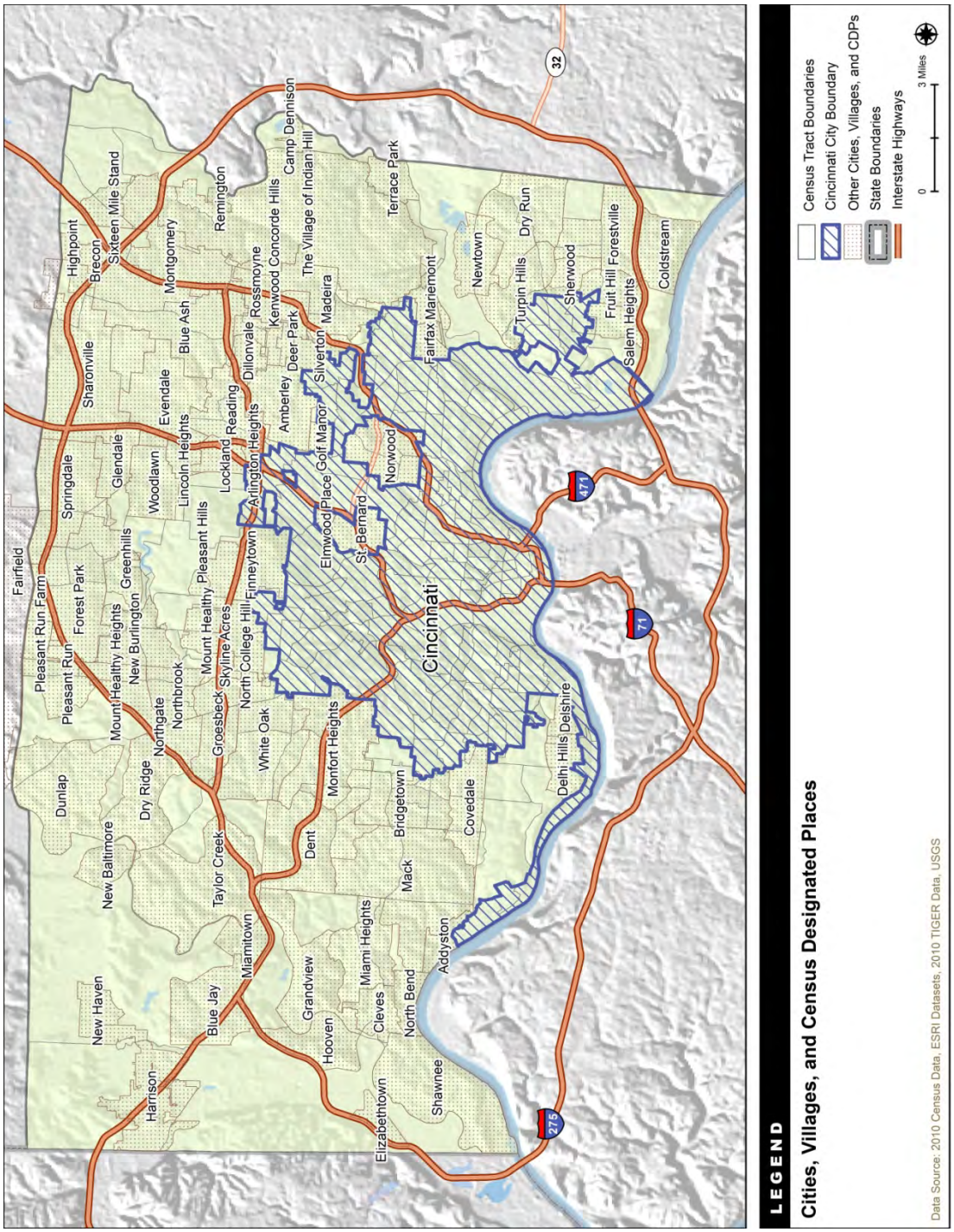
The 2012 Hamilton Comprehensive County Housing Study and Needs Analysis focuses on Hamilton County, largely segmented into two areas: Cincinnati and the remainder of the County, as shown in the study area overview Map I.1 on the following page.

All of the cities and communities in the County, as well as the remainder of the rural areas, were inspected in this study. This location-specific evaluation is presented using geographic maps shown throughout the document. To aid the reader in locating specific subareas in these maps, Map I.2, on page 13, shows the Census designated places (CDPs) and cities reviewed in the analysis. These community boundaries are present on all maps throughout the study, but Map I.2 confirms the names of each.

Map I.1
Study Area Overview
Hamilton County
2010 Census Data



Map I.2
Census Designated Places
Hamilton County
2010 Census Data



A. RESEARCH METHODOLOGY

This 2012 Hamilton County Comprehensive Housing Study and Needs Analysis represents a thorough examination of a variety of sources related to housing and the County's housing market. This study involved both primary research, which was the collection and analysis of new data, and secondary research, which entailed the review of existing data and studies.

RESEARCH ACTIVITIES

The methodology employed comprised five key activities: primary research, secondary research, quantitative analysis, qualitative analysis, and public involvement. Each key activity is described below.

Primary Research is defined as the creation of data that do not yet exist. In general, such activities involve using a survey instrument, whether implemented via the Internet, on-site visits, exit interviews, telephone, mail, or video recording. For the work performed by WES, data are collected by asking for a response to a statement in written or spoken form. Responses can be open (i.e., "Tell me what you think") or closed (i.e., "Select one of the following choices"). For this study, primary data were collected through extensive community surveying and analysis, using the 2012 Hamilton County Housing Needs Survey.

Secondary Research concerns the collection of information that already exists. Simple examples include downloading data from the Census Bureau's website, local planning departments, and the Hamilton County Auditor.

Qualitative Analysis is the evaluation of subjective data related to non-numerical values such as opinions, feelings, beliefs, and experiences. Much of the data for this research activity came from the 2012 Hamilton County Housing Needs Survey, noted above, as well as the three public input meetings. Qualitative analysis is vital to the development of a comprehensive housing study because opinions and feelings are often addressed in terms of their relative importance and impact.

Quantitative Analysis results in numbers. Through econometric analysis and forecasting, optimization, linear programming, cost/benefit analysis, or other types of evaluations, specific values are identified. This type of analysis was used to describe the existing socio-economic context in Hamilton County, as extracted from a variety of trusted sources, but also in evaluating housing market patterns.

Public Involvement, or participation from both citizens and stakeholders in the County, is essential for the housing study to be relevant and useful, and this occurred through interaction, cooperation, and coordination with stakeholders and key policy-makers. This input occurred during the survey process, where these groups were solicited to participate and contribute to the data and knowledge development activities, thereby offering reaction to the issues uncovered. Involvement also occurred through the public input portion of these data collection tasks, which included a series of three public input meetings. These meetings were designed to

afford community members an opportunity to see the direction of the study and its preliminary findings, as well as to offer perspective and commentary about their communities.

The philosophical approach the CMHA has taken with this research project can be summarized as one in which the identification of prospective housing need flows logically from extensive analysis involving all of these steps.

RESEARCH PROCESS

This research project required a smooth and logical integration of the quantitative and qualitative data and analysis. Development of the Comprehensive Housing Study and Needs Analysis covered six general topic areas: depiction of the regional context, the economic and demographic picture of Hamilton County and the region, Hamilton County housing inventory, housing market conditions, current and emerging housing problems, housing gaps, and estimated housing needs in the County, plus information addressing previous forecast results for the County and the attributes and amenities it possesses. The project unfolded in five distinct steps, or phases.

Phase I began with an Orientation Meeting to confirm project goals. This included review of several pieces of information, such as the draft survey instrument, available mapping data, and entities and jurisdictions that may be interested in the study.

Phase II included evaluation of County and City economic, demographic, and housing information from the 2000 and 2010 Censuses, the 2010 American Community Survey, the Bureau of Economic Analysis, the Bureau of Labor Statistics, and the Hamilton County Auditor. Phase II incorporated a housing market evaluation, including the number of units under production, housing prices, rent levels, vacancy rates, the location and distribution of public housing, and an assessment of housing demand over the next 25 years. Further, it also included implementing the survey of selected stakeholders and residents, with a web-based survey instrument which gathered data about housing as well as perceived special needs housing such as for seniors, students, and other special needs populations.

Phase III incorporated the preliminary quantitative and qualitative findings from Phase II and offered them to the public in a series of three public input meetings. Outreach and involvement of both stakeholders to the housing needs evaluation as well as the general public provided useful in identifying a commonly held vision for the future of housing, including affordable and public housing, for Hamilton County. This phase also incorporated public input and began development of the preliminary strategies and performance measurement issues associated with the identified housing needs.

Phase IV represented the preparation of the initial draft documents and incorporation of findings. This phase included strategy sessions that identified needs and explores strategies to address them.

Phase V concluded the project, with a Draft Report for Public Review and formal presentation of the findings. The Final Draft Report was released on October 26, 2012.

B. PUBLIC INVOLVEMENT

The CMHA conducted a public input process associated with this housing needs study. The key actions that were used to notify the public of the study development process included email announcements, public postings, press releases, media announcements, and other communication activities directed to citizens and stakeholders in the housing arena.

As part of the process of involving the public in development of the study, the CMHA conducted three public input meetings on June 12 and 13, 2012. The forums were designed to offer the public the opportunity to supply commentary on the status of fair housing in Hamilton County as well as provide feedback on the initial findings of the Housing Study and Needs Analysis. A more detailed discussion of these sessions is presented in **Section IV.**

The 2012 Hamilton County Comprehensive Housing Study and Needs Analysis is available online on the CMHA website.

C. SUMMARY

The CMHA undertook the Comprehensive Housing Study and Needs Analysis to evaluate and address current and future housing needs in Hamilton County. The goals of the study were to identify, measure, and predict affordable housing needs faced by County residents. The results are meant to aid the CMHA in its affordable housing plans, and will benefit Hamilton County, the City of Cincinnati, and the entire region. The analysis was informed through a set of robust primary and secondary research activities, and was strengthened through a large body of quantitative and qualitative data that included a survey of perceptions of housing need and several public input meetings.

Consequently, the completion of this study puts the CMHA in a much stronger position to address the most critical affordable housing needs of Hamilton County residents. Its list of recommended actions is based on the area's identified housing challenges and will help the CMHA enhance policy and programs to address current and future affordable housing needs, thereby forming a strong foundation for the CMHA and its future decisions.

II. DEMOGRAPHIC AND ECONOMIC BACKGROUND

This section presents demographic and economic information collected from the Census Bureau, the Bureau of Economic Analysis , the Bureau of Labor Statistics, and other sources in regard to Hamilton County. Data were used to analyze a broad range of socio-economic characteristics, including population growth, race, ethnicity, disability, employment, and poverty. Ultimately, the information presented in this section helps illustrate the underlying conditions that have shaped housing market behavior and housing choice in Hamilton County.

To supplement 2000 and 2010 Census data, information for this analysis was also gathered from the Census Bureau's American Community Survey (ACS). The ACS data cover similar topics to the decennial counts but include data not appearing in the 2010 Census, such as household income and poverty. The key difference of these data sets is that ACS data represent a five-year average of annual data estimates as opposed to a point in time 100 percent count; the ACS data reported herein span the years from 2006 through 2010. The ACS figures are not directly comparable to decennial Census counts because they do not account for certain population groups such as the homeless. However, percentage distributions from the ACS data can be compared to distributions from the 2000 and 2010 Censuses.

A. DEMOGRAPHICS

POPULATION DYNAMICS

Table II.1, at right, presents population counts in Hamilton County, as drawn from the 2000 and 2010 Censuses and intercensal estimates for 2001 through 2009. In total, population in the County decreased over this period by 5.1 percent, from 845,303 persons in 2000 to 802,374 in 2010.

Table II.1
Population Estimates
Hamilton County
Intercensal Est. & 2000 & 2010 Census Data

Year	Population
2000	845,303
2001	840,335
2002	832,390
2003	825,139
2004	817,306
2005	810,352
2006	804,913
2007	801,815
2008	799,840
2009	802,149
2010	802,374
% Change 00-10	**-5.1%**

POPULATION BY AGE

Data on population by age in 2000 and 2010 in Hamilton County, presented on the following page in Table II.2, showed that the largest population groups in both Census counts represented persons aged 5 to 19 and 35 to 54. However, these two age cohorts, along with the group of persons 25 to 34, decreased at the lowest rates of all groups between 2000 and 2010, with the percentage change for the population aged 5 to 19 as low as -13.3 percent. On the other hand, the group aged 55 to 64 showed a significant increase, 37.9 percent, during this time, and the number of persons aged 20 to 24 also increased slightly. All other groups decreased from 2000 to 2010.

Table II.2
Population by Age
Hamilton County
2000 & 2010 Census Data

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	56,548	6.7%	53,269	6.6%	-5.8%
5 to 19	185,528	21.9%	160,836	20.0%	-13.3%
20 to 24	56,941	6.7%	59,608	7.4%	4.7%
25 to 34	117,694	13.9%	108,115	13.5%	-8.1%
35 to 54	245,145	29.0%	217,744	27.1%	-11.2%
55 to 64	69,549	8.2%	95,939	12.0%	37.9%
64 and Over	113,898	13.5%	106,863	13.3%	-6.2%
Total	**845,303**	**100.0%**	**802,374**	**100.0%**	**-5.1%**

Appendix A shows these data broken up by area within Hamilton County and shows that the City of Cincinnati experienced the largest total decrease in population, 10.4 percent, and all areas outside the City ("remainder of County") decreased by only 1.7 percent. In Cincinnati, all subsets of population by age fell except for the group aged 55 to 64, which increased by 37.5 percent. In the remainder of the County, the groups aged 20 to 24 and 64 and over both increased as well.

More information regarding the elderly population was also collected from the 2000 and 2010 Census counts. As shown below in Table II.3, in both 2000 and 2010, the largest age cohorts among the elderly population represented persons in the age ranges of 70 to 74 and 75 to 79. However, those groups decreased by 18 and 16.3 percent, respectively, and the age groups that showed the largest increases over the decade were those at the opposite ends of the spectrum, or the populations aged 65 to 66 and 85 and over.[20] Overall, the elderly population decreased by 6.2 percent over the period, slightly higher than the total County population decrease of 5.1 percent.

Table II.3
Elderly Population by Age
Hamilton County
2000 & 2010 Census Data

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	11,736	10.3%	12,336	11.5%	5.1%
67 to 69	17,949	15.8%	17,529	16.4%	-2.3%
70 to 74	28,617	25.1%	23,465	22.0%	-18.0%
75 to 79	24,325	21.4%	20,356	19.0%	-16.3%
80 to 84	16,137	14.2%	16,791	15.7%	4.1%
85 and Over	15,134	13.3%	16,386	15.3%	8.3%
Total	**113,898**	**100.0%**	**106,863**	**100.0%**	**-6.2%**

[20] Members in the 85 and over age group are most likely to need assistance with activities of daily living (ADLs); those who need assistance with multiple ADLs may require in-home care or an assisted living facility.

Appendix A shows that over this period, the elderly population decreased by a much greater percentage in the City of Cincinnati, 21.4 percent, but actually grew by 2.3 percent in the remainder of the County. In the remainder of the County, the oldest populations, those aged 80 to 84 and 85 and over, increased by the largest percentages, as high as 26.8 percent for the latter.

POPULATION BY RACE AND ETHNICITY

In both 2000 and 2010, the white population represented the largest total number of persons, but was the only racial group to decline, by 10.4 percent, as shown below in Table II.4. Racial minority groups showed significant growth, however; the Native Hawaiian/Pacific Islander population represented only 0.1 percent of the population in 2010 but had increased by 149.2 percent since 2000. The "other race" and two or more races populations also increased by large amounts between 2000 and 2010, perhaps due to the large increase in the Hispanic ethnic population (116.6 percent). Ethnicity is defined separately from race, and some of the persons who reported Hispanic ethnicity likely fell into the "other" or two or more races categories.

Table II.4
Population by Race and Ethnicity
Hamilton County
2000 & 2010 Census Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	616,487	72.9%	552,330	68.8%	-10.4%
Black	198,061	23.4%	205,952	25.7%	4.0%
American Indian	1,481	0.2%	1,617	0.2%	9.2%
Asian	13,602	1.6%	16,182	2.0%	19.0%
Native Hawaiian/Pacific Islander	242	0.0%	603	0.1%	149.2%
Other	4,301	0.5%	8,504	1.1%	97.7%
Two or More Races	11,129	1.3%	17,186	2.1%	54.4%
Total	**845,303**	**100.0%**	**802,374**	**100.0%**	**-5.1%**
Hispanic (Ethnicity)	9,514	1.1%	20,607	2.6%	116.6%

These data are separated by geographic area in Appendix A, and in most cases show similar numbers in Cincinnati and the remainder of the County. However, a large difference between the rates of change is seen for the black population; in Cincinnati, this population fell by 6.4 percent, but in the remainder of the County, it grew by 30.5 percent, suggesting that many black residents moved from the city to the suburbs over the decade.

As these data suggest, the geographic distribution of racial and ethnic minorities can vary significantly throughout a county or area. HUD has determined that an area demonstrates a disproportionate share of a population when the percentage of that population is 10 percentage points or higher than the study area average. For example, Hamilton County's Hispanic population represented 2.8 percent of the population in 2010. Therefore, any area in the County that showed a Hispanic population in excess of 12.8 percent held a disproportionate share of that population. This analysis of racial and ethnic distribution was conducted by

calculating race or ethnicity as the percentage of total population and then plotting the data on a geographic map of Census tracts in Hamilton County. Maps were produced for several racial and ethnic groups based on both 2000 and 2010 Census data in order to examine how the concentrations of these populations changed over time. These maps are discussed below and presented on the following pages.

Map II.1, on page 22, shows that in 2000, the black population in Hamilton County was disproportionately concentrated in several Census tracts primarily within Cincinnati city boundaries, often along major highways, but also north of the City in the central northern part of the County. Some tracts contained up to 98.8 percent black residents. Interestingly, many of the tracts outside Cincinnati did not have disproportionate shares of black residents, nor did they have shares above the countywide average of 23.4 percent. This indicates that the black population was somewhat overconcentrated in some areas.

The average percentage of black persons per tract in Hamilton County increased slightly from 23.4 percent in 2000 to 25.7 percent in 2010; however, the highest rate of black residents had decreased to 95.5 percent. Map II.2, on page 23, reveals that in 2010, the black population remained most highly concentrated in many tracts in Cincinnati, and the relative concentrations of several tracts had decreased noticeably over the decade, such as those in central Cincinnati along the river and in those along the City's northeastern edges. This indicates a pattern of racial integration. However, some areas, such as those in the far northern part of the County and on the southwestern parts of Cincinnati, had become more highly concentrated with black residents, indicating that this population shifted somewhat to outside the central city.

Map II.3, on page 24, presents the concentration of the Asian population in Hamilton County, as of the 2000 Census. Overall, the County did not have a high Asian population, with a countywide average of only 1.6 percent, but two tracts in central Cincinnati held disproportionate shares of the population, as high as 13 percent. In addition, numerous tracts in the northeastern parts of the County had shares above the average but below the disproportionate share threshold of 11.6 percent.

The distribution of the Asian population in Hamilton County, as of the 2010 Census, is shown on page 25 in Map II.4. The average percent of Asian population per tract increased very slightly from 2000, and in 2010, and some of the highest population concentrations were again seen in central Cincinnati but had shifted somewhat to cover different tracts. Again, tracts in the northeastern suburban areas tended to show rates somewhat higher than average, although in 2010, three of them also showed disproportionate shares, with one tract displaying a share above 16 percent. The highest rate of concentration seen increased to 18.4 percent.

The concentration of the Hispanic population, at the time of the 2000 Census, is presented on page 26 in Map II.5. This group averaged only 1.1 percent per tract, and no tracts were above the disproportionate share thresholds. However, some tracts, such as those along highways in central Cincinnati and scattered across the northern County, did show rates above the average.

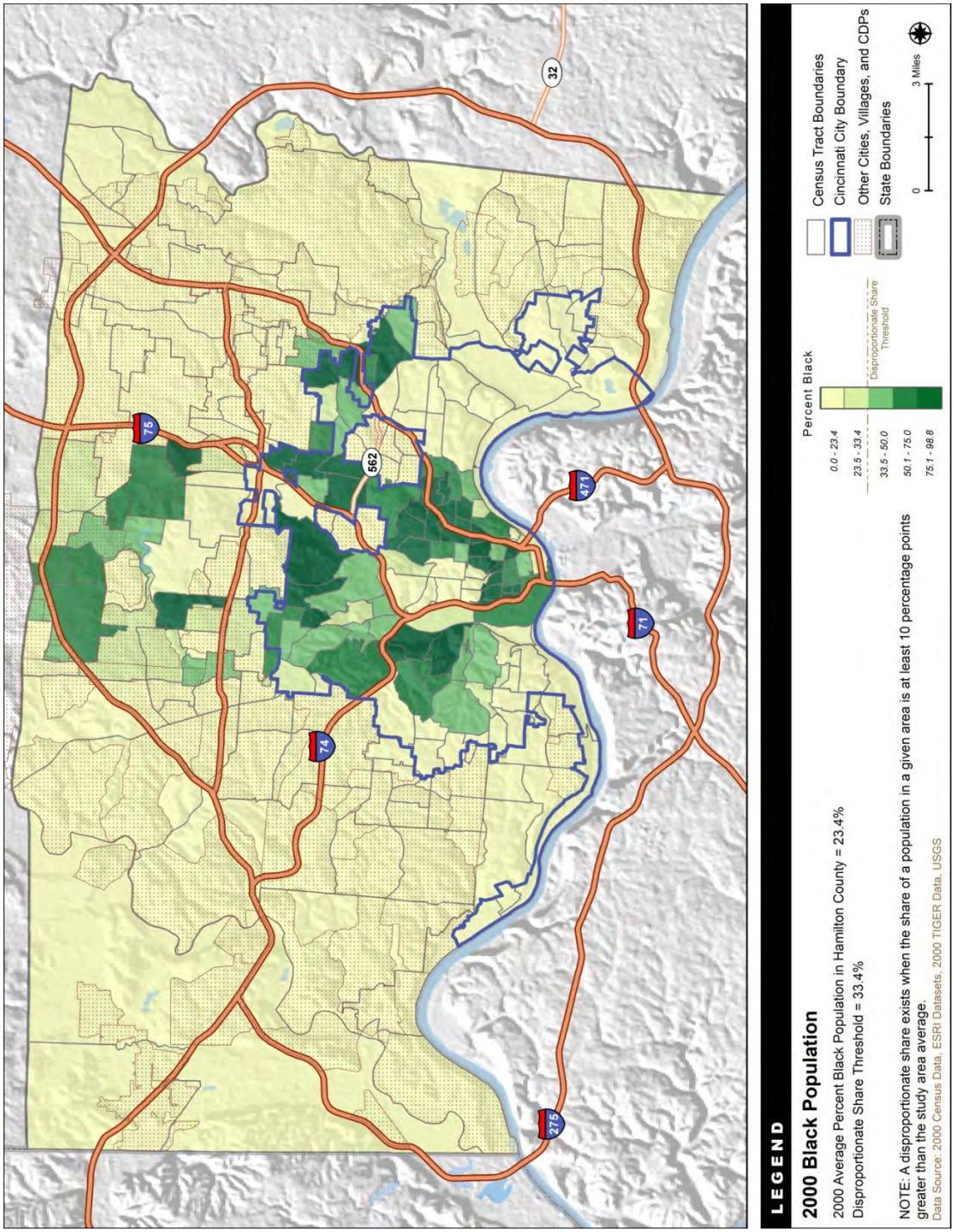
Census Bureau data showed that the Hispanic population more than doubled from an average of 1.1 percent in 2000 to 2.6 percent in 2010. Map II.6, on page 27, reveals that two tracts in particular greatly increased in concentration, generally in the central northern parts of the County, with one tract displaying a 29.3 percent share. Some tracts in the southwestern parts of the County also increased, showing shares above the average, although the Hispanic population seemed to shift somewhat as well as increase in share, because many tracts in the central part of Cincinnati and along highway 74 were no longer above the countywide average.

Map II.7, on page 28, shows that in 2000, the white population in Hamilton County, which averaged 72.9 percent, was disproportionately concentrated in large parts of the County in the largest Census tracts, and in tracts just north of Cincinnati and along the eastern freeways, in some places as high as 99.2 percent. Many tracts in inner and northern Cincinnati had white populations lower than the average, with some tracts in the central northern county showing similar rates.

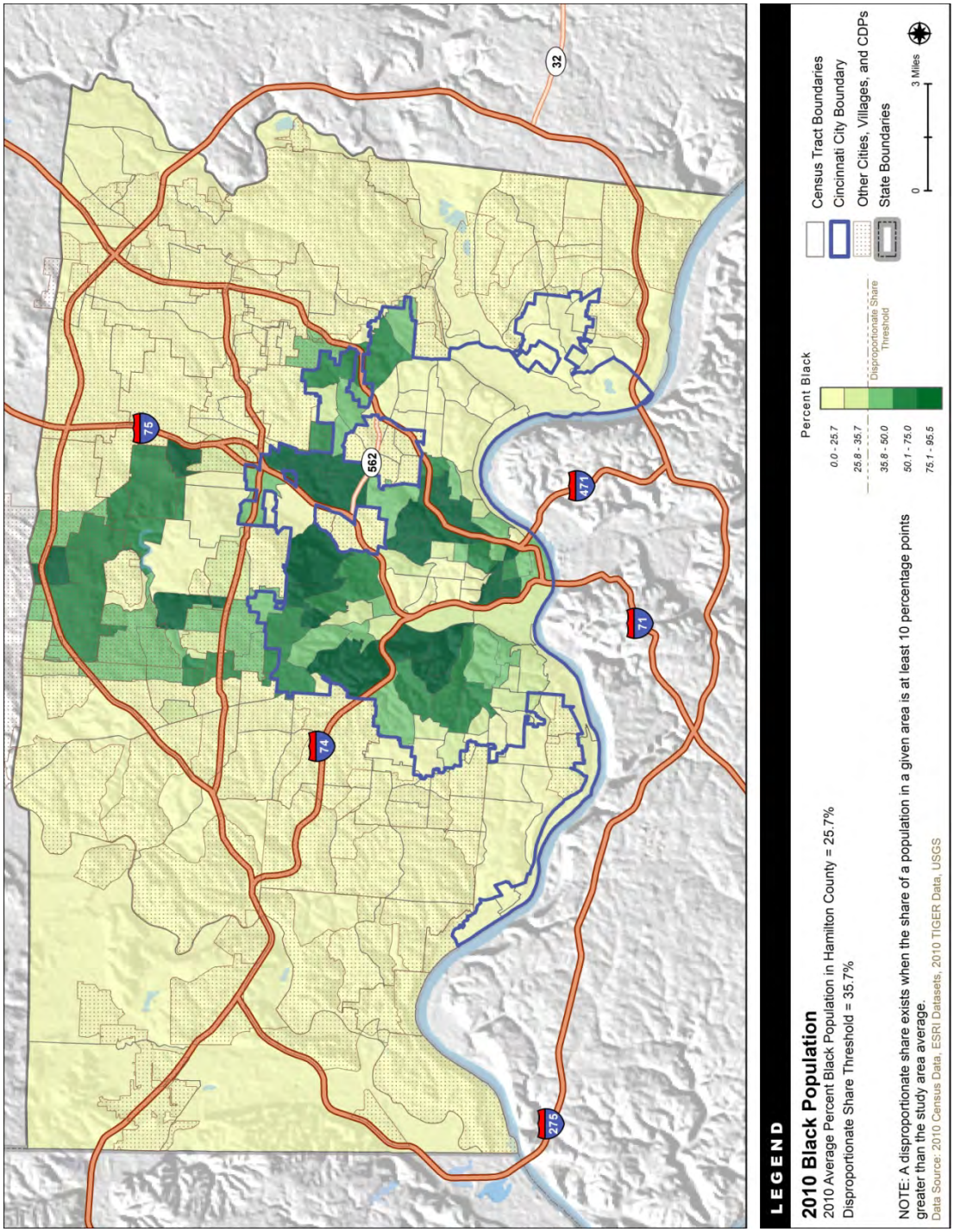
The average percent white population per tract in Hamilton County decreased from 72.9 percent in 2000 to 68.8 percent in 2010. Map II.8, on page 29, reveals that in 2010, the white population became less concentrated in several areas, relative to the countywide average, and the highest share seen decreased to 98.5 percent. This occurred in several of the central northern tracts located between Cincinnati city and Hamilton County boundaries. However, a few tracts in central Cincinnati showed relatively higher shares of white population, indicating some integration over the decade.

In summary, black, Asian, and Hispanic populations experienced increasing population share concentrations between 2000 and 2010, while the white population decreased in share average. A rise in rates of minority racial and ethnic persons can be attributable to several factors, including historical or geographical influences, socio-economic status, cultural and self-segregation, and even public housing policy standards and practices. Some of these issues are discussed in greater detail later in this document.

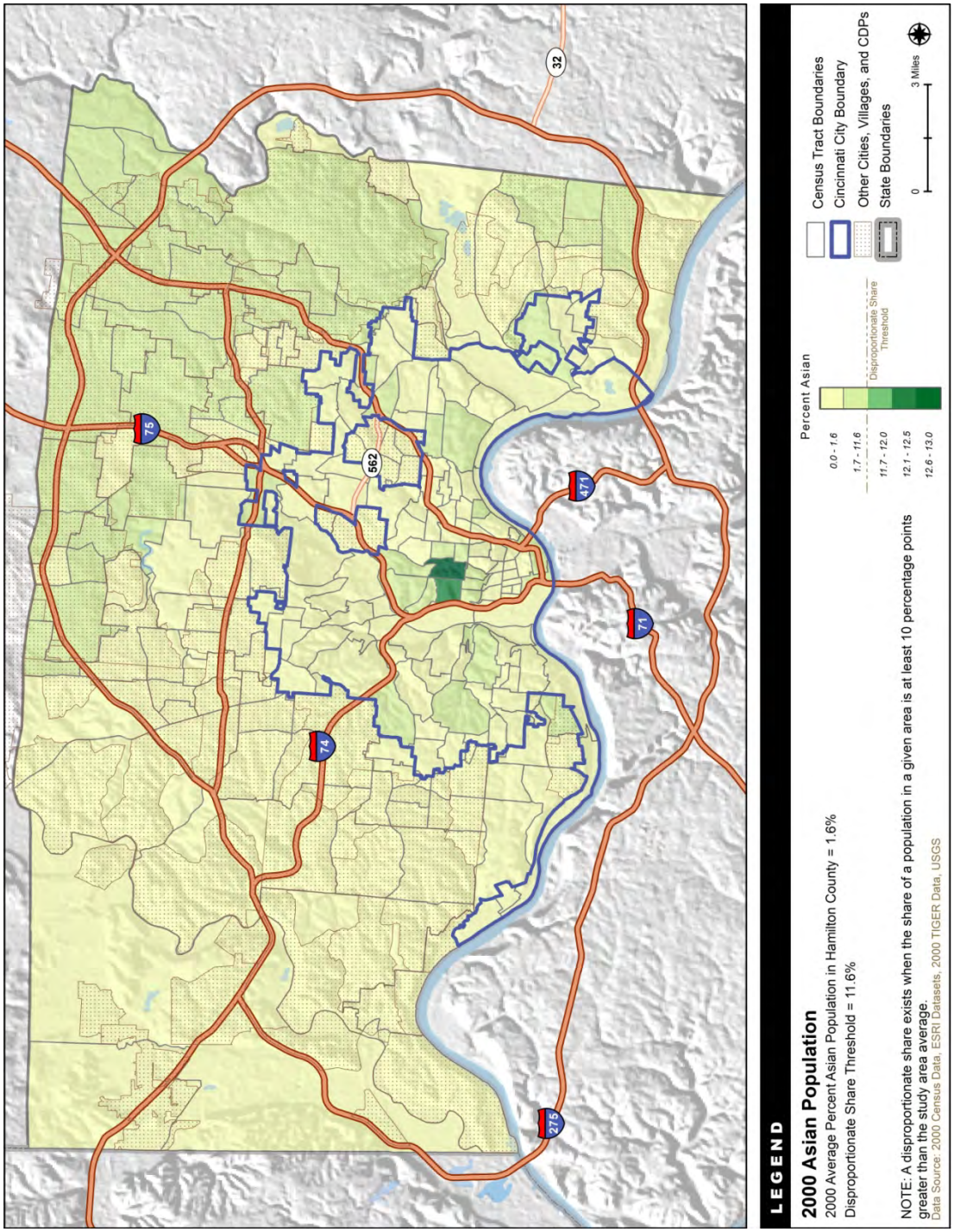
Map II.1
Black Population
Hamilton County
2000 Census Data



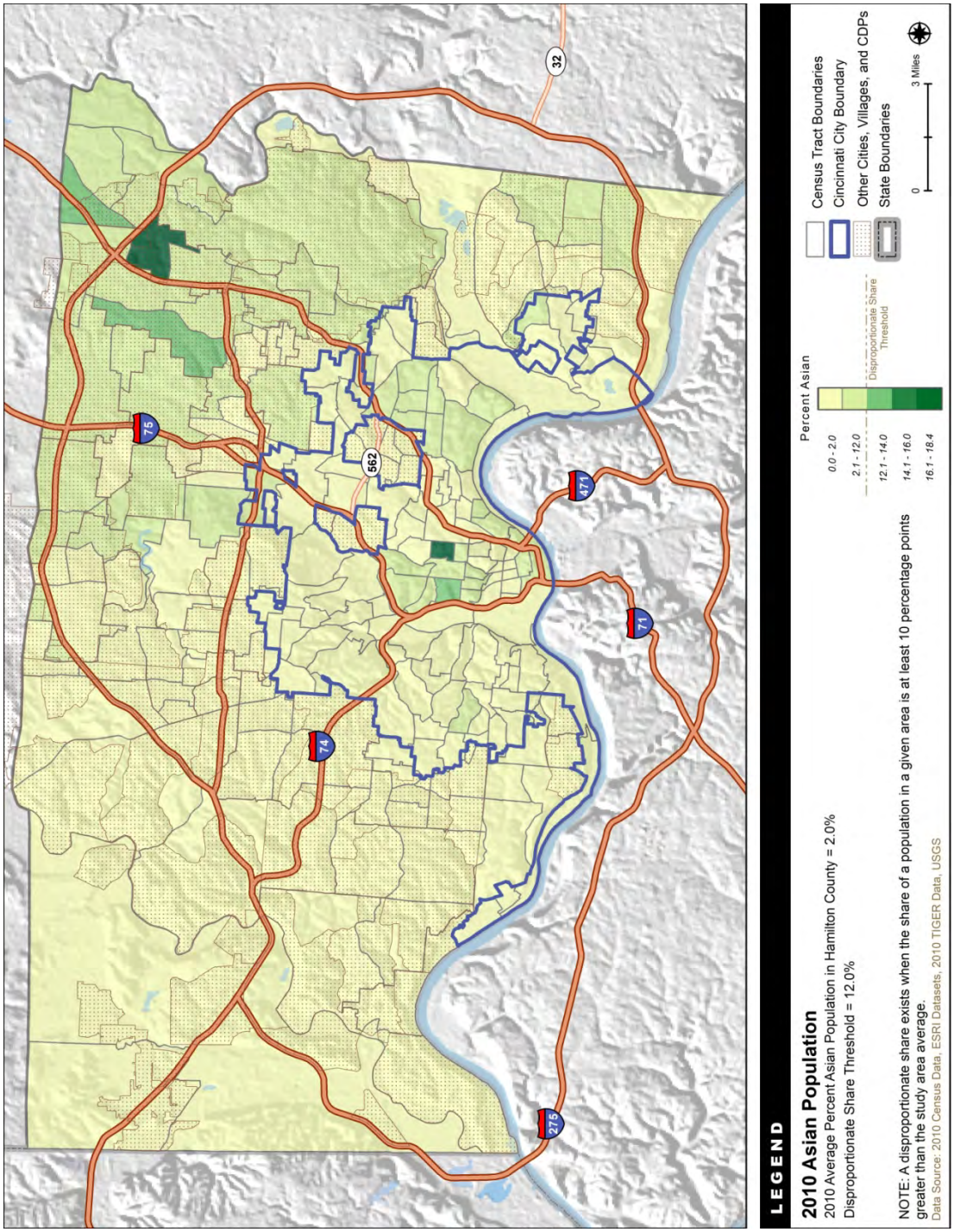
Map II.2
Black Population
Hamilton County
2010 Census Data



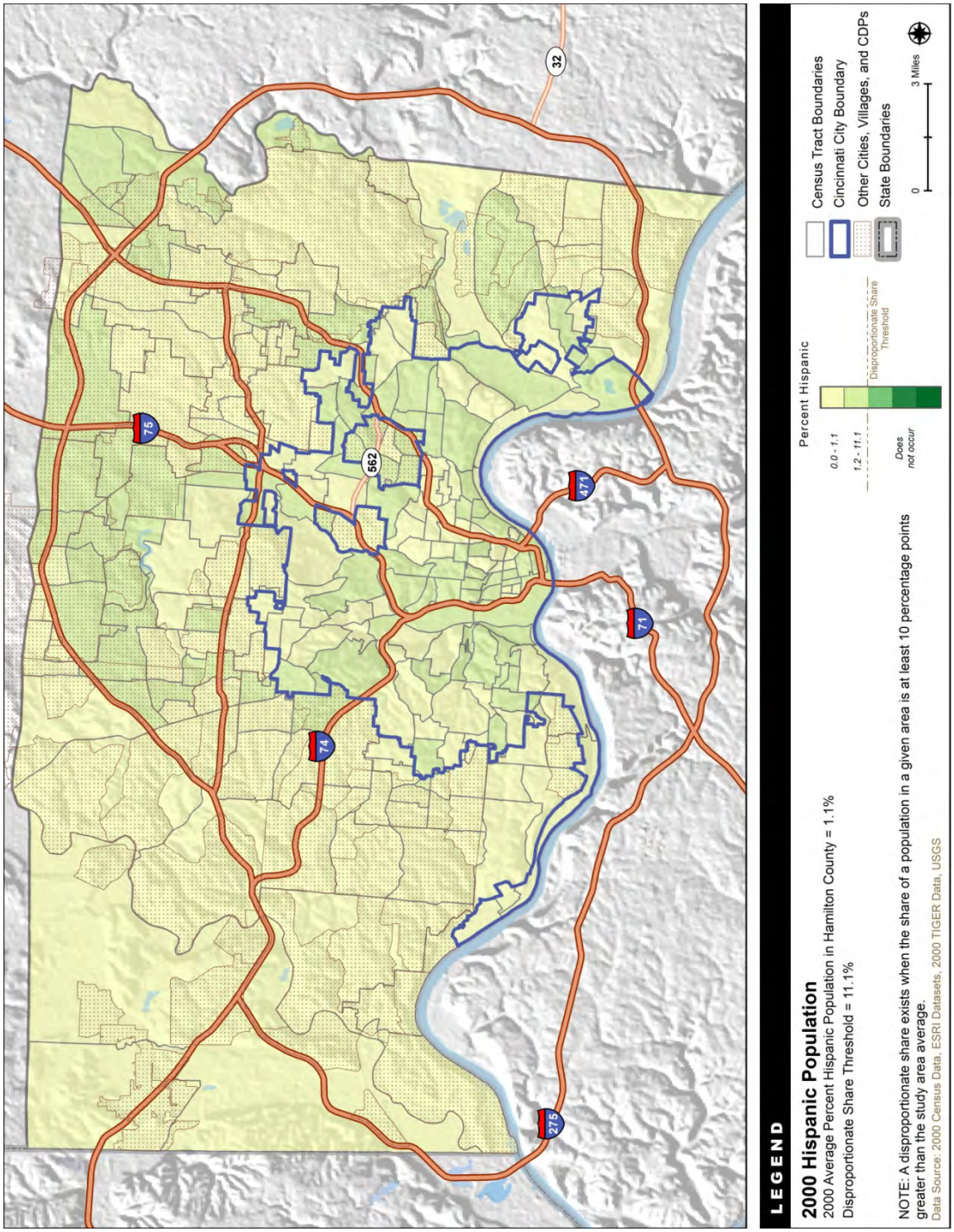
Map II.3
Asian Population
Hamilton County
2000 Census Data



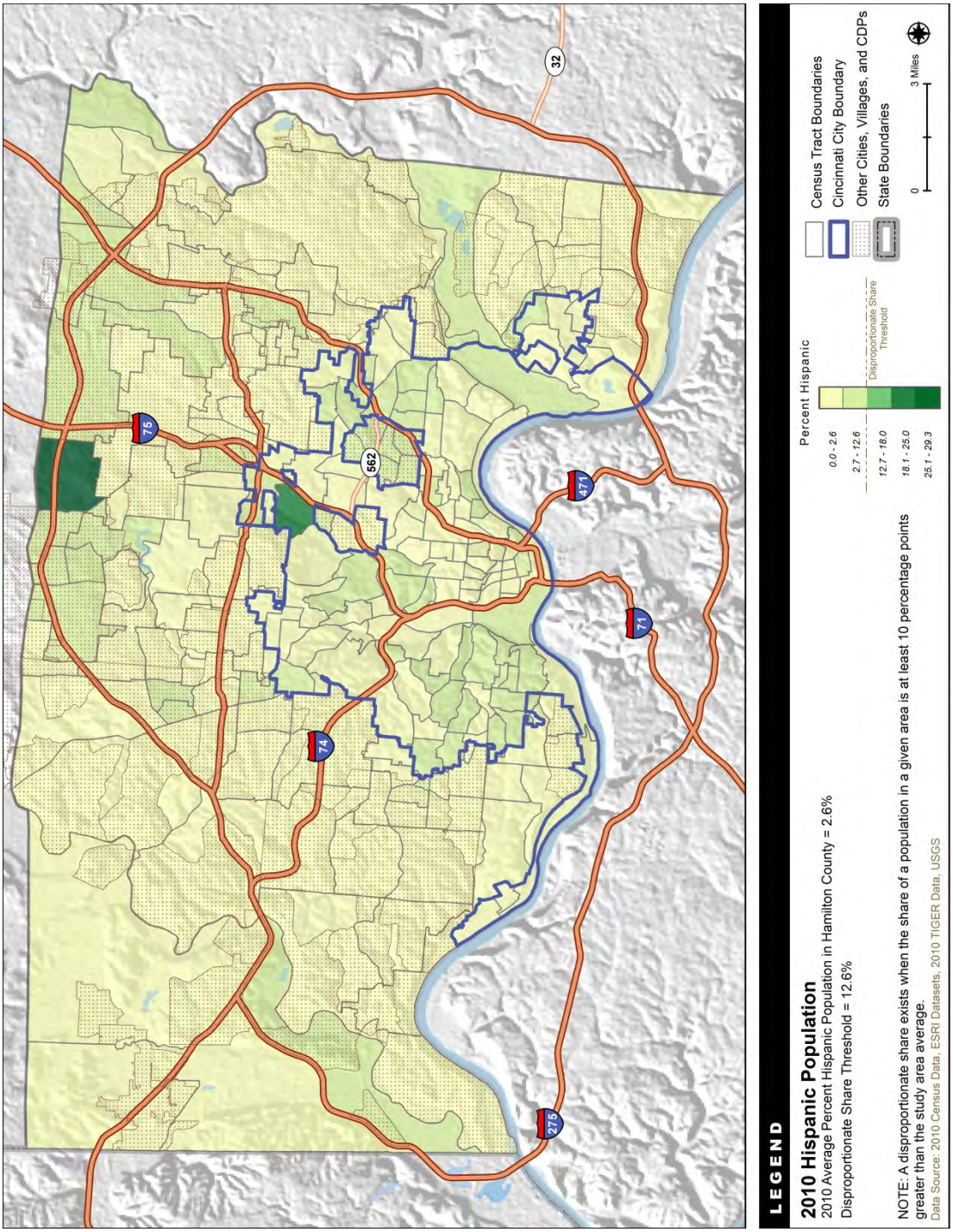
Map II.4
Asian Population
Hamilton County
2010 Census Data



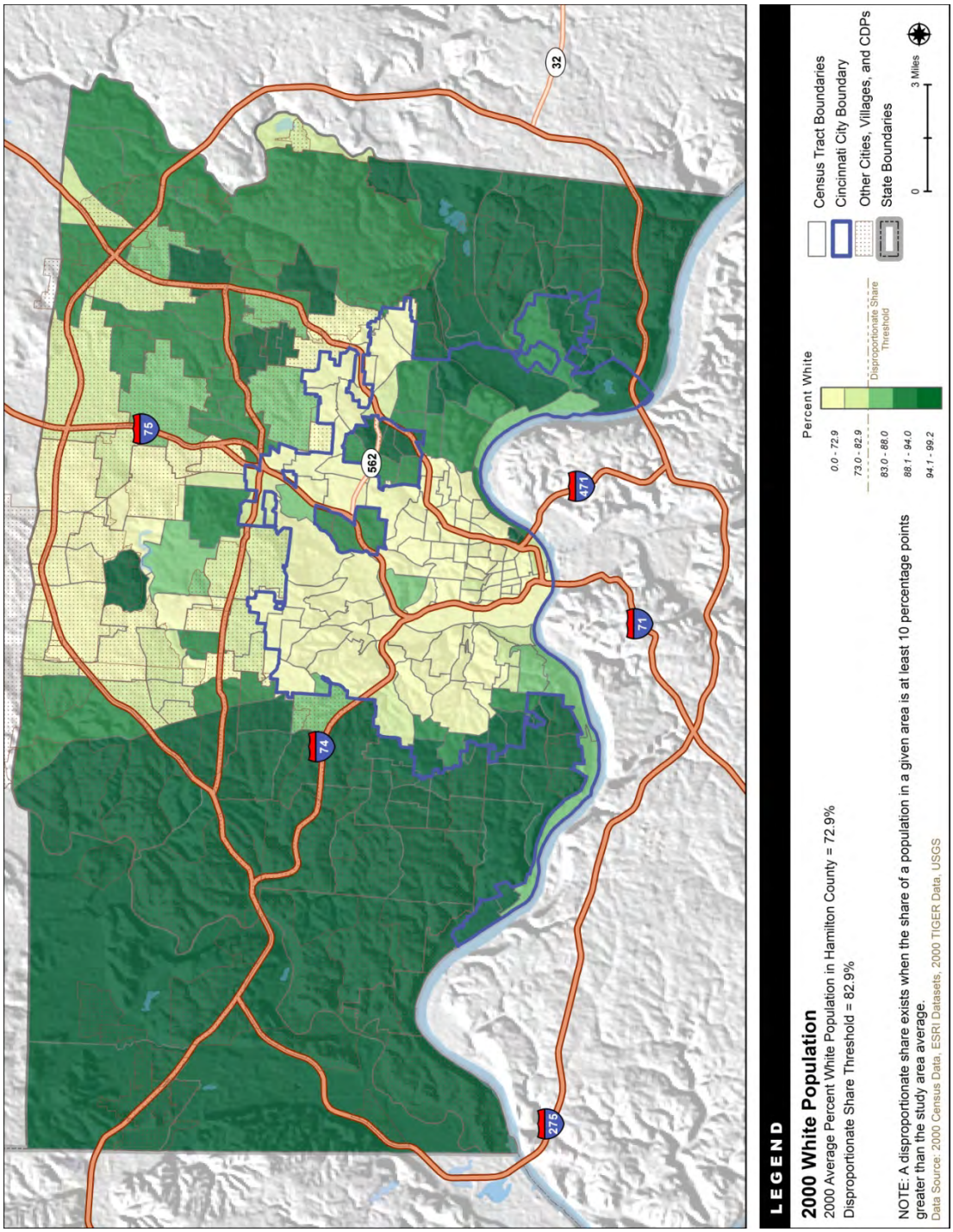
Map II.5
Hispanic Population
Hamilton County
2000 Census Data



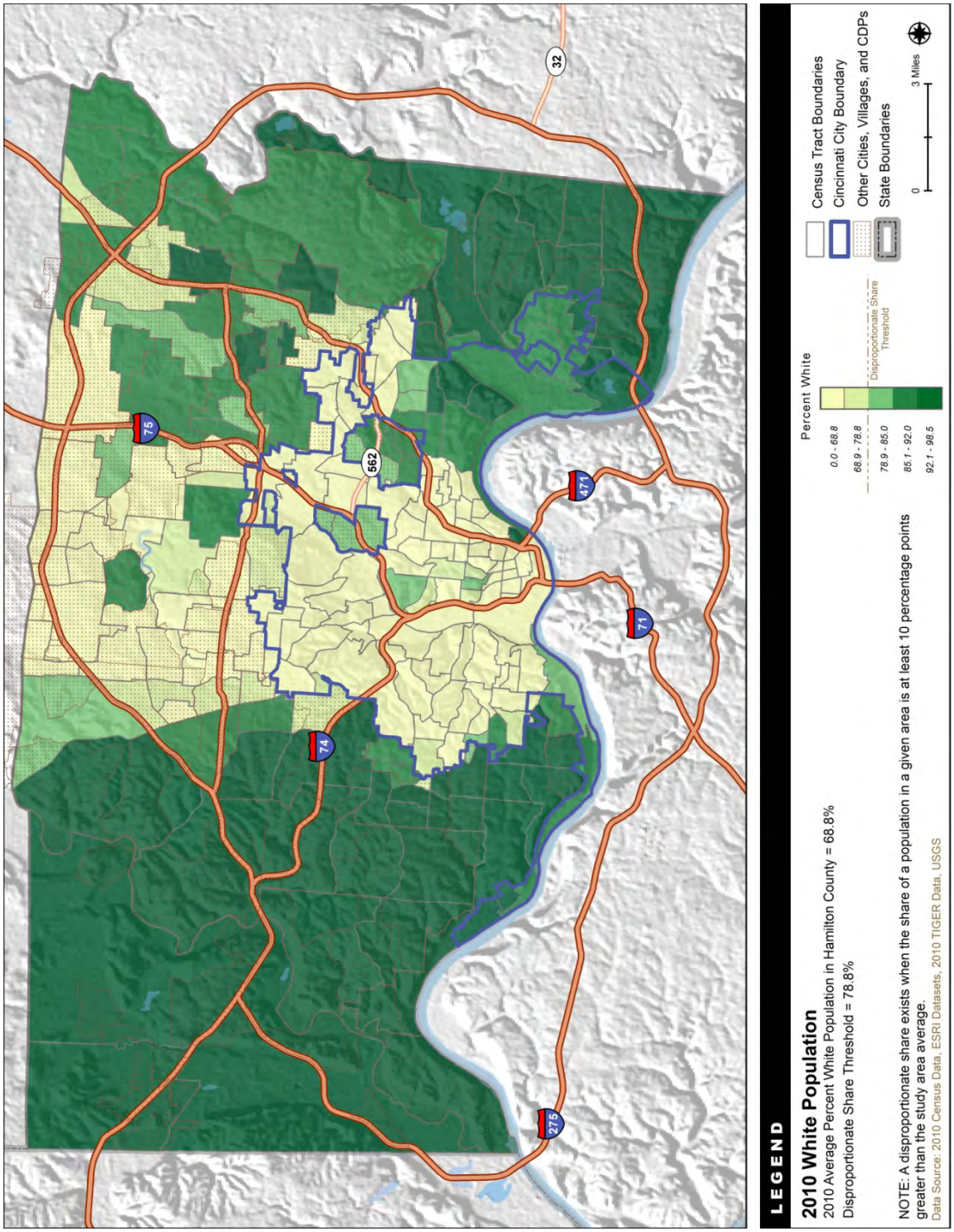
Map II.6
Hispanic Population
Hamilton County
2010 Census Data



Map II.7
White Population
Hamilton County
2000 Census Data



Map II.8
White Population
Hamilton County
2010 Census Data



DISABILITY STATUS

The Census Bureau defines disability as a lasting physical, mental, or emotional condition that makes it difficult for a person to conduct daily activities of living or impedes him or her from being able to go outside the home alone or to work.[21]

Among all persons aged 5 years or older, Hamilton County had a total disability rate of 17.9 percent in 2000, which was just lower than the 19 percent national rate at that time. This disability rate represented 139,082 persons living with a disability in the County, including 9,294 persons between the ages of 5 and 15 and 42,427 persons aged 65 or older. The 2010 Census showed that the total disability rate decreased to 12.7 percent, and the disability rates for subsets of the population, including children and the elderly, also decreased. These data are displayed below in Table II.5.

Table II.5
Disability by Age
Hamilton County
2000 & 2010 Census Data

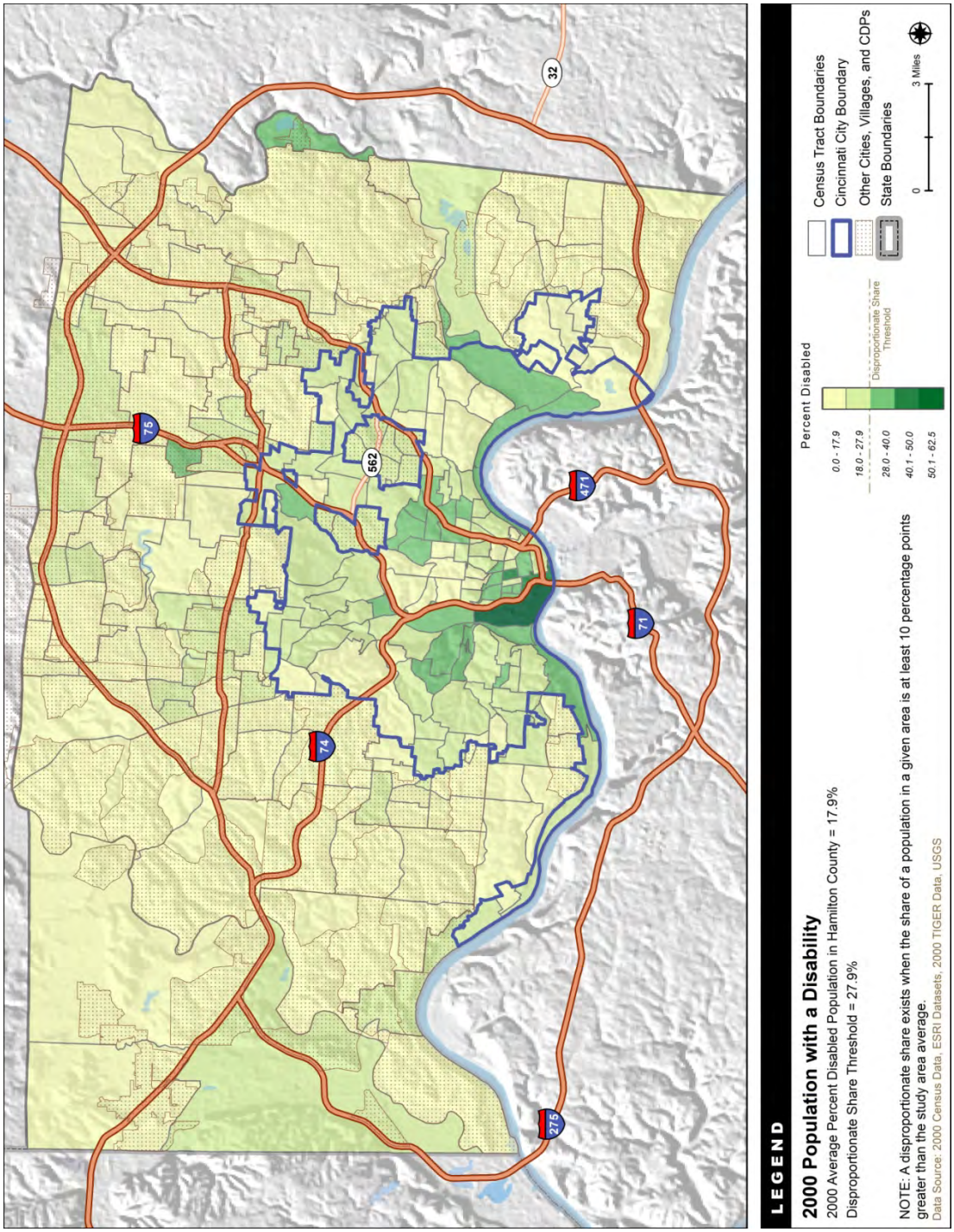
Age	Hamilton County	
	Disabled Persons	Disability Rate
2000 Census		
5 to 15	9,294	6.8%
16 to 64	87,361	16.4%
Over 65	42,427	39.6%
Total	**139,082**	**17.9%**
2010 Census		
5 to 17	6,123	4.5%
18 to 64	48,612	9.8%
Over 65	38,665	37.4%
Total	**93,400**	**12.7%**

Appendix A presents this data for the City of Cincinnati and the remainder of the County, and shows that for all subsets, in both 2000 and 2010, disability rates were lower in the remainder of the County than in the City.

More specific geographic distribution of the disabled population in Hamilton County, as of the 2000 Census, is presented on the following page in Map II.9. As shown, several Census tracts held disproportionate shares of disabled persons, with more than 27.9 percent of all residents having a disability; these tracts were somewhat concentrated in the central and southern parts of Cincinnati. The highest rate seen was 62.5 percent, in a tract just west of downtown Cincinnati.

[21] United States Census Bureau, http://www.census.gov/hhes/www/disability/disab_defn.html#ACS

Map II.9
Disabled Population
Hamilton County
2000 Census Data



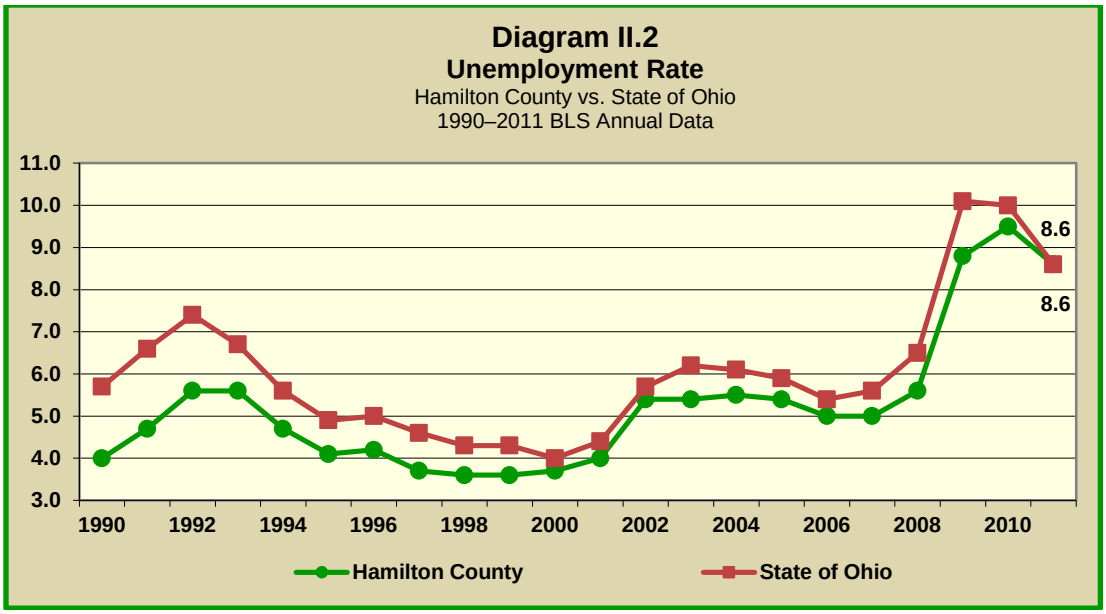
B. ECONOMICS

LABOR FORCE AND EMPLOYMENT

Data gathered from the Bureau of Labor Statistics (BLS) regarding the labor force, defined as the total number of persons working or looking for work, are presented below in Diagram II.1. Labor force and employment figures in Hamilton County showed significant decreases from 1990 to 2011. Labor force statistics are derived from sampling, employer reporting, and statistical estimation, and both the methodology and base reporting values are periodically revised. These revisions account in part for the dramatic increases in both the labor force and employment in 2008. However, despite the general upturn in 2008, the labor force and employment in the most recent years reported, 2010 and 2011, were far lower than numbers in all previous years. In 2011, employment increased slightly, making the gap between the labor force and the employed slightly smaller.

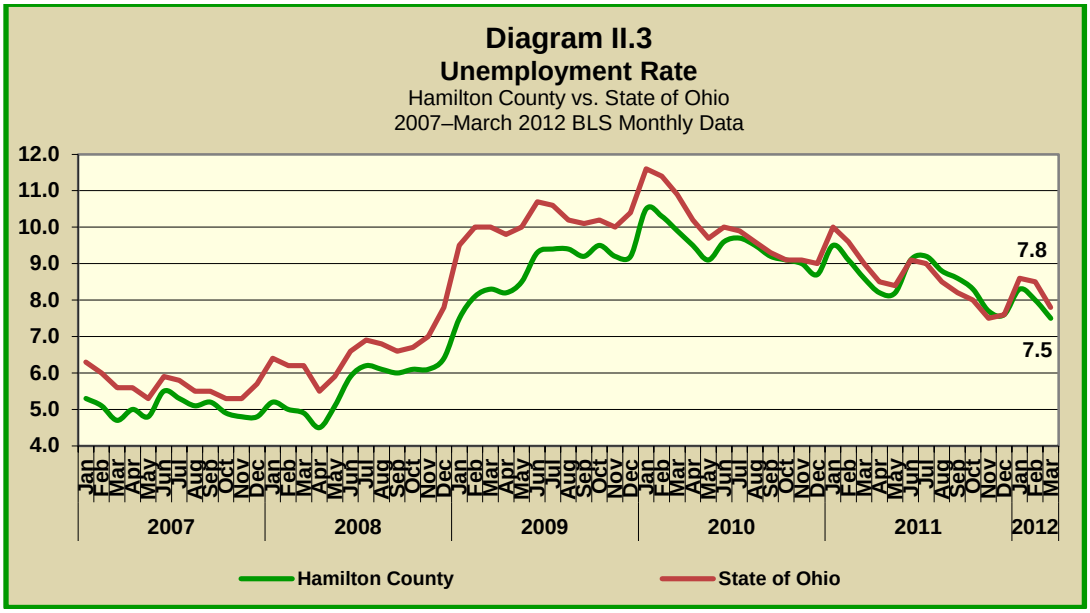
Appendix C shows this diagram with data for the City of Cincinnati and the remainder of the County, and indicates that both labor force and employment fell more sharply in the City over the period, but showed some increases in the remainder of the County in several years such as 1997, 2000, 2003, and 2007.

Diagram II.2, on the following page, presents the yearly unemployment rate in Hamilton County compared to the State of Ohio from 1990 through 2011. As a result of the decreasing employment figures and despite the also decreasing labor force, the unemployment rate in the County rose from about 5.5 percent in 2008 to about 9.5 percent in 2010, but then fell slightly to 8.6 percent in 2011. 2011 was also the first year that unemployment rates in Hamilton County versus the entire state were equal; from 1990 to 2010, Hamilton County rates were somewhat below statewide figures.



Diagrams in Appendix C show the unemployment rates for subareas of Hamilton County. Throughout the period, unemployment rates were higher in the City of Cincinnati than in the County as a whole, by as much as 2.4 percent in some years. In the remainder of the County, however, unemployment rates were consistently lower than in the County as a whole; although, in recent years, the difference became much smaller.

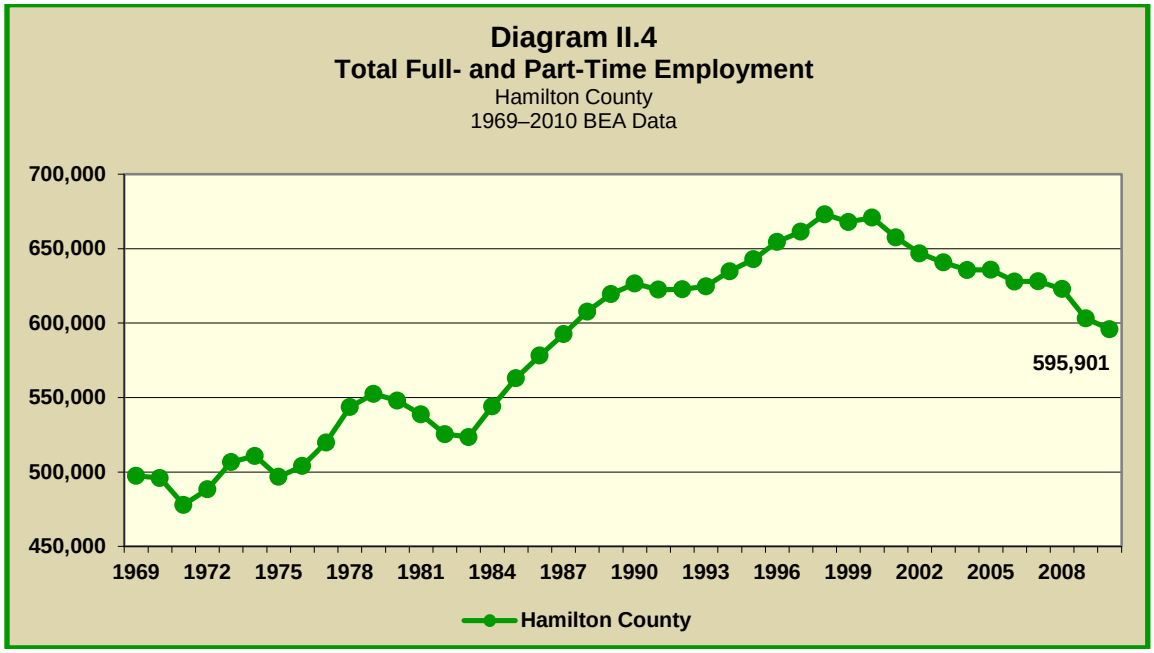
More recent monthly unemployment rate data are presented below in Diagram II.3. As shown, the unemployment rate in Hamilton County fluctuated widely between 2007 and 2012, ranging from 4.5 to 10.5 percent. Some seasonal employment changes were seen in late spring and early winter months of most years. Though in 2011 it was sometimes higher than the statewide average, by March 2012 Hamilton County's unemployment rate stood at 7.5 percent compared to the statewide rate of 7.8 percent.



Appendix C shows comparisons of Cincinnati and the remainder of the County to the monthly unemployment rates for all of Hamilton County. Unemployment for the City increased and decreased similar to County rates over the period, but were consistently slightly higher. Unemployment rates in the remainder of the County were generally lower than total County rates, but in spring of 2010 were far lower.

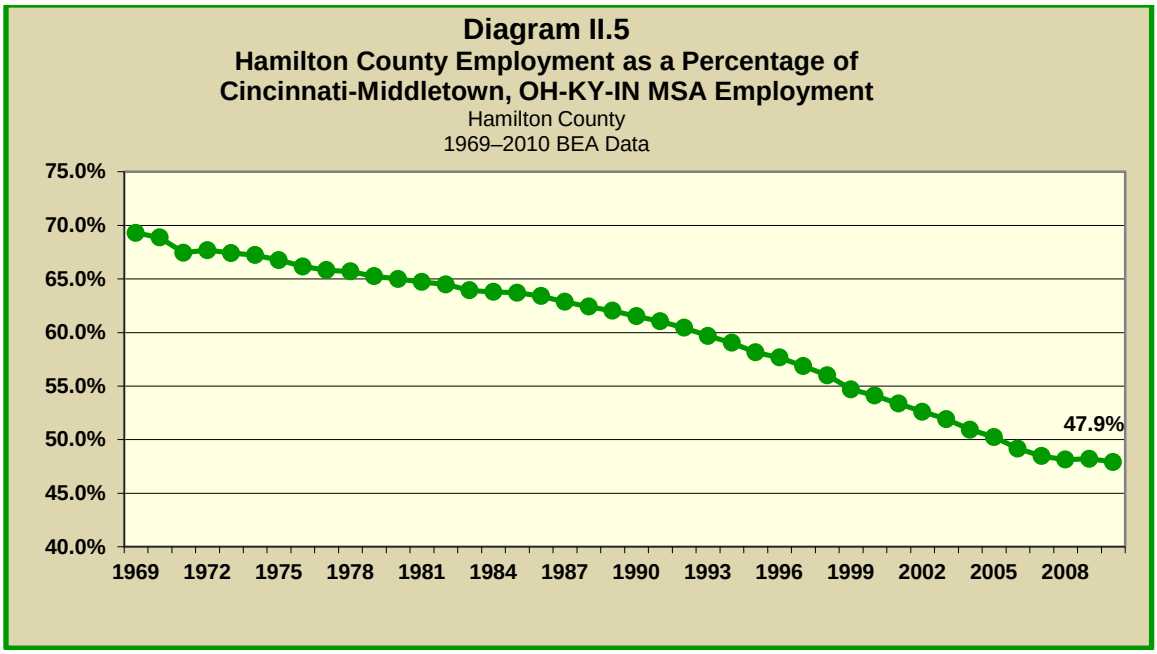
FULL- AND PART-TIME EMPLOYMENT

The Bureau of Economic Analysis (BEA) provides an alternate view of employment: a count of both full- and part-time jobs. Thus, a person working more than one job can be counted more than once. BEA data are only available by county. As shown in Diagram II.4, below, the total number of full- and part-time jobs in Hamilton County increased substantially from 1969 through 1998, by more than 175,000 jobs. However, after this point, employment declined, reaching 595,901 jobs in 2010.



While the decrease in jobs could be indicative of regional slowing, Appendix C presents a diagram of total full- and part-time employment in Hamilton County and in the larger Cincinnati-Middletown Metropolitan Statistical Area (MSA) that includes parts of Ohio, Kentucky, and Indiana. Jobs in the MSA increased over the period, although growth did slow a little after 2000.

Diagram II.5, on the following page, further illustrates this contrast. It shows the percentage of all jobs in the MSA that jobs in Hamilton County represented from 1969 to 2010. In 1969, nearly 70 percent of all jobs in the region were in Hamilton County, but by 2010, that figure was below 50 percent.



An examination of the industries that saw the most dramatic changes over this period indicates which had the most effect on the County's loss of jobs. Table II.6, on the following page, presents data on the primary industries in Hamilton County over selected years from 2001 to 2010. As shown, the industries that employed the most persons in 2010 were in health care and social assistance, government, retail, professional and technical services, and manufacturing. However, the industries that grew most over the nine-year period were educational services, health care and social assistance, management, and finance. Arts, entertainment, and recreation and professional and technical services grew slightly, and all other industries declined or data were not reported.[22]

[22] (D) represents "not shown," to avoid disclosure of confidential information, but the estimates for this item are included in the totals.

Table II.6
Employment by Industry
Hamilton County
Selected Years 2001–2010 BEA Data

Industry	2001	2003	2005	2007	2009	2010	% Change 01-10
Educational services	11,130	11,677	12,982	13,101	13,495	14,000	25.8%
Health care and social assistance	77,477	79,616	82,489	85,958	88,055	88,101	13.7%
Management of companies and enterprises	27,241	28,986	26,712	27,109	29,416	30,569	12.2%
Finance and insurance	31,934	31,603	29,824	30,609	34,901	35,600	11.5%
Arts, entertainment, and recreation	11,908	12,420	12,597	12,830	12,549	12,723	6.8%
Professional and technical services	48,370	46,788	47,602	50,231	49,253	48,976	1.3%
Real estate and rental and leasing	20,263	20,221	21,412	22,515	20,232	20,062	-1.0%
Government and government enterprises	66,265	67,507	65,182	64,476	63,183	62,237	-6.1%
Accommodation and food services	42,711	41,677	42,466	41,186	39,362	39,008	-8.7%
Other services, except public administration	31,251	30,883	30,437	30,300	29,038	28,128	-10.0%
Administrative and waste services	46,442	46,667	47,777	43,672	39,132	38,913	-16.2%
Wholesale trade	33,803	31,291	31,293	29,528	27,173	26,626	-21.2%
Construction	32,409	31,987	33,123	31,969	27,425	25,427	-21.5%
Retail trade	65,188	62,693	60,438	56,303	51,546	51,193	-21.5%
Transportation and warehousing	17,890	16,112	16,664	16,443	13,771	13,613	-23.9%
Manufacturing	73,985	65,238	60,794	58,334	52,367	48,891	-33.9%
Farm employment	600	538	466	435	396	390	-35.0%
Information	14,997	12,710	11,532	10,913	9,870	9,440	-37.1%
Utilities	2,858	1,630	1,465	1,394	1,269	1,267	-55.7%
Forestry, fishing, related activities, and other	180	165	(D)	(D)	(D)	(D)	.
Mining	580	377	(D)	(D)	(D)	(D)	.
Total	**657,482**	**640,786**	**635,828**	**628,041**	**603,176**	**595,901**	**-9.4%**

These data must also be examined in a regional context to analyze which industries most affected the County's decline in jobs across the region. Table II.7, on the following page, shows that the wholesale trade, management, information, and administrative and waste industries saw the largest declines in percentage points from 2001 to 2010. For example, in 2001, 57.4 percent of all wholesale trade jobs in the region were located in Hamilton County, but by 2010 this figure dropped to 44.8 percent as wholesale trade jobs moved to other parts of the region. All of the industries for which data are reported saw declines in percentage share of the County's jobs, although the construction and farm employment industries saw very small drops; 45.8 percent of the region's construction jobs were still located in Hamilton County in 2010. This table also shows the industries that Hamilton County dominated in 2010; it held more than 50 percent of the region's jobs in the management, health care, professional and technical, education, information, and administrative and waste services industries at that time.

Table II.7
County Share of Regional Employment by Industry
Hamilton County as a Percent of Cincinnati-Middletown, OH-KY-IN
Selected Years 2001–2010 BEA Data

Industry	2001	2003	2005	2007	2009	2010	% Change 01-10
Wholesale trade	57.4%	54.4%	52.4%	(D)	44.9%	44.8%	-12.6%
Management of companies and enterprises	88.0%	86.7%	82.6%	75.3%	75.6%	76.4%	-11.6%
Information	66.6%	66.8%	61.8%	59.8%	55.4%	55.2%	-11.4%
Administrative and waste services	60.9%	61.1%	60.3%	51.4%	52.7%	50.5%	-10.4%
Accommodation and food services	52.0%	49.1%	47.1%	44.7%	44.3%	43.9%	-8.1%
Real estate and rental and leasing	49.4%	48.2%	45.7%	44.7%	42.1%	42.0%	-7.5%
Retail trade	48.6%	47.6%	46.3%	43.2%	41.9%	41.9%	-6.7%
Educational services	64.0%	63.4%	62.2%	59.0%	57.1%	57.3%	-6.6%
Transportation and warehousing	39.7%	35.7%	35.3%	37.2%	34.0%	33.7%	-6.0%
Manufacturing	51.8%	50.6%	48.5%	46.8%	47.9%	46.1%	-5.7%
Finance and insurance	53.9%	50.5%	47.1%	46.6%	48.1%	48.5%	-5.4%
Other services, except public administration	50.8%	48.3%	47.6%	46.4%	45.8%	45.5%	-5.3%
Government and government enterprises	49.2%	48.4%	46.8%	45.4%	44.4%	44.2%	-4.9%
Professional and technical services	65.3%	63.4%	62.6%	61.5%	60.6%	60.5%	-4.8%
Arts, entertainment, and recreation	46.2%	46.5%	45.3%	44.3%	42.8%	42.6%	-3.6%
Health care and social assistance	63.9%	63.7%	62.9%	61.5%	61.3%	60.8%	-3.2%
Construction	47.1%	46.2%	45.8%	45.1%	46.0%	45.8%	-1.3%
Farm employment	4.5%	4.5%	4.3%	4.2%	3.9%	3.8%	-0.6%
Utilities	58.1%	50.0%	47.5%	(D)	(D)	(D)	(D)
Forestry, fishing, related activities, and other	(D)	(D)	(D)	(D)	(D)	(D)	(D)
Mining	(D)	(D)	(D)	(D)	(D)	(D)	(D)
Total	**53.4%**	**51.9%**	**50.2%**	**48.5%**	**48.2%**	**47.9%**	**-5.4%**

Major Employers

Though Hamilton County's share of employment in many industries declined from 1969 to 2010, in that year, several of the region's largest employers were located in the County, many in the City of Cincinnati. The Business Courier of Cincinnati reports on the number of jobs per employer, and Table II.8, at right, lists these employers by size. Large employers were often in the retail, education, and health or social services sectors, as well as in government.

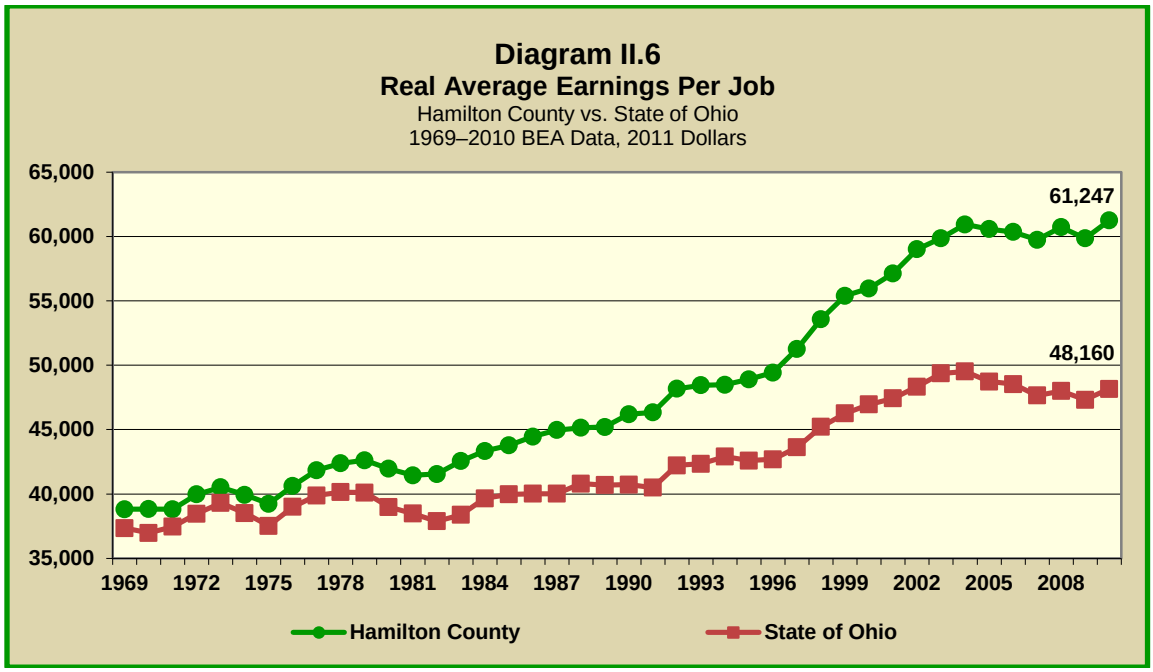
Table II.8
Major Employers
Hamilton County
2010 Business Courier Book of Lists Data

Company	Employees
Kroger Co.	17,000
University of Cincinnati	15,340
Procter & Gamble Co.	13,000
Cincinnati Children's Hospital Medical Center	11,385
Health Alliance of Greater Cincinnati	10,000
TriHealth Inc.	9,875
Archdiocese of Cincinnati	8,000
Walmart Stores	7,375[23]
Mercy Health Partners Southwest	7,316[24]
Fifth Third Bancorp	7,219
GE Aviation	7,200
U.S. Postal Service	5,842[25]
Hamilton County	5,646
Internal Revenue Service	5,500
City of Cincinnati	5,322
Staffmark staffing company	4,899
Frisch's Restaurants	4,800
Cincinnati Public Schools	4,772
Macy's Inc.	4,700

[23] Some of these employees were employed in stores outside Hamilton County but within the Cincinnati region.
[24] Some of these employees were employed in health care facilities outside Hamilton County but within the Cincinnati region.
[25] Some of these employees were employed in locations outside Hamilton County but within the Cincinnati region.

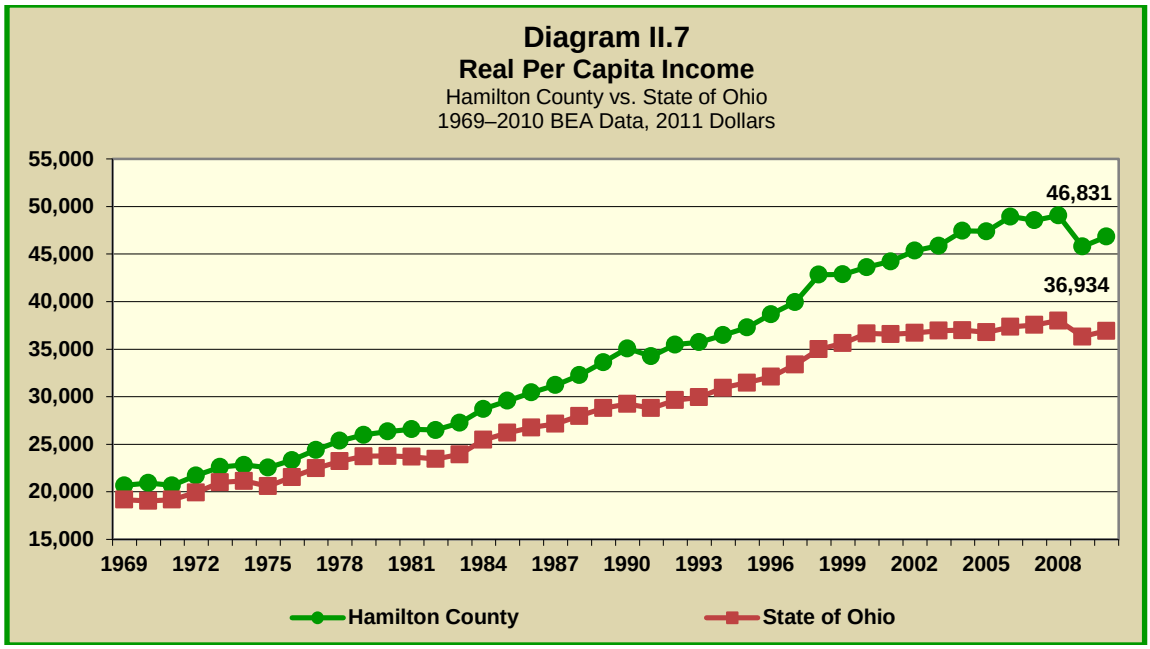
INDIVIDUAL INCOME

While employment in Hamilton County as a percent of employment in the region declined, several measures of income indicate the overall changes in income for the area. When the total earnings from employment is divided by the number of jobs and then adjusted to remove the effects of inflation, average real earnings per job is determined. Diagram II.6, below, shows that average earnings per job in Hamilton County rose from under $39,000 to $61,247 by 2010, which was much higher than the Ohio statewide average of $48,160 at that time.



Appendix D shows a comparison of real average earnings for Hamilton County versus for the Cincinnati-Middletown MSA. While the figures were similar for most of the period, after 1990 the MSA figures began to increase more dramatically than County figures.

Another gauge of economic health involves comparing the total of all forms of income: wages earned, transfer payments, and property income such as dividends, interest, and rents. When these data are added together and divided by population, per capita income is determined. Diagram II.7, on the following page, compares real per capita income in Hamilton County to that in the State of Ohio from 1969 through 2010. This diagram shows that per capita income in the County has been slightly higher than in the entire state throughout the period, and that this gap grew more pronounced after the early 1980s.



Real per capita incomes in the MSA and in Hamilton County are compared in Appendix D. While very similar from 1969 through the 1980s, these figures diverged after that point and real per capita income was consistently slightly higher in the rest of the MSA.

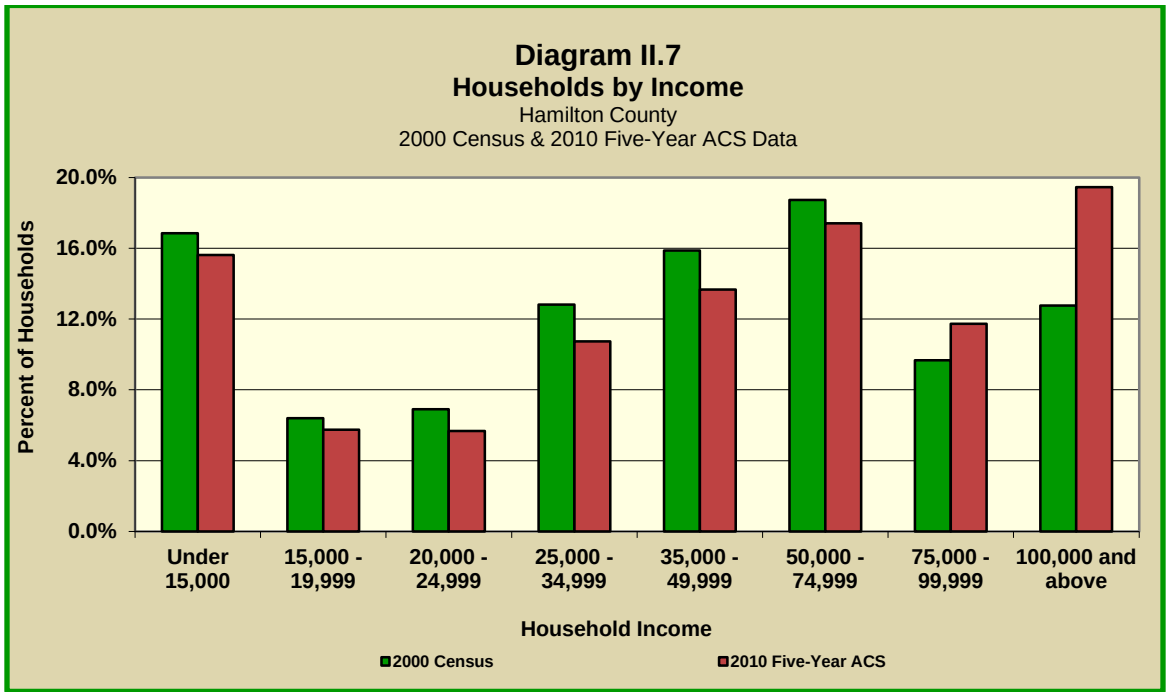
HOUSEHOLD INCOME

Table II.9, below, presents the number of households in Hamilton County by income range, as derived from the 2000 Census count and the 2010 five-year ACS estimates. In 2000, 16.8 percent of households had incomes under $15,000, and an additional 13.3 percent of households had incomes between $15,000 and $24,999. More recent ACS data showed that the shares of residents in these lowest-income categories had decreased in all cases, and the percentage of households with incomes of $100,000 or above increased from 12.8 percent in 2000 to 19.5 percent in 2010. These data suggest that incomes in the County have improved over the decade, though they do not indicate the effects of inflation.

Table II.9
Households by Income
Hamilton County
2000 Census & 2010 Five-Year ACS Data

Income	2000 Census		2010 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than $15,000	58,430	16.8%	51,186	15.6%
$15,000 to $19,999	22,192	6.4%	18,864	5.8%
$20,000 to $24,999	23,924	6.9%	18,568	5.7%
$25,000 to $34,999	44,467	12.8%	35,189	10.7%
$35,000 to $49,999	55,061	15.9%	44,780	13.7%
$50,000 to $74,999	64,956	18.7%	57,051	17.4%
$75,000 to $99,999	33,526	9.7%	38,440	11.7%
$100,000 or More	44,275	12.8%	63,786	19.5%
Total	**346,831**	**100.0%**	**327,864**	**100.0%**

Diagram II.8, below, presents these income distributions graphically and further demonstrates the general shift from lower- to higher-income households over time.



Appendix A shows large differences between Cincinnati and in the remainder of the County, particularly for the households earning less than $15,000 per year and those earning $100,000 and above. In Cincinnati in 2010, 25.5 percent of households earned less than $15,000, compared to only 8.9 percent for the remainder of the County, and only 12.1 percent of residents earned $100,000 and above, compared to more than twice that rate for the remainder of the County. As seen for the County as a whole, the shares of households in the lowest income categories also decreased from 2000 to 2010 in the two areas, in all cases. However, as noted previously, these data do not account for the effects of inflation and so may represent more of a rise than actually occurred.

Diagrams in Appendix A also illustrate the differences between incomes in Cincinnati and the rest of the County, and clearly show the high proportion of very low income households in the City and medium and high income households in the remainder of the County.

Income and Tenure

While incomes varied in Hamilton County from 2000 to 2010, patterns were seen in the income levels of owner- and renter-occupied households. As shown in Table II.10, on the following page, nearly a third of renter households earned less than $15,000 annually, more than twice the figure for all households presented previously. The shares were more than twice as high for households earning $15,000 to $19,999 and $20,000 to $24,999, as well. The shares of renters in all higher income categories were lower than the shares seen for all residents: only 4.2 percent of renters earned $100,000 or more compared to 19.5 percent of all households.

Table II.10
Renter Households by Income
Hamilton County
2000 Census & 2010 Five-Year ACS Data

Income	2000 Census		2010 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than $15,000	44,177	31.7%	39,826	31.3%
$15,000 to $19,999	13,568	9.7%	12,218	9.6%
$20,000 to $24,999	13,947	10.0%	11,568	9.1%
$25,000 to $34,999	22,629	16.2%	18,719	14.7%
$35,000 to $49,999	21,212	15.2%	17,997	14.2%
$50,000 to $74,999	15,073	10.8%	15,149	11.9%
$75,000 to $99,999	4,768	3.4%	6,401	5.0%
$100,000 or More	3,883	2.8%	5,305	4.2%
Total	**139,257**	**100.0%**	**127,183**	**100.0%**

As shown in Appendix A, similar patterns were seen in Cincinnati and the remainder of the County, although the portion of renter households earning less than $15,000 was nearly twice as high in the City and the shares of higher income households were higher in the remainder.

These data indicate that high shares of renter households fell into the lowest low income categories, but comparisons to area median income (AMI) indicate the relative income levels of renter households. At the time of the 2000 Census, AMI was $41,994, and 43.5 percent of all Hamilton County renter households earned half this amount or less. According to the 2010 ACS, AMI had risen to $51,914 and 51.4 percent of renter households earned 50 percent or less of this amount. From 2000 to 2010, the share of households earning 60 percent or less of AMI increased as well, from 51.8 percent to 59.1 percent. These figures, displayed in Table II.11, below, suggest that the incomes of renter households declined over the period, and that the corresponding need for affordable rental housing likely increased.

Table II.11
Renter Households Earning 50% and 60% or Less of AMI
Hamilton County
2000 Census & 2010 Five-Year ACS Data

Income Level	2000 Census		2010 Five-Year ACS	
	Households	% of Total	Households	% of Total
50% of AMI or Less	60,527	43.5%	65,404	51.4%
60% of AMI or Less	72,136	51.8%	75,122	59.1%

As shown in Appendix A, both income levels saw increases over the decade in both Cincinnati and the remainder of the County. In Cincinnati, considerably higher rates of renters were at or below 50 and 60 percent of AMI than in the remainder of the County as a whole. These data indicate that while rental housing affordable for persons in these income categories was needed in all areas, the need was higher in Cincinnati and increased from 2000 to 2010 in all cases.

POVERTY

The Census Bureau uses a set of income thresholds that vary by family size and composition to determine poverty status. If a family's total income is less than the threshold for its size, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically, but they are updated annually for inflation using the Consumer Price Index. The official poverty definition counts income before taxes and does not include capital gains and non-cash benefits such as public housing, Medicaid, and food stamps. Poverty is not defined for persons in military barracks, institutional group quarters, or for unrelated individuals under age 15 such as foster children.

In Hamilton County, the poverty rate in 2000 was 11.8 percent, with 97,692 persons considered to be living in poverty, as shown below in Table II.12. More than 13,000 children under the age of 6 were counted as living in poverty at that time, in addition to more than 9,000 persons aged 65 and older. The 2010 ACS data showed that poverty in Hamilton County increased to 15.4 percent, with the numbers of persons in poverty increasing for all groups under age 65. The most dramatic increases were seen among persons aged 5 and younger and aged 18 to 64. The total number of persons in poverty also increased, although a direct comparison of Census to ACS figures cannot be done due to differences in data collection methods.

Table II.12
Poverty by Age
Hamilton County
2000 Census & 2010 Five-Year ACS Data

Age	2000 Census		2010 Five-Year ACS	
	Population	% of Total	Population	% of Total
5 and Below	13,265	13.6%	17,614	14.6%
6 to 17	22,441	23.0%	25,807	21.4%
18 to 64	52,653	53.9%	67,876	56.4%
65 and Over	9,333	9.6%	9,057	7.5%
Total	**97,692**	**100.0%**	**120,354**	**100.0%**
Poverty Rate	11.8%	.	15.4%	.

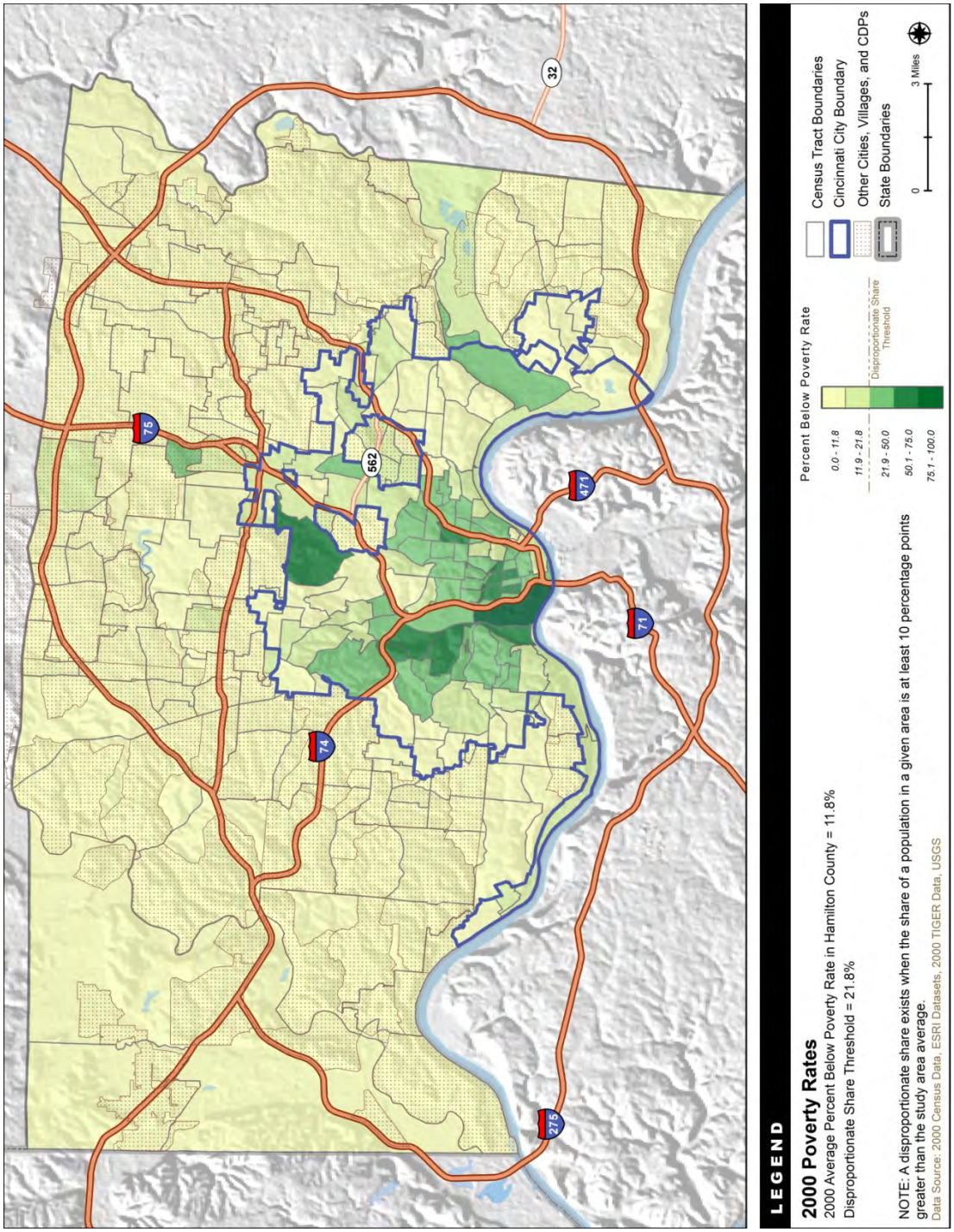
Appendix A shows that poverty increased by significantly more in the remainder of the County and increased by a small amount in Cincinnati. Poverty for all age groups increased in the remainder of the County, dramatically for all age groups under 65 and even more dramatically for those five and below. Despite these increases, however, poverty rates were still more prevalent in the City for those aged five and below and those aged 18 to 64, and the average poverty rate in the City was still much higher than for the remainder of the County; 27.2 percent as compared to 8.5 percent.

As these data indicate, poverty was not spread evenly throughout the County, as some Census tracts had much higher rates of poverty than others. Map II.10, on page 40, presents the 2000 poverty rate geographically. A Census tract had a disproportionate share of persons living in poverty if its poverty rate was greater than 21.8 percent. The highest levels of poverty were seen in the southern parts of the County, with a high of 100 percent of residents in poverty

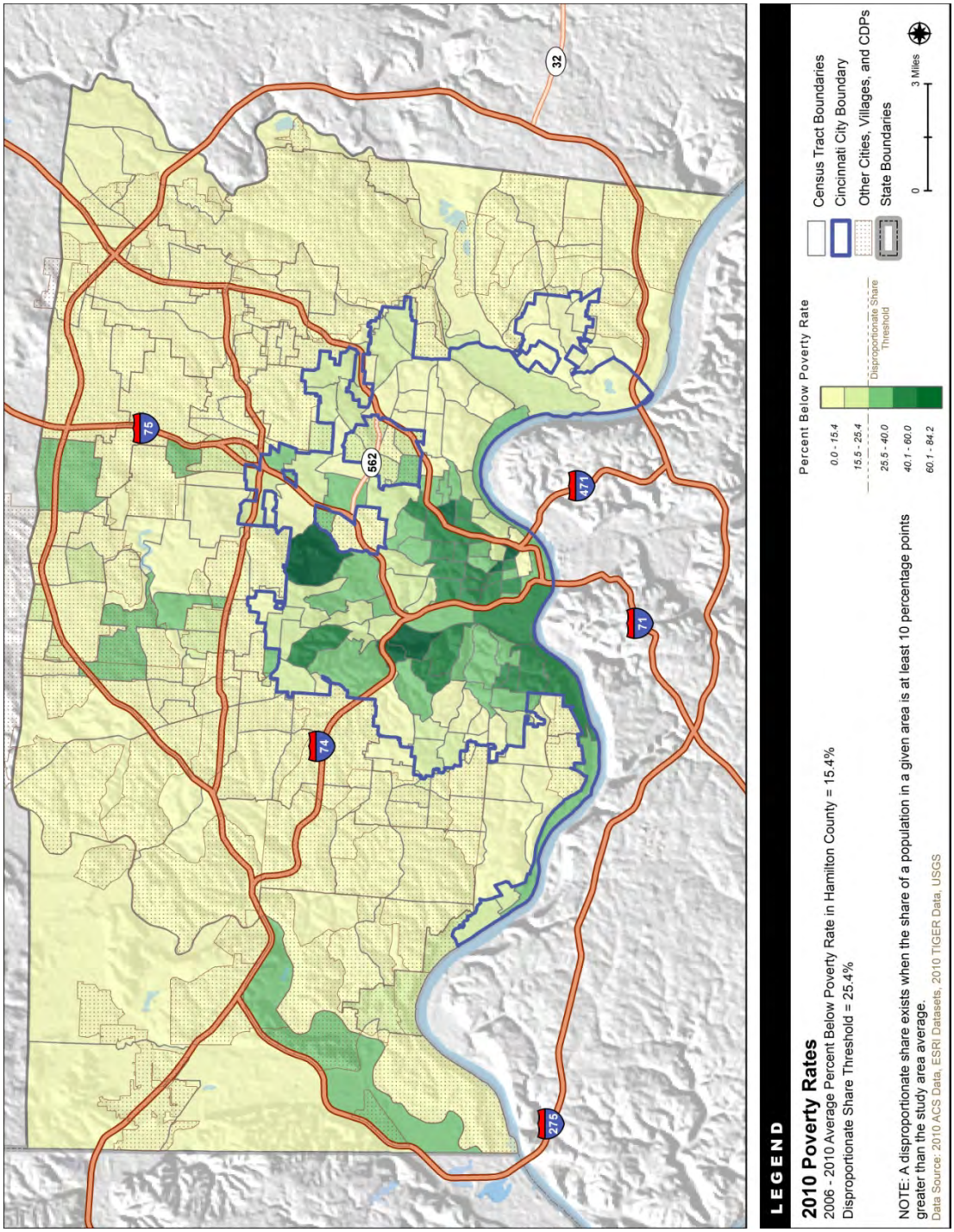
seen. The poorest tracts were generally east of central Cincinnati, although one larger tract at the central northern boundary of the City also demonstrated a high share.

By 2010, the average share of persons below the poverty rate had increased to 15.4 percent, meaning the disproportionate share threshold increased to 25.4 percent, yet even more tracts displayed disproportionate shares of poor residents. Map II.11, on page 41, presents poverty data for Hamilton County as derived from 2006 through 2010 ACS averages, and shows that geographically, high poverty rates had spread throughout the County, particularly in large parts of the City. Disproportionate shares of poverty were also seen in a few scattered tracts outside Cincinnati, such as in the central northern part of the County and in the large tract along highway 275 in the west.

Map II.10
Poverty Rates
Hamilton County
2000 Census Data



Map II.11
Poverty Rates
Hamilton County
2006–2010 ACS Data



C. SUMMARY

According to the Census Bureau, between 2000 and 2010, the population in Hamilton County fell from 845,303 to 802,374 persons, or by 5.1 percent. Data for population by age showed that the County's population slowly shifted to comprise more persons over the age of 55, although the age groups with the largest populations were those aged 5 to 19 and 35 to 54.

Census Bureau data showed that since 2000, the racial and ethnic composition of the County also changed. While the white population decreased by 10.4 percent between 2000 and 2010, several racial and ethnic minorities showed double digit percent increases in population. Native Hawaiian, Hispanic, and "other" groups all showed percentage increases of more than 97 percent. Further evaluation of black, Asian, and Hispanic population data in geographic terms showed large increases in concentration of these groups in Census tracts in northern parts of the County over the past decade.

Economic data for the past several decades demonstrate economic downturn in Hamilton County. Data from the BLS show that the labor force, defined as persons either working or looking for work, decreased from around 440,000 persons in 1990 to around 410,000 in 2010. However, from about 2000 on, employment figures declined more sharply. As a result, the unemployment rate had increased to 8.6 percent by 2010, but had been generally below the statewide rates seen over the period. Data from the BEA showed that average earnings per job in Hamilton County increased fairly steadily from 1969 to 2010, falling slightly in 2007 and 2009 but still outpacing statewide increases. Data on household income by tenure showed that large shares of renter households had low incomes, and the shares of renter households earning at or below 50 and 60 percent of AMI increased from 2000 to 2010, thus increasing the need for housing affordable for these households. In Hamilton County, the poverty rate average from 2006 through 2010 was 15.4 percent, with 120,354 persons considered to be living in poverty. This group was concentrated primarily in Cincinnati, although poverty rates outside the City increased sharply from 2000 figures.

III. HOUSING BACKGROUND

The evaluation of housing use and production trends occurring in Hamilton County included a variety of sources of information. These included the 2000 and 2010 Censuses, the 2006 through 2010 American Community Survey (ACS) data, 2005 though 2009 Comprehensive Housing Affordability Strategy (CHAS) tabulations, Hamilton County Auditor data, and data from other sources. Several measures of housing availability and suitability are presented in this section: total housing stock, housing production, housing problems and inadequacy issues such as lead-based paint and flood hazards, and public or assisted housing provision.

A. HOUSING STOCK

Data regarding the number of housing units counted in Hamilton County are presented in Table III.1, at right. In total, the number of housing units increased by 1.1 percent between 2000 and 2010, from 373,393 to 377,364 units. During this time, however, the population of Hamilton County decreased by 5.1 percent, which indicates that housing production outpaced population growth.

Table III.1
Housing Units
Hamilton County
2000 & 2010 Census Data

Year	Units
2000 Census	373,393
2010 Census	377,364
% Change	**1.1%**

Table III.2, below, shows that as of 2000, 86,518 units, or 24.9 percent of all units counted in the County, were built in 1939 or earlier. The 2010 ACS estimates showed that the shares of housing units constructed during most time periods before 1999 were smaller due to the construction of units built from 2000 onward. Between 2000 and 2004, 12,832 units were constructed, and 5,444 units were built in 2005 or later. Due to the different collection methods of decennial Census and five-year ACS counts, only the percent share of total units built in each time period are comparable. Still, these data show that a significant portion of the County's housing is aging; in 2010 more than 80 percent of homes were built before 1980. This could represent a significant challenge for addressing the County's housing needs.

Table III.2
Housing Units by Year Built
Hamilton County
2000 Census & 2010 Five-Year ACS Data

Era	2000 Census		2010 Five-Year ACS	
	Units	% of Total	Units	% of Total
1939 or Earlier	86,518	24.9%	104,533	27.6%
1940 to 1949	36,509	10.5%	30,545	8.1%
1950 to 1959	63,058	18.2%	64,819	17.1%
1960 to 1969	58,247	16.8%	57,592	15.2%
1970 to 1979	46,123	13.3%	46,385	12.2%
1980 to 1989	29,485	8.5%	29,518	7.8%
1990 to 1999	26,850	7.7%	27,246	7.2%
2000 to 2004	.	.	12,832	3.4%
2005 or Later	.	.	5,444	1.4%
Total	**346,790**	**100.0%**	**378,914**	**100.0%**

Appendix A shows these data for the City of Cincinnati and the remainder of Hamilton County. In Cincinnati, the oldest category of homes made up approximately 40 percent of housing stock in both datasets, but in the remainder of the County, the majority of housing was built from 1950 to 1979.

TYPE AND TENURE

Of the 373,393 housing units reported in Hamilton County in the 2000 Census, 59.3 percent were single-family units. An additional 24.5 percent of units were counted as apartments, 6.5 percent were duplexes, and 8.8 percent were tri- or four-plex units. ACS data for 2010 represented a 2006 to 2010 data average, which showed that the share of single-family units increased slightly, to 61.7 percent, while the shares of all other unit types decreased. These data are presented below in Table III.3.

Table III.3
Housing Units by Unit Type
Hamilton County
2000 Census & 2010 Five-Year ACS Data

Unit Type	2000 Census		2010 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	221,584	59.3%	233,779	61.7%
Duplex	24,215	6.5%	22,415	5.9%
Tri- or Four-Plex	32,720	8.8%	31,157	8.2%
Apartments	91,488	24.5%	88,237	23.3%
Mobile Homes	3,302	0.9%	3,167	0.8%
Boat, RV, Van, Etc.	84	0.0%	159	0.0%
Total	**373,393**	**100.0%**	**378,914**	**100.0%**

As seen in Appendix A, single-family units were more prevalent in the remainder of the County. These units represented more than 75 percent of all units in both datasets, but made up closer to 40 percent of all housing stock in Cincinnati. However, the shares of single-family homes increased in both subareas, and shares of most other types of units decreased slightly.

Housing units can also be examined by tenure status. Between 2000 and 2010, the number of occupied housing units decreased by 3.7 percent, from 346,790 to 333,945 units, despite the 1.1 percent increase in all units. The share of owner-occupied versus renter-occupied units showed a very slight shift to a greater share of renter-occupied units over the time period, with the rate of homeownership slipping slightly from 59.8 percent to 59.5 percent. The number of vacant units showed a large increase of 63.2 percent between 2000 and 2010. These data are presented on the following page in Table III.4.

Table III.4
Housing Units by Tenure
Hamilton County
2000 & 2010 Census Data

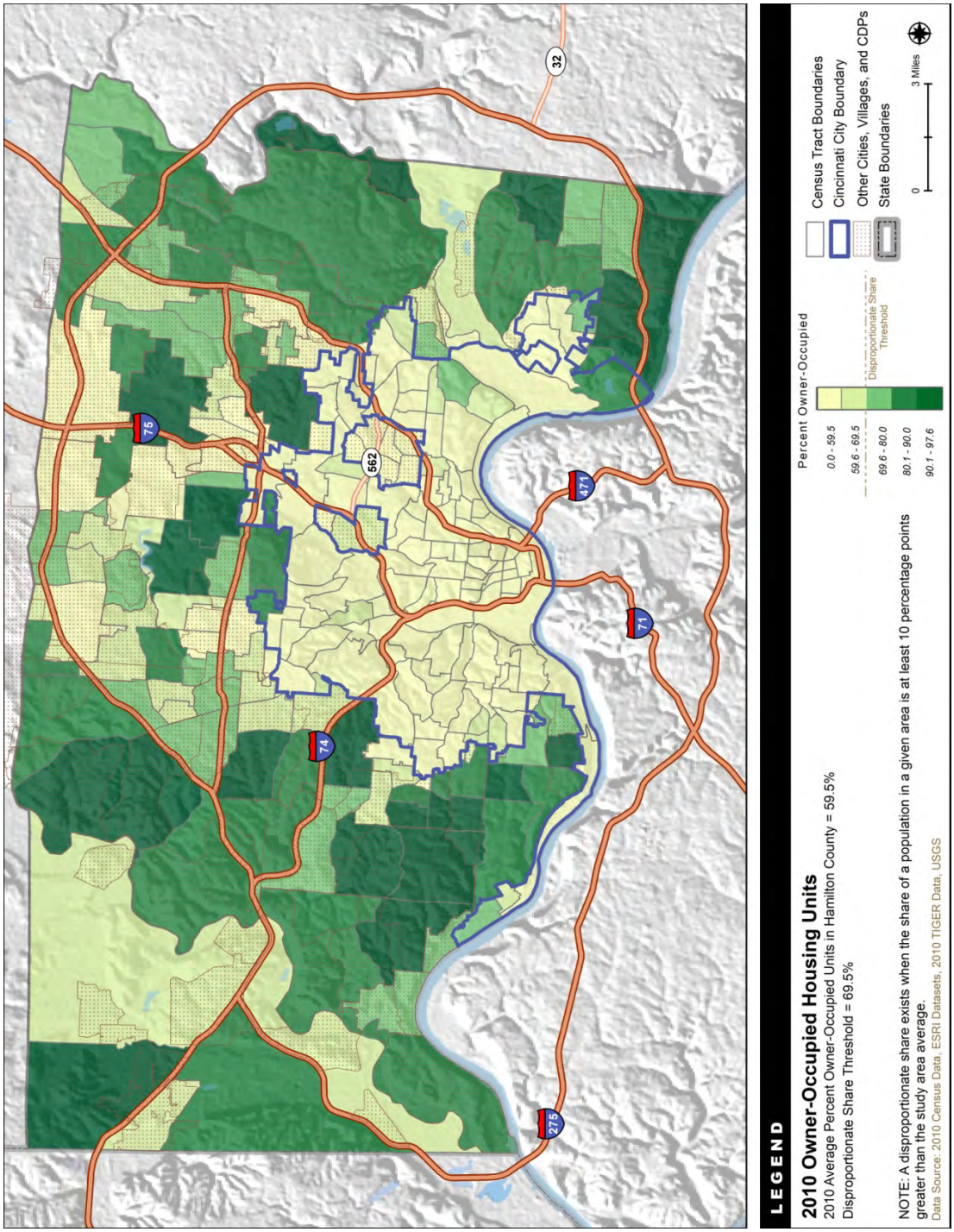
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	346,790	92.9%	333,945	88.5%	-3.7%
Owner-Occupied	207,533	59.8%	198,750	59.5%	-4.2%
Renter-Occupied	139,257	40.2%	135,195	40.5%	-2.9%
Vacant Housing Units	26,603	7.1%	43,419	11.5%	63.2%
Total Housing Units	**373,393**	**100.0%**	**377,364**	**100.0%**	**1.1%**

Appendix A shows that the sharp increase in vacant units was most pronounced in the remainder of the County, growing by 82 percent from 2000 to 2010 compared to 54.1 percent within Cincinnati. In the remainder of the County, renter-occupied households increased by 9.7 percent, and in the City, where the total number of housing units decreased by 2.9 percent, both owner-occupied and renter-occupied households decreased.

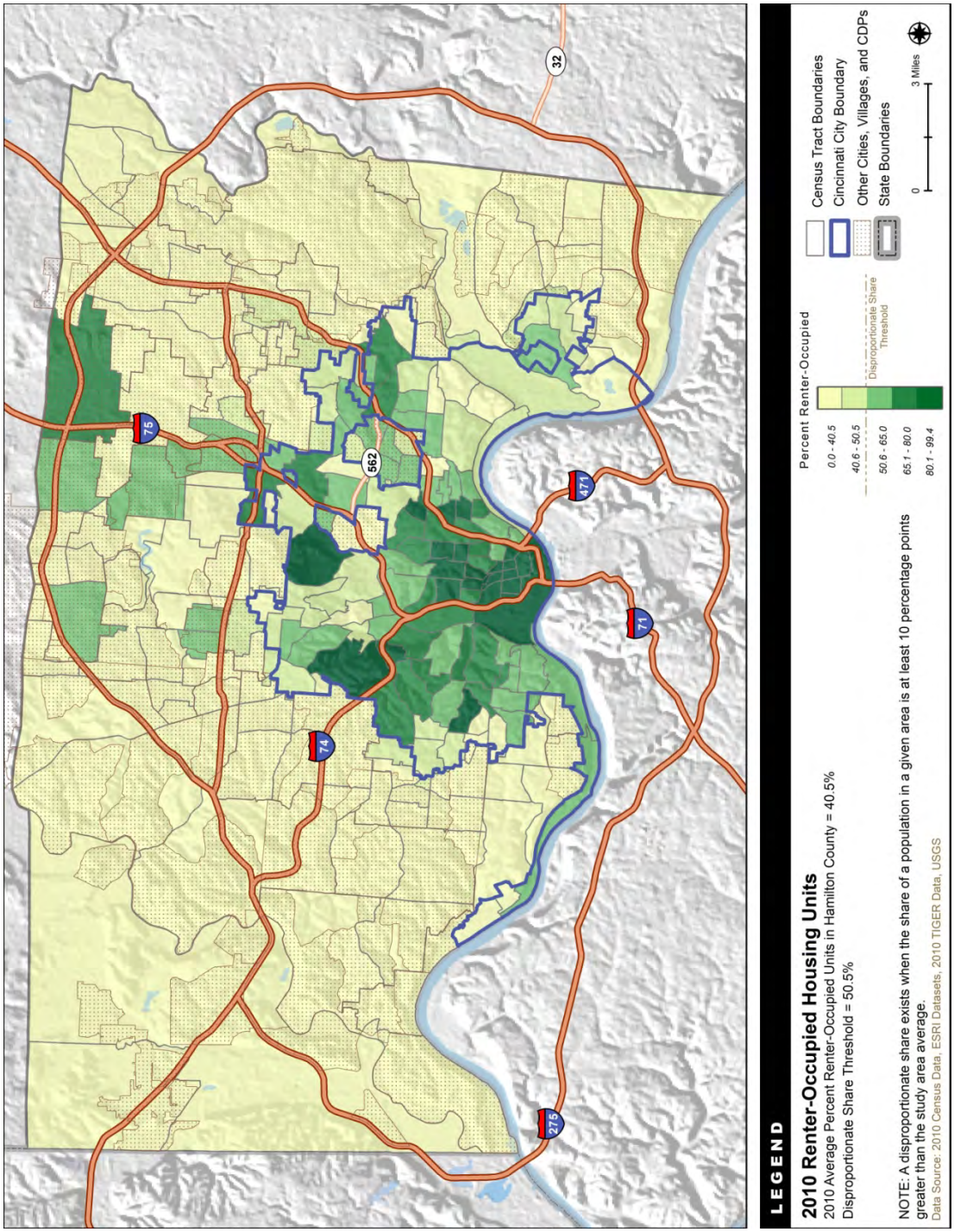
The geographic dispersal of owner-occupied units in Hamilton County in 2010 is presented on the following page in Map III.1. The average percentage of owner-occupied housing was 59.5 percent in 2010, which made the disproportionate share threshold 69.5 percent. Concentrations of owner-occupied housing above the disproportionate share threshold largely covered the eastern and western parts of the County, with a few exceptions where the share was merely above average. High rates of owner occupancy were also seen in a few tracts directly north of Cincinnati city boundaries, located more centrally in the County and near I-75.

Conversely, the average rate of renter-occupied housing per tract was 40.5 percent. Map III.2, on page 51, shows the 2010 distribution of renter-occupied housing in Hamilton County. Much of the heaviest distribution of renter households was located in the central and western parts of Cincinnati, although some tracts adjacent to I-75 in the central northern part of the County also had very high rates.

Map III.1
Owner-Occupied Housing Units
Hamilton County
2010 Census Data



Map III.2
Renter-Occupied Housing Units
Hamilton County
2010 Census Data



VACANT HOUSING

As shown below in Table III.5, at the time of the 2000 Census, the vacant housing stock represented 26,603 units, and by 2010, this figure reached 43,419; this shows an increase of 63.2 percent. Many of the vacant units in 2000 and 2010 were for rent or for sale, and some were rented or sold but not occupied. The number of vacant rental units increased by nearly 50 percent from 2000 to 2010, indicating that demand in the rental market had slowed. However, the number of vacant for-sale units increased by 112.6 percent, suggesting an even larger change in the real estate sales market. Another notable increase over the decade was in the number of units labeled as "other vacant." This type of unit showed an increase of 107.3 percent, from 6,310 units to 13,078 units. "Other vacant" units include those that are not for sale or rent, and may contribute to blight if grouped in close proximity. Along with the overall increase in vacant units, the increase in "other vacant" units could also represent challenges for the County's housing situation.

Table III.5
Disposition of Vacant Housing Units
Hamilton County
2000 & 2010 Census Data

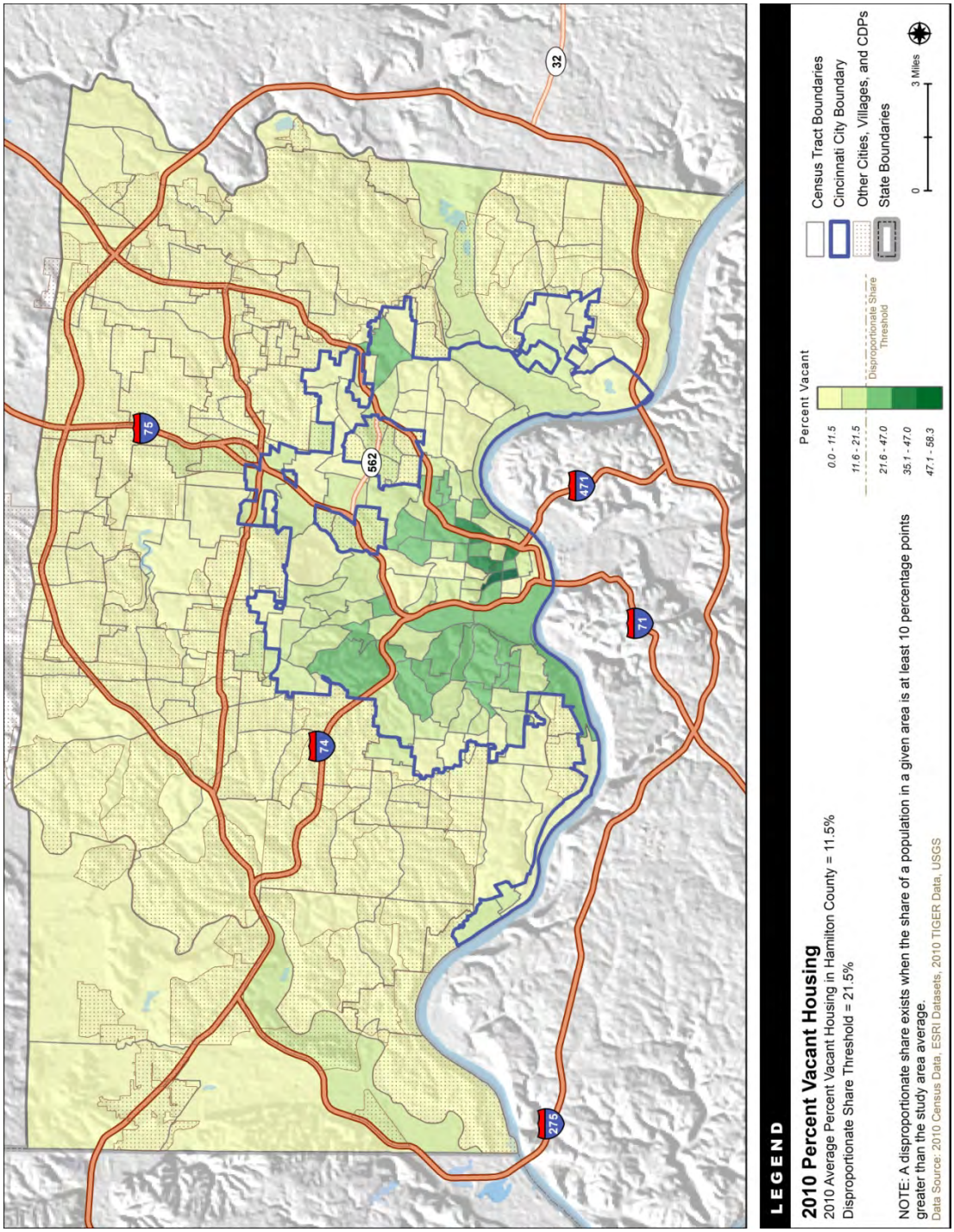
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	13,552	50.9%	20,210	46.5%	49.1%
For Sale	2,898	10.9%	6,162	14.2%	112.6%
Rented or Sold, Not Occupied	2,547	9.6%	2,276	5.2%	-10.6%
For Seasonal, Recreational, or Occasional Use	1,275	4.8%	1,680	3.9%	31.8%
For Migrant Workers	21	0.1%	13	0.0%	-38.1%
Other Vacant	6,310	23.7%	13,078	30.1%	107.3%
Total	**26,603**	**100.0%**	**43,419**	**100.0%**	**63.2%**

The increase in vacant for-sale units was more dramatic in Cincinnati, 118.8 percent, but the increase in "other vacant" units was far more pronounced in the remainder of the County, 280.5 percent, as shown in Appendix A. Vacant for-rent units were a larger share of vacant units in the remainder of the County (65.7 percent) than they were in Cincinnati (42.2 percent). Total vacant units increased by 82 percent in the remainder of the County, which was greater than the 54.5 percent increase in Cincinnati, though the number of vacant units was still higher in the City in both Censuses.

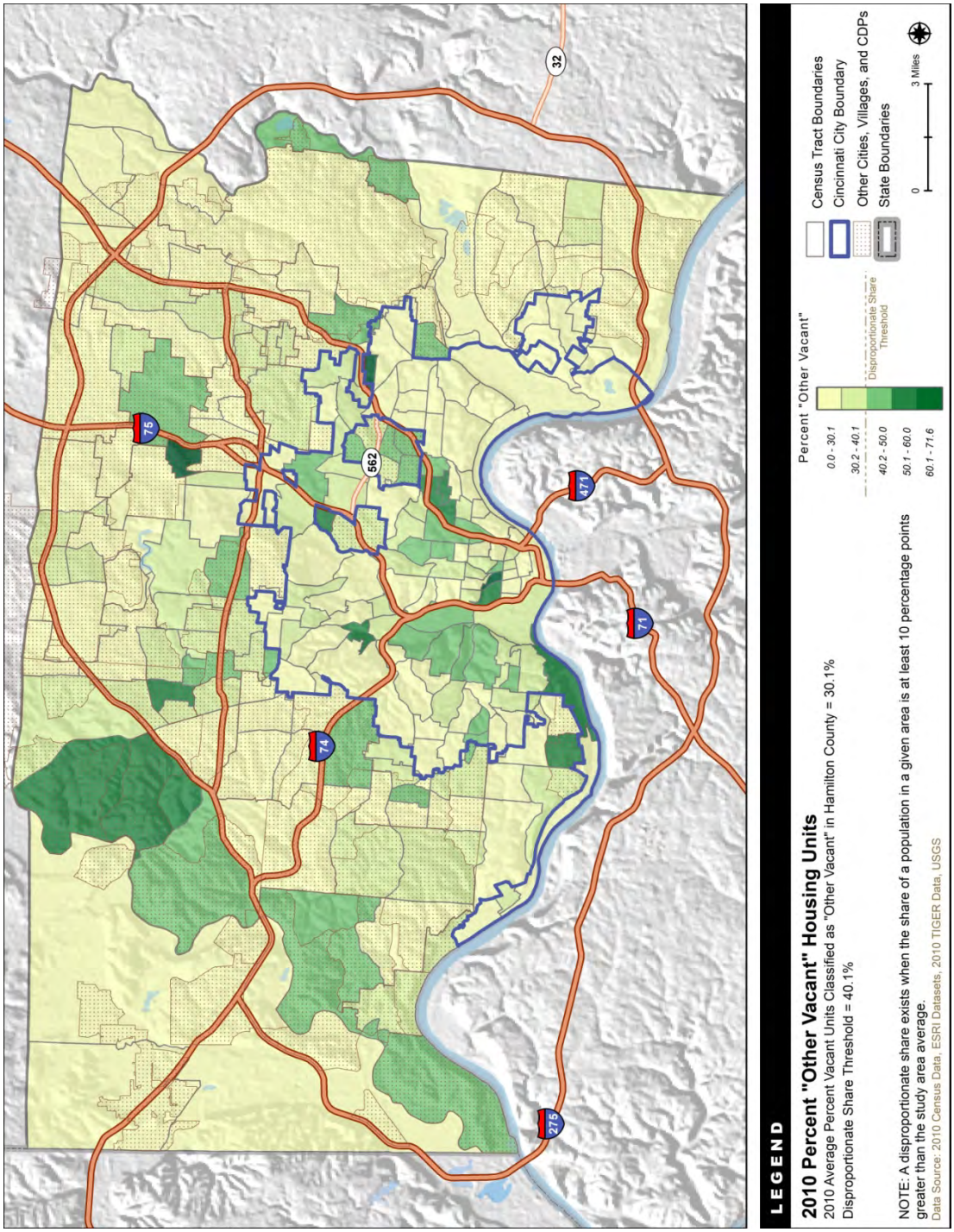
Map III.3, on the following page, shows the concentration of vacant units per tract in 2010. Tracts with disproportionate shares of vacant units, or more than 21.5 percent of all units, were seen only within Cincinnati boundaries.

Map III.4, on page 54, shows the concentration of units per tract described as "other vacant" in the 2010 Census. The average percentage of "other vacant" units was 30.1 percent, making the disproportionate share threshold 40.1 percent. Tracts with the highest share of "other vacant" units were scattered throughout the County, such as a few along I-75 and in other parts of the County just north of Cincinnati. Several large tracts in the west, somewhat following the boundaries of the Miami River, also had more "other vacant" units than average.

Map III.3
Percent Vacant Housing Units
Hamilton County
2010 Census Data



Map III.4
Percent "Other Vacant" Housing Units
Hamilton County
2010 Census Data



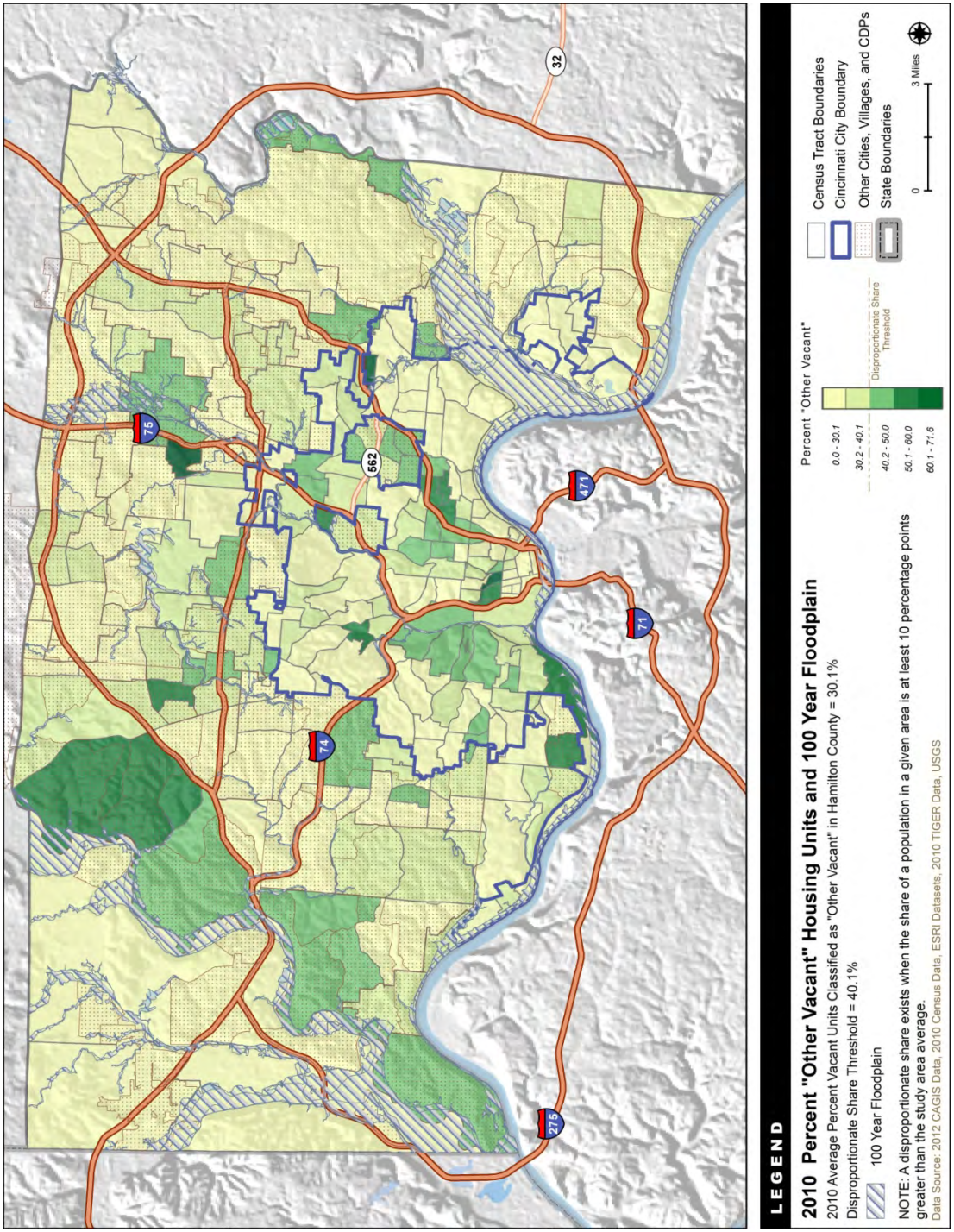
FLOOD ZONES

Natural hazards such as flooding and radon can affect the availability and safety of housing. Homes located in flood plains can be difficult to insure or purchase, in some cases leading to the abandonment of housing and the creation of blighted areas. Because a high share of Hamilton County's vacant housing is considered "other vacant," including abandoned housing, an analysis of areas most likely to flood was performed.

Geographic data depicting the 100-year floodplain were provided by the Cincinnati Area Geographic Information System (CAGIS) consortium of Hamilton County[26] and are shown in Map III.5, on the following page. These data show that several floodplain areas are not those where the highest shares of vacant homes were considered "other vacant." This may be because very few homes were constructed in these areas. However, in some areas, such as along the eastern border and some of the central northern parts of the County, the 100-year floodplain did cover parts of some tracts with "other vacant" rates of more than 40 percent. Floodplains did overlap parts of four large tracts along the Miami River with high disproportionate shares of other vacancies.

[26] http://cagis.hamilton-co.org/

Map III.5
Percent "Other Vacant" Units and 100 Year Flood Plain
Hamilton County
2010 Census Data



B. Details of the Housing Stock

The offices of the Hamilton County Auditor maintain databases of all homes sold in the County, including property values of all real property. Property must be reappraised every six years, taking into consideration changing economic conditions as well as physical improvements or damage to the property, and thorough data about each property are collected at the time of sale; this was last completed in 2011. Data assembled by the Auditor in April of 2012 document many features of residential buildings in Hamilton County sold from 1990 to that point, including some elements more detailed than those provided by Census data.

Type

The Auditor data report the type of building assessed, and Table III.6, at right, presents details on the types of residential buildings evaluated. These data do not represent housing units; rather, they represent entire structures and do not include the number of apartments or other dwelling units included in each. As of April 2012, 209,030 of the 259,113 residential structures in the County, or 80.7 percent, were single-family homes, and another 16,120 were duplex or triplex buildings with two or three units in each. There were 9,879 apartment and 21,385 condominium or other residential buildings.

Table III.6
Residential Buildings by Type
Hamilton County
1990–April 2012 Auditor Data

Type	Total	Percent
Single-Family	209,030	80.7%
Duplex/Triplex	16,120	6.2%
Apartment	9,879	3.8%
Condo/Other	21,385	8.3%
Mobile Home	2,699	1.0%
Total	**259,113**	**100.0%**

Table III.7, below, shows details on the 9,879 apartment buildings counted in the County. Of these, 62.9 percent were buildings with 4 to 19 units, and another 12.3 percent and 11.3 percent were retail buildings with apartments above or other commercial housing, respectively. Apartments with 20 or more units made up 11.5 percent of all units. These data indicate that most of the apartment buildings in the County are small complexes or mixed-use projects, both containing a small number of units.

Table III.7
Apartments by Type
Hamilton County
1990–April 2012 Auditor Data

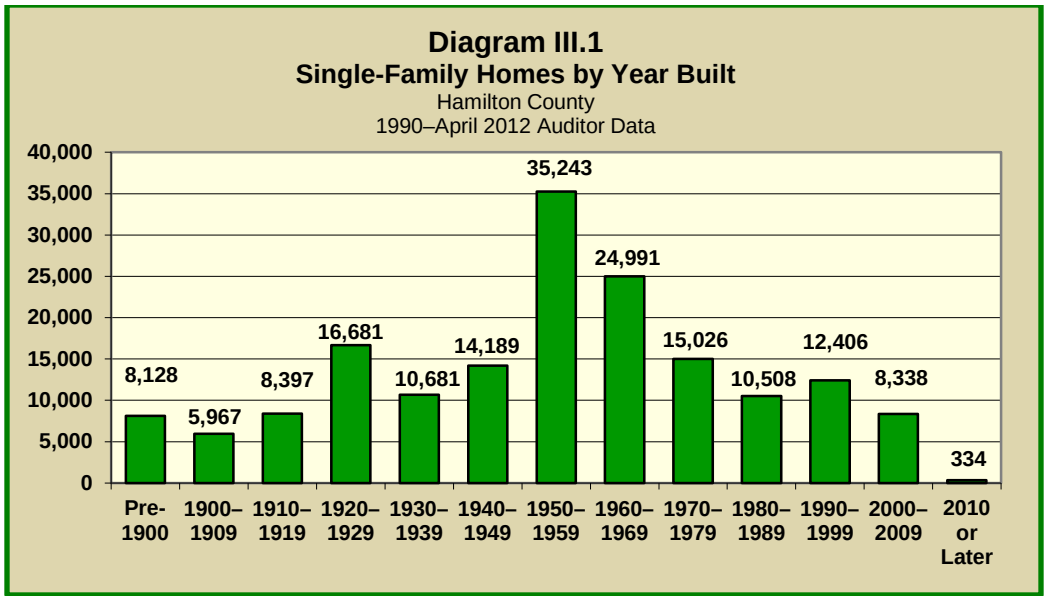
Type	Total	Percent
Apartment Building with 4–19 Units	6,209	62.9%
Apartment Building with 20–39 Units	507	5.1%
Apartment Building with 40+ Units	633	6.4%
Retail with Apartments Above	1,218	12.3%
Office with Apartments Above	197	2.0%
Other Commercial Housing	1,115	11.3%
Total	**9,879**	**100.0%**

The Hamilton County Auditor also notes the age of buildings, and Table III.8, below, tabulates the years residential structures were built, by type. As shown, the majority of all residential buildings were single-family structures, with almost all of these built before 1980 or missing information. Nearly 50,000 single-family homes were built both before 1940 and between 1940 and 1959, and 40,017 were built between 1960 and 1979. The majority of duplexes, 11,564 of the 16,120, were also built before 1940, although most condo or other residential buildings were built after 1960. The data available support Census Bureau estimates about the large portion of the housing stock that may deteriorate or require extra maintenance in the coming years. Auditor data show more than 60 percent of housing built before 1980, and older housing is more likely to have a blighting influence or unlivable conditions if it is not maintained. However, 50,655 properties across all categories were missing data about their years of construction; these were sold before 1990 and so details about them, such as year built, are not available. While more than 85 percent of all apartment records were missing detailed data, apartment buildings are rarely sold and so may not have been recorded in detail after 1990.

Table III.8
Residential Buildings by Type by Year Built
Hamilton County
1990–April 2012 Auditor Data

Age	Single-Family	Duplex/Triplex	Apartment	Condo/Other	Mobile Home	Total
Pre-1940	49,854	11,564	859	1,261	0	63,538
1940–1959	49,432	1,694	54	164	34	51,378
1960–1979	40,017	338	152	4,507	935	45,949
1980–1999	22,914	102	245	9,741	1,397	34,399
2000–2009	8,338	37	64	4,016	309	12,764
2010 or Later	334	0	11	82	3	430
Missing	38,141	2,385	8,494	1,614	21	50,655
Total	**209,030**	**16,120**	**9,879**	**21,385**	**2,699**	**259,113**

Because single-family homes made up the large majority of all residential structures, it is helpful to examine them more closely by decade of construction. As shown on the following page in Diagram III.1, among homes where the year built was recorded, construction of single-family homes was highest from 1950 to 1959 and 1960 to 1969, when 35,243 and 24,991 homes were built, respectively. Many homes were also built between 1920 and 1929 and 1970 and 1979, but home construction generally declined after 1959. In recent years, from 2000 to 2009, construction was at low levels not seen since before 1920.



FEATURES

The Auditor's database documents a number of other factors about all homes in the County, some very detailed for those buildings sold in 1990 or later. The average square footage of residential buildings is depicted in Table III.9, at right, and indicates that the average single-family home was 1,760 square feet. This relatively large number was unique to these detached homes. The average size of duplex and triplex buildings was only 2,288, suggesting that the units in these buildings averaged 763 to 1,144 square feet each. The average for apartment buildings was 2,044, suggesting that many apartments for which data were available were smaller buildings; a four-unit building might have 511-square-foot units.

Table III.9
Residential Buildings by Average Square Feet
Hamilton County
1990–April 2012 Auditor Data

Type	Avg. Sq. Ft.
Single-Family	1,760
Duplex/Triplex	2,288
Apartment	2,044
Condo/Other	1,305
Mobile Home	720
Total Average	**1,753**

The Hamilton County Auditor also notes the exterior building materials in residential buildings, and Table III.10, on the following page, shows that the most common materials for all building types were siding with masonry, brick, and frame with siding. This was also the case for single-family and condo or other buildings, but duplex and triplex buildings were more commonly frame with siding or brick, and apartment buildings were most commonly brick.

Table III.10
Exterior Wall Material by Building Type
Hamilton County
1990–April 2012 Auditor Data

Exterior Wall Material	Single-Family	Duplex/Triplex	Apartment	Condo/Other	Mobile Home	Total
Siding w/Masonry	65,440	3,049	216	9,053	.	77,758
Brick	57,390	5,000	749	7,544	.	70,683
Frame w/Siding	44,371	5,321	247	2,830	.	52,769
Stucco	2,894	294	60	29	.	3,277
Concrete Block	431	43	2	24	.	500
Stone	294	22	9	69	.	394
Concrete	51	5	102	221	.	379
Metal	11	1	0	0	1	13
Tile	7	0	0	0	.	7
Missing	38,141	2,385	8,494	1,615	2,698	53,333
Total	**209,030**	**16,120**	**9,879**	**21,385**	**2,699**	**259,113**

Table III.11, below, details the number of rooms of residential buildings by type, and shows that single-family homes most commonly had five or six rooms, with 38,397 and 49,069 buildings in these categories. Duplex and triplex buildings most often had eight or more rooms, and apartments most commonly had five.

Table III.11
Rooms by Building Type
Hamilton County
1990–April 2012 Auditor Data

Rooms	Single-Family	Duplex/Triplex	Apartment	Condo/Other	Mobile Home	Total
None	16	2	4	4	.	26
One	26	1	3	7	.	37
Two	58	1	3	59	.	121
Three	800	27	85	536	.	1,448
Four	7,712	94	166	3,493	1	11,466
Five	38,397	227	421	9,327	.	48,372
Six	49,069	1,336	169	4,304	.	54,878
Seven	28,102	1,240	40	1,528	.	30,910
Eight	26,477	3,351	66	391	.	30,285
Nine	11,183	1,741	31	84	.	13,039
Ten	5,332	2,781	56	25	.	8,194
Eleven	3,717	2,934	341	13	.	7,005
Missing	38,141	2,385	8,494	1,614	2,698	53,332
Total	**209,030**	**16,120**	**9,879**	**21,385**	**2,699**	**259,113**

When the rooms are broken down, the numbers of full and half bathrooms can be evaluated. As shown in Table III.12, on the following page, the majority of all residential buildings had one or two full bathrooms, with 94,552 and 90,175 units containing these numbers. Single-family homes most often had one full bathroom, with 88,290 of the 209,030 in this group. The majority of duplex or triplex units, 10,427 of the 16,120, had two full bathrooms, suggesting

that these were duplexes with one full bathroom per unit. There were 289 homes of all types where no full bathrooms were reported, and 221 of these were single-family homes.

Table III.12
Full Bathrooms by Building Type
Hamilton County
1990–April 2012 Auditor Data

Full Bathrooms	Single-Family	Duplex/Triplex	Apartment	Condo/Other	Mobile Home	Total
None	221	40	15	13	.	289
One	88,290	410	574	5,277	1	94,552
Two	66,420	10,427	389	12,939	.	90,175
Three	12,097	2,520	90	1,506	.	16,213
Four or More	3,861	338	317	36	.	4,552
Missing	38,141	2,385	8,494	1,614	2,698	53,332
Total	**209,030**	**16,120**	**9,879**	**21,385**	**2,699**	**259,113**

Table III.13, below, shows single-family homes by the number of full and half bathrooms they contained. As shown, most single-family homes had no or one half bathrooms; 92,853 and 71,320 buildings, respectively. Most commonly seen were single-family homes with one full bathroom, with 88,290 of such units, and of these, 58,912 had no half bathrooms.

Table III.13
Single-Family Homes by Full and Half Bathrooms
Hamilton County
1990–April 2012 Auditor Data

Full Bathrooms	Half Bathrooms						
	None	One	Two	Three	Four or More	Missing	Total
None	152	57	9	3	.	.	221
One	58,912	27,740	1,604	28	6	.	88,290
Two	28,575	35,339	2,405	85	16	.	66,420
Three	4,582	6,148	1,205	142	20	.	12,097
Four or More	632	2,036	1,003	164	26	.	3,861
Missing	.	.	.	.	.	38,141	38,141
Total	**92,853**	**71,320**	**6,226**	**422**	**68**	**38,141**	**209,030**

Another feature of homes analyzed by the County Auditor is basement type, and as shown in Table III.14 on the following page, the majority of all residential buildings had full basements, with 139,322. An additional 32,087 buildings had partial basements, and 31,134 had no basement at all. Similar patterns were seen when units were broken down by type for single-family and duplex or triplex units, but condo and other units most typically had no basement.

Table III.14
Basement Type by Building Type
Hamilton County
1990–April 2012 Auditor Data

Basement	Single-Family	Duplex/Triplex	Apartment	Condo/Other	Mobile Home	Total
None	19,260	273	487	11,114	.	31,134
Part Crawl	1,197	17	3	2	1	1,220
Part Basement	28,410	1,782	229	1,666	.	32,087
Crawl	1,813	79	5	58	.	1,955
Full Basement	120,182	11,582	659	6,899	.	139,322
N.A./Missing	38,168	2,387	8,496	1,646	2,698	53,395
Total	**209,030**	**16,120**	**9,879**	**21,385**	**2,699**	**259,113**

GRADE AND CONDITION

Other elements noted by the Hamilton County Auditor are condition and grade of buildings. Homes are classified as being in very poor, poor, fair, average, good, very good, or excellent condition. In addition, homes are classified by grade, referring to the quality of materials and workmanship used in the original construction: poor, fair, average, good, or excellent. Homes are assessed with visual inspection, and the Auditor also maintains a photo inventory. The grade and condition classifications reported in the 2012 data indicate how many homes in the County were built of high-quality materials but were not currently in their best condition; these represent opportunities for rehabilitation. The data also measure the numbers of homes built of low-quality materials that are currently in below-average condition; these present possible opportunities for redevelopment.

Table III.15, below, shows that many of the 259,113 residential buildings in the County were of average condition at the time of the 2011 assessment, 112,322. Another 66,109 were in good condition, and more homes were of very good or excellent condition than were of fair, poor, or very poor condition. Of the homes in fair, poor, or very poor condition, the majority were single-family homes; these represented nearly 10,000 units.

Table III.15
Condition by Type
Hamilton County
1990–April 2012 Auditor Data

Condition	Single-Family	Duplex/Triplex	Apartment	Condo/Other	Mobile Home	Total
Very Poor	510	222	28	11	.	771
Poor	1,346	496	21	2	.	1,865
Fair	7,871	2,263	103	1,062	504	11,803
Average	86,014	6,811	1,078	18,042	377	112,322
Good	61,387	3,436	140	424	722	66,109
Very Good	12,221	453	9	229	.	12,912
Excellent	1,539	52	5	0	278	1,874
Missing	38,142	2,387	8,495	1,615	818	51,457
Total	**209,030**	**16,120**	**9,879**	**21,385**	**2,699**	**259,113**

Table III.16, below, details the single-family homes of all conditions by year built, and shows that the majority of lower condition homes were built before 1940, with nearly all of the very poor or poor condition homes and 4,418 of the 7,871 average condition homes built in this period. Of average and good condition homes, the largest numbers were seen for homes built between 1940 and 1979.

Table III.16
Condition of Single-Family Homes by Year Built
Hamilton County
1990–April 2012 Auditor Data

Year Built	Very Poor	Poor	Fair	Average	Good	Very Good	Excellent	Missing	Total
Pre-1940	391	1,010	4,418	16,587	20,271	6,224	952	1	49,854
1940–1959	89	226	1,917	20,093	23,072	3,665	370	.	49,432
1960–1979	25	97	951	22,229	14,595	1,961	159	.	40,017
1980–1999	4	10	507	19,016	2,997	326	54	.	22,914
2000–2009	1	3	78	7,755	452	45	4	.	8,338
2010 or Later	.	.	.	334	.	.	.	.	334
Missing	.	.	.	.	.	.	.	38,141	38,141
Total	**510**	**1,346**	**7,871**	**86,014**	**61,387**	**12,221**	**1,539**	**38,142**	**209,030**

While the condition of a home can indicate its current state and suitability, consideration of the grade of the original construction materials and workmanship provides a more thorough representation of housing quality. Homes of higher grades may have rehabilitation potential or offer long-lasting quality housing, while homes of low grades likely do not. Of all the residential buildings in the County, the majority (148,797) were of average grade, 36,656 were of good grade, and 11,416 of excellent grade. Among single-family homes, 163,959 were of average, good, or excellent grade. On the other hand, more than 6,500 single-family homes were constructed using fair or poor quality materials and workmanship. These data are presented in Table III.17, below.

Table III.17
Grade by Type
Hamilton County
1990–April 2012 Auditor Data

Grade	Single-Family	Duplex/Triplex	Apartment	Condo/Other	Mobile Home	Total
Poor	107	6	3	134	.	250
Fair	6,458	705	27	985	1	8,176
Average	124,847	11,876	792	11,282	.	148,797
Good	29,185	1,068	511	5,892	.	36,656
Excellent	9,927	80	31	1,378	.	11,416
Missing	38,506	2,385	8,515	1,714	2,698	53,818
Total	**209,030**	**16,120**	**9,879**	**21,385**	**2,699**	**259,113**

Examination of the grade of single-family homes by year of construction shows that much of the County's older housing stock was made with average or good quality materials, with 37,828 of the total 49,854 homes built before 1940 of average grade. As shown in Table III.18,

below, more than 4,300 homes built in this period were built with fair or poor quality materials. The large majority of homes built from 1940 to 1959 and 1960 to 1979 were of average or good grade, although many of the former were also built with fair or poor quality materials. Of homes built from 1980 to 1999, more were of good grade than any other level, and this period also saw the most excellent grade homes built. Homes built most recently, or from 2000 to 2009 and from 2010 and on, were most represented in the average grade category.

Table III.18
Grade of Single-Family Homes by Year Built
Hamilton County
1990–April 2012 Auditor Data

Year Built	Grade of Dwelling Units						
	Poor	Fair	Average	Good	Excellent	Missing	Total
Pre-1940	51	4,279	37,828	5,432	2,150	114	49,854
1940–1959	38	1,260	42,852	4,548	704	30	49,432
1960–1979	13	596	31,481	7,001	904	22	40,017
1980–1999	4	208	8,689	9,469	4,477	67	22,914
2000–2009	1	104	3,823	2,645	1,636	129	8,338
2010 or Later	.	11	174	90	56	3	334
Missing	.	.	.	.	.	38,141	38,141
Total	**107**	**6,458**	**124,847**	**29,185**	**9,927**	**38,506**	**209,030**

While the data presented previously provide a general background of housing quality, in order to understand the redevelopment or rehabilitation needs of the housing stock in Hamilton County, it is necessary to examine homes through a comparison of condition and grade. As shown in Table III.19, below, many homes of average, fair, or poor grade were in good or very good condition. Such homes are likely positive influences on their neighborhoods and not in need of significant repair. However, 6,607 average grade homes were in fair, poor, or very poor condition, and may not be easily repaired or restored. In addition, there were 2,552 fair grade homes in fair, poor, or very poor condition; such homes are less likely to be candidates for renovation and instead may be better opportunities for demolition and redevelopment. The best candidates for such redevelopment were the 83 homes of poor grade materials and fair, poor, or very poor condition.

Table III.19
Condition of Single-Family Homes by Grade
Hamilton County
1990–April 2012 Auditor Data

Condition	Grade of Dwelling Units						
	Poor	Fair	Average	Good	Excellent	Missing	Total
Very Poor	31	218	256	5	.	.	510
Poor	24	489	803	23	7	.	1,346
Fair	28	1,845	5,548	362	86	2	7,871
Average	17	2,917	62,188	15,184	5,523	185	86,014
Good	7	882	48,185	10,084	2,181	48	61,387
Very Good	.	89	6,990	3,155	1,893	94	12,221
Excellent	.	18	876	372	237	36	1,539
Missing	.	.	1	.	.	38,141	38,142
Total	**107**	**6,458**	**124,847**	**29,185**	**9,927**	**38,506**	**209,030**

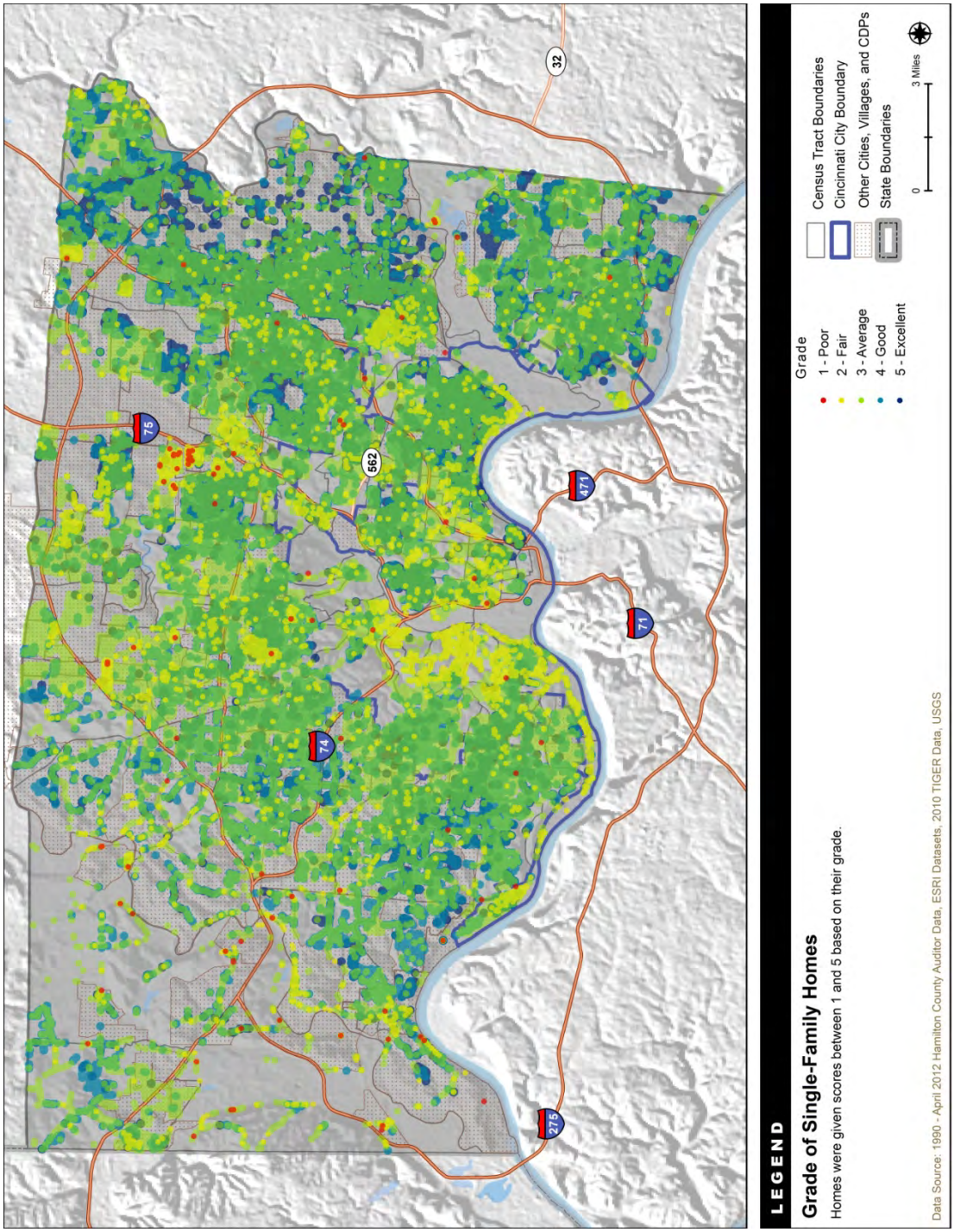
While identifying the numbers of homes that are candidates for redevelopment or renovation is a productive step, it is important to note that these numbers were not distributed evenly across the County. When the addresses of all homes and corresponding condition and grade data are mapped, they show which parts of the County contain the largest shares of low-grade and low-condition single-family homes. Map III.6, on the following page, presents all of these homes by grade. This map demonstrates that some homes were of fair or poor grade; that is, made with low-quality materials. These tended to be located in central Cincinnati and just west of I-75 north of the City boundaries. The eastern part of the County contained primarily good and excellent grade homes.

Map III.7, on page 67, shows the condition of single-family homes. While poor and very poor condition homes were scattered across the County, they were most concentrated in the central areas, such as in Cincinnati and along I-75 and other major highways in the northern parts of the County. Large parts of the more suburban edges of the County had very few homes of below average condition, particularly in the central eastern area. Along with the grade ratings, these data indicate that many homes were built of average or good quality materials, but have fallen into below average condition.

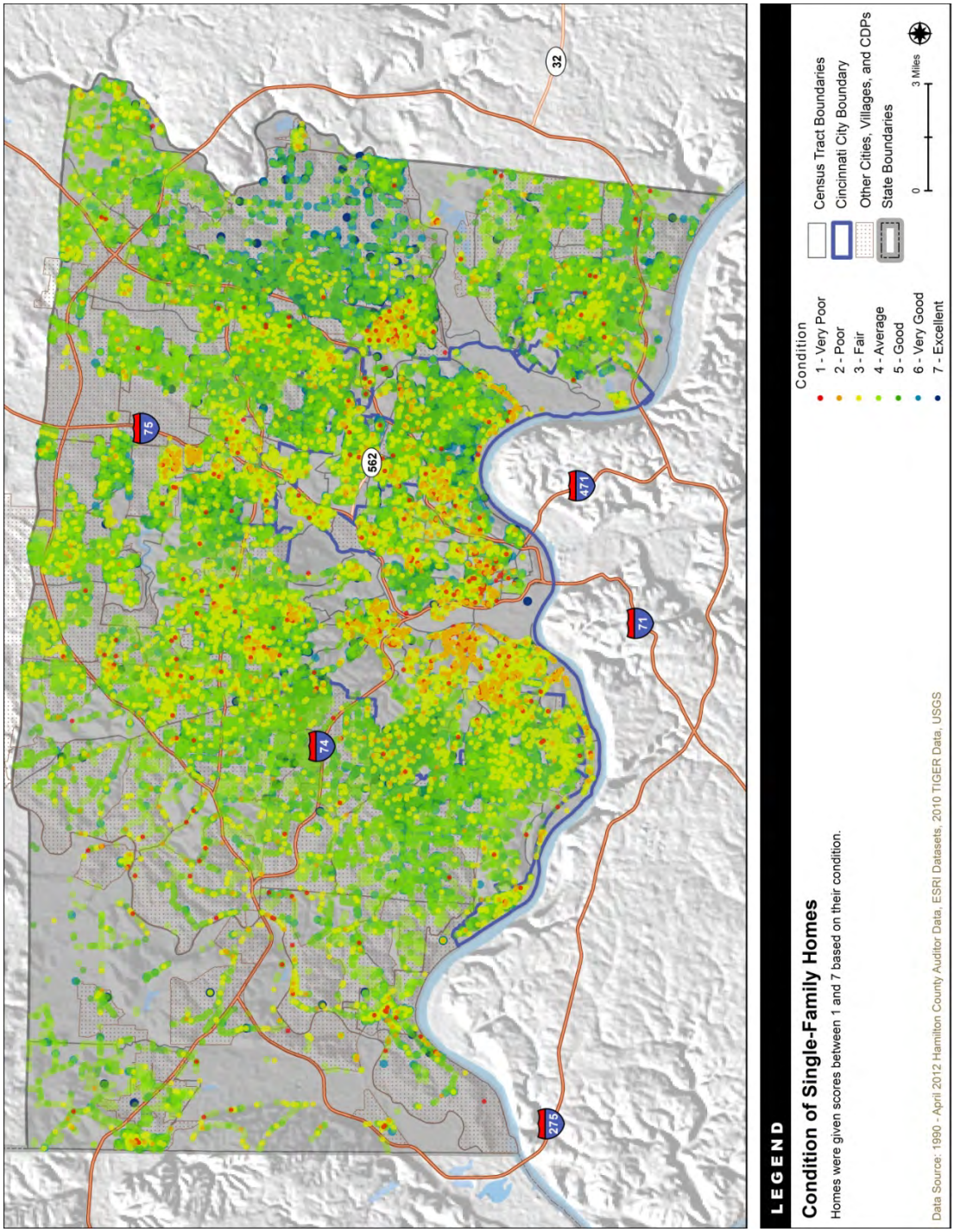
A cross-comparison of the grade and condition of homes allows for additional evaluation. All homes of lower than average condition were given ratings of 1 to 5 based on their grade of construction. Homes of low grade and low condition (ratings of 1, 2, or 3) may be difficult to repair, and therefore present good redevelopment opportunities if located in close proximity to one another. Such properties are shown with red and yellow dots in Map III.8, on page 68. As shown, many parts of central Cincinnati and along the Ohio River, as well as near City boundaries to the northwest and northeast, showed clusters of homes that present such opportunity. Some of these homes were concentrated just west of I-75 north of the City.

Homes of low condition but medium or high grade may be better candidates for rehabilitation, through improvements to either the interior or exterior of the structure. Rehabilitation of homes in areas where many homes need to be upgraded can also dramatically improve a neighborhood. Map III.9, on page 69, shows the homes of below average condition that were of higher original grade, including homes that were given a score of 3 and also presented on the previous map. These may need either rehabilitation or redevelopment. The candidates for rehabilitation that could be most efficiently renovated, meaning those with lower condition but high grade, were generally located north and east of Cincinnati in more suburban parts of the County, as shown with the blue and purple dots on the map. Together, these maps indicate the geographic locations that demonstrate possible opportunities for redevelopment and rehabilitation of housing.

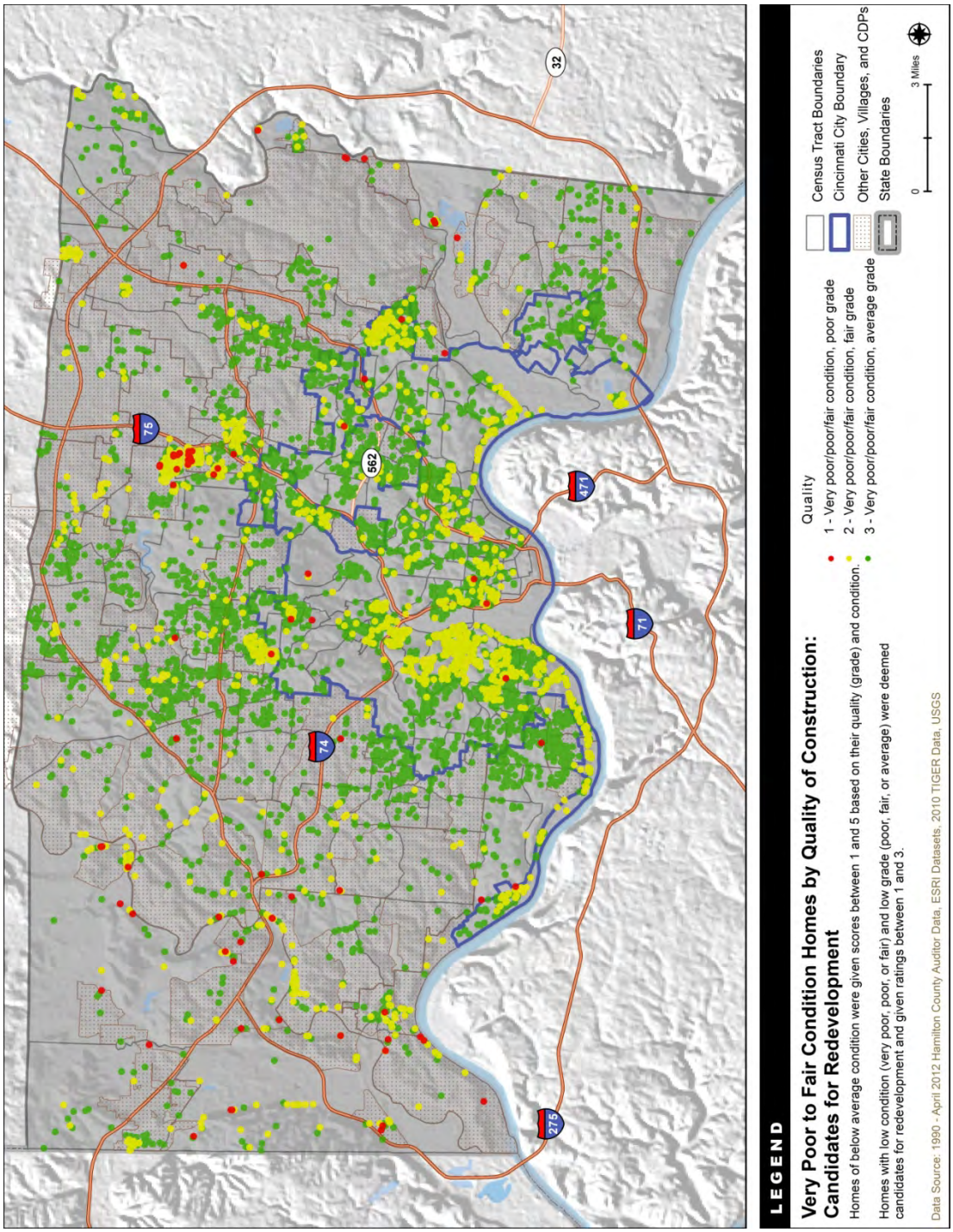
Map III.6
Grade of Single-Family Homes
Hamilton County
1990–April 2012 Auditor Data



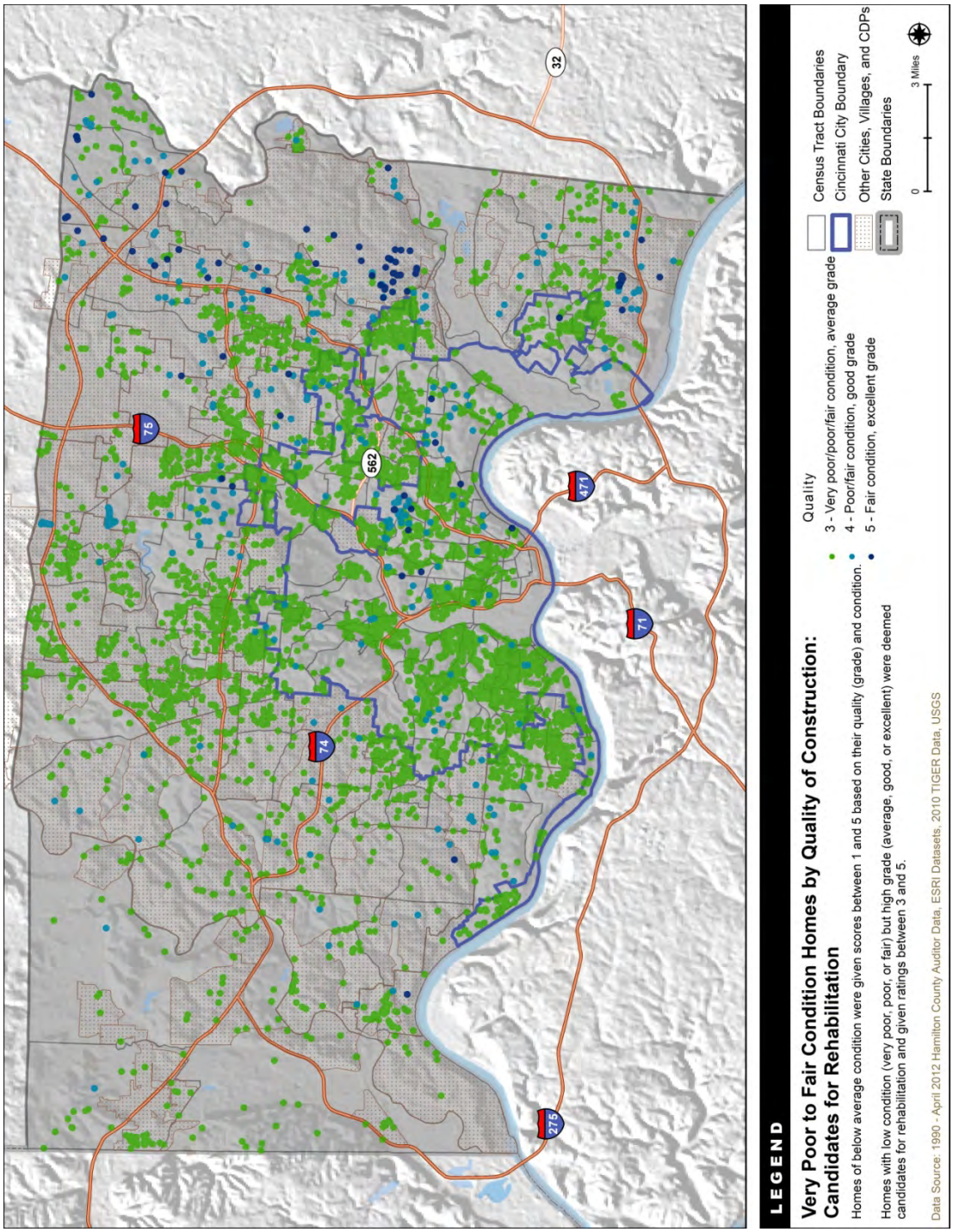
Map III.7
Condition of Single-Family Homes
Hamilton County
1990–April 2012 Auditor Data



Map III.8
Candidates for Redevelopment
Hamilton County
1990–April 2012 Auditor Data



Map III.9
Candidates for Rehabilitation
Hamilton County
1990–April 2012 Auditor Data



C. HOUSING PRODUCTION AND AFFORDABILITY

HOUSING PRODUCTION

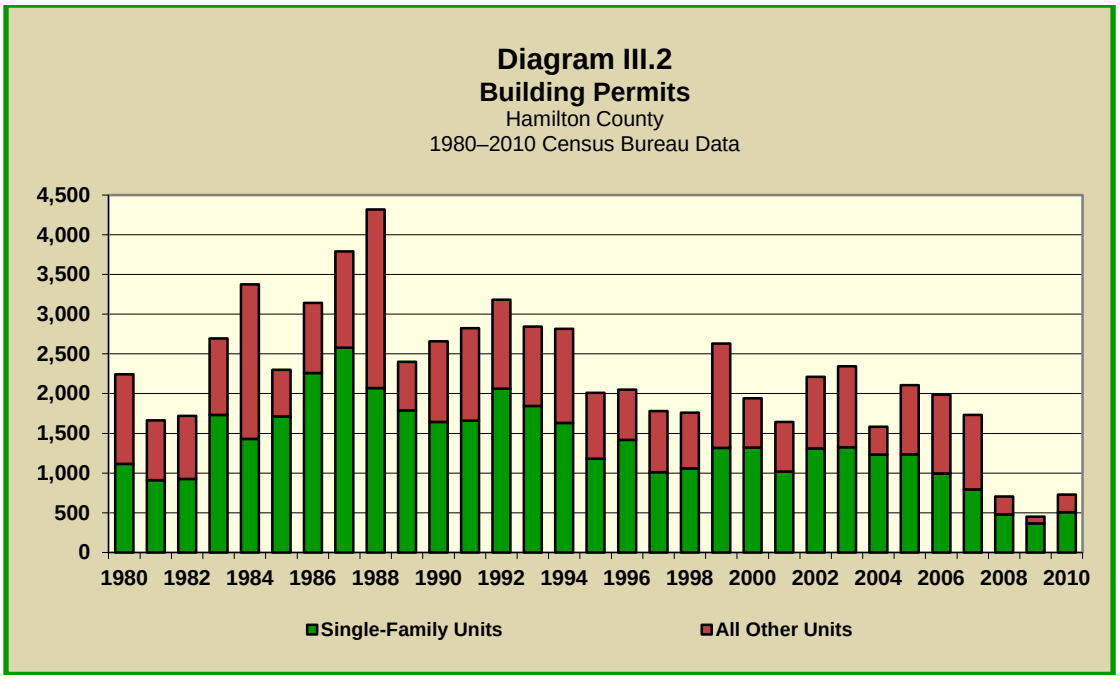
The Census Bureau reports the number of residential building permits issued each year for permit issuing places, including those in Hamilton County. Reported data are single-family units, duplexes, tri- and four-plex units, and all units within facilities comprising five or more units. The number of building permits and valuation of constructed units from 1980 through 2010 are presented below in Table III.20. The number of permits issued for construction for all units in Hamilton County was highest in the mid- to late 1980s, with a peak of 4,319 units in 1988.

Table III.20
Building Permits and Valuation
Hamilton County
1980–2010 Census Bureau Data

Year	Authorized Construction in Permit-Issuing Areas					Per Unit Valuation Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units ($)
1980	1,116	46	50	1,031	2,243	142,290
1981	912	32	94	627	1,665	149,229
1982	926	24	29	740	1,719	134,542
1983	1,732	28	66	867	2,693	114,978
1984	1,430	24	53	1,870	3,377	143,521
1985	1,711	26	23	539	2,299	141,318
1986	2,259	26	58	798	3,141	145,729
1987	2,578	40	32	1,141	3,791	164,900
1988	2,069	40	25	2,185	4,319	184,244
1989	1,790	66	41	502	2,399	185,625
1990	1,644	30	14	970	2,658	182,138
1991	1,660	16	44	1,103	2,823	176,257
1992	2,062	26	15	1,080	3,183	172,764
1993	1,846	50	37	910	2,843	184,782
1994	1,633	12	22	1,150	2,817	178,868
1995	1,179	14	67	751	2,011	161,900
1996	1,419	28	16	587	2,050	155,134
1997	1,009	10	80	682	1,781	190,853
1998	1,061	18	58	624	1,761	186,560
1999	1,316	12	42	1,259	2,629	240,103
2000	1,321	26	19	574	1,940	252,968
2001	1,018	58	59	507	1,642	213,190
2002	1,308	16	107	780	2,211	192,813
2003	1,327	18	152	849	2,346	189,265
2004	1,231	10	37	304	1,582	259,559
2005	1,236	6	97	768	2,107	253,474
2006	993	14	77	902	1,986	293,546
2007	795	20	30	889	1,734	329,608
2008	479	14	55	157	705	304,708
2009	365	4	20	61	450	219,012
2010	509	14	7	200	730	195,840

Appendix A shows the number and average value of permitted units separated by the City of Cincinnati and the remainder of Hamilton County. In the City, the number of units receiving permits staggered a great deal over the three decades and was highest in 2006, but in the remainder of the County, the number of units permitted peaked in 1988 and fell after that point, generally declining over the following 22 years.

Diagram III.2, below, presents the number of single-family units and all other types of units permitted in the County from 1980 through 2010, although these data do not include units that do not require permits, such as mobile homes and trailers. While single-family unit permits represented the bulk of permitting activity over the time period, permits for all units fell significantly after the mid-2000s. A high in single-family permitting was seen in 1987 at roughly 2,500 units; by 2010, permits for single-family units numbered closer to 500. A similar pattern on a slightly smaller scale was seen in the number of permits issued for all other unit types, which fell from around 2,250 units in 1988 to roughly 200 units in 2010.



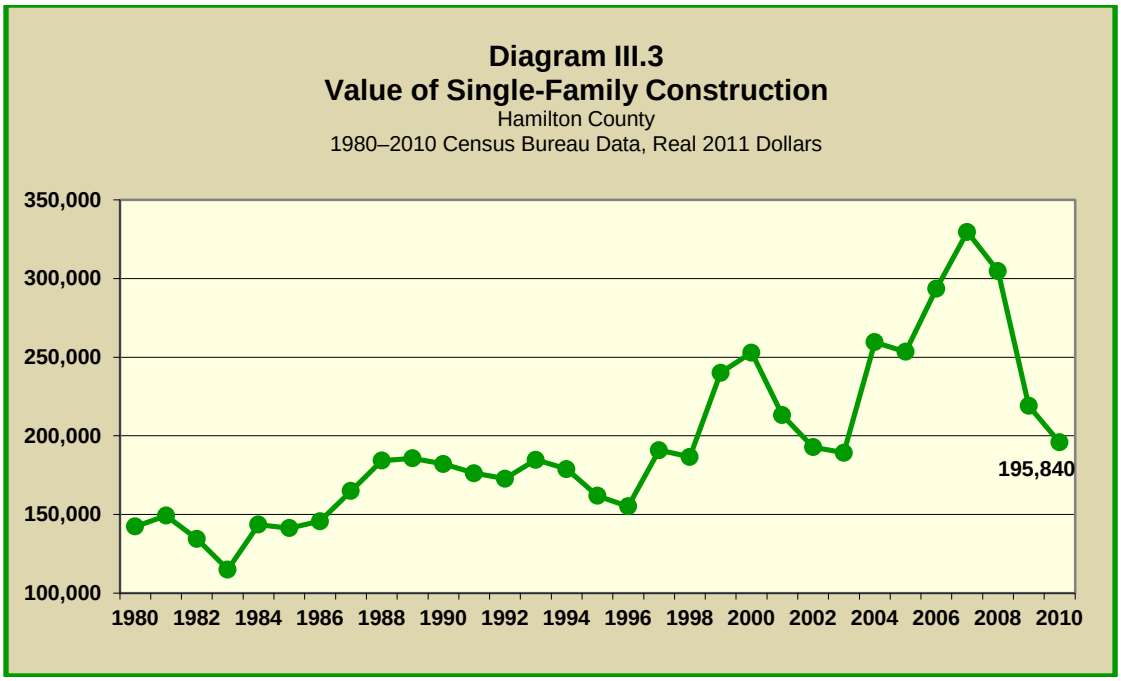
Appendix A shows permits issued in Cincinnati and in the remainder of the County and shows a stark difference in trends between these two areas; in 2010, there were three times more permits issued in the remainder of the County than the City. In Cincinnati, all other units were the primary focus of permitting over the period, although all decreased after 2006. In the remainder of the County, permits were primarily issued for single-family units, and the number of all other units permitted decreased considerably after 1999.

HOUSING COSTS

As shown in Table III.20, presented on the previous page, the Census Bureau also reports the value of construction appearing on a building permit, excluding the cost of land and related land development. The valuation of single-family units was highest in 2007, at $329,608.

As shown in Appendix A, home values in 1980 were higher in Cincinnati than in the remainder of the County, and the highest single-family home value recorded in the City was in 1981 at $192,516. Conversely, the average in the remainder of the County was $353,139 in 2007.

Diagram III.3, below, shows graphically the value of construction of single-family dwellings, which staggered in the mid-1990s and 2000s. The average value was around $143,000 in 1980 and slowly increased through the early 1990s; while it reached nearly $330,000 in 2007, by 2010 it had fallen to $195,840.



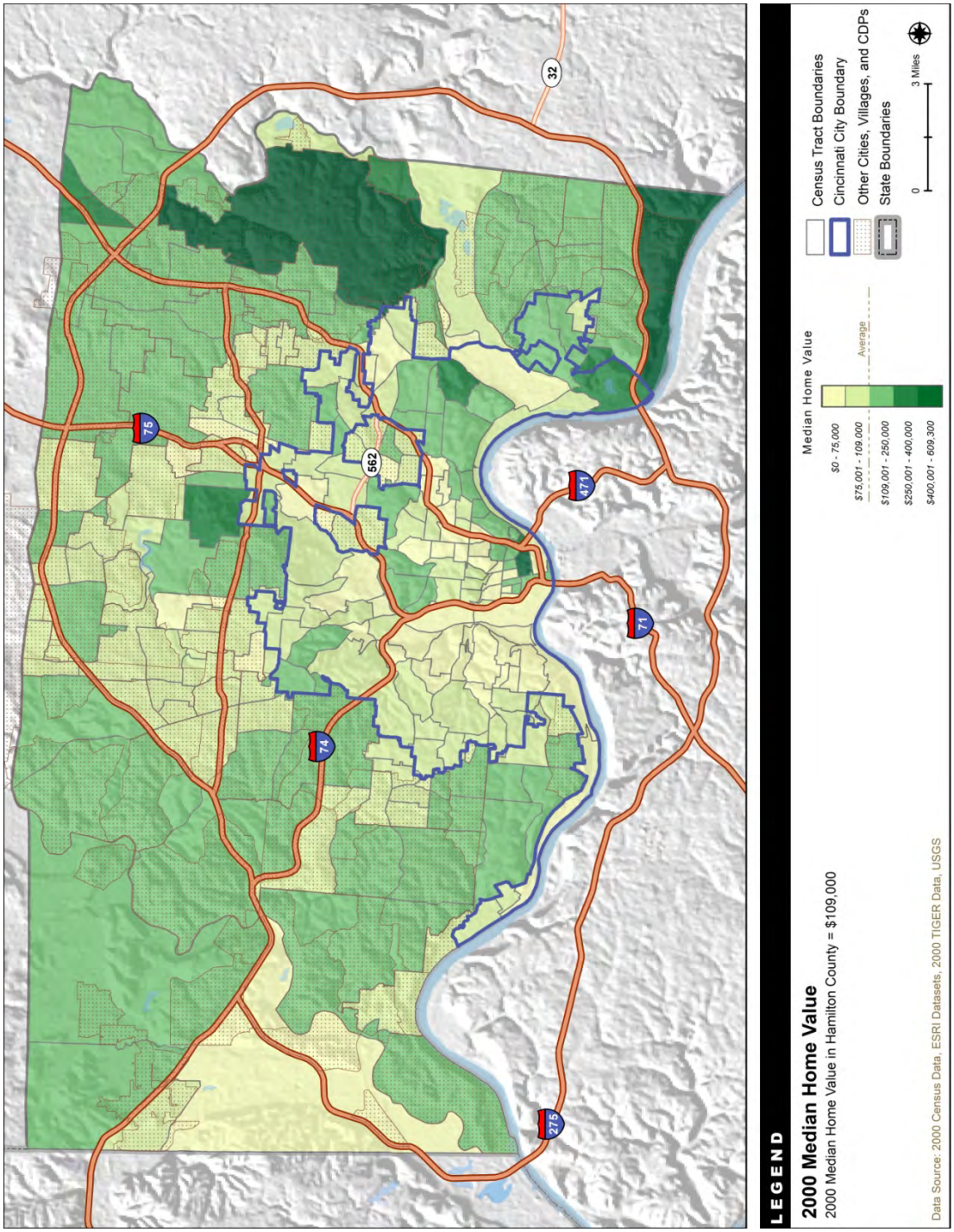
As shown in Appendix A, the average value of single-family construction followed a very similar pattern in the remainder of the County, but new home values moved very differently in Cincinnati. In the City, the average value was just over $173,000, though this figure fell to a low of around $51,000 in 1994 and then inconsistently climbed upward again, reaching $172,337 in 2010. Also in contrast, 1994 represented a record high value for new construction in the remainder of the County, not broken until 1999.

Home Purchases

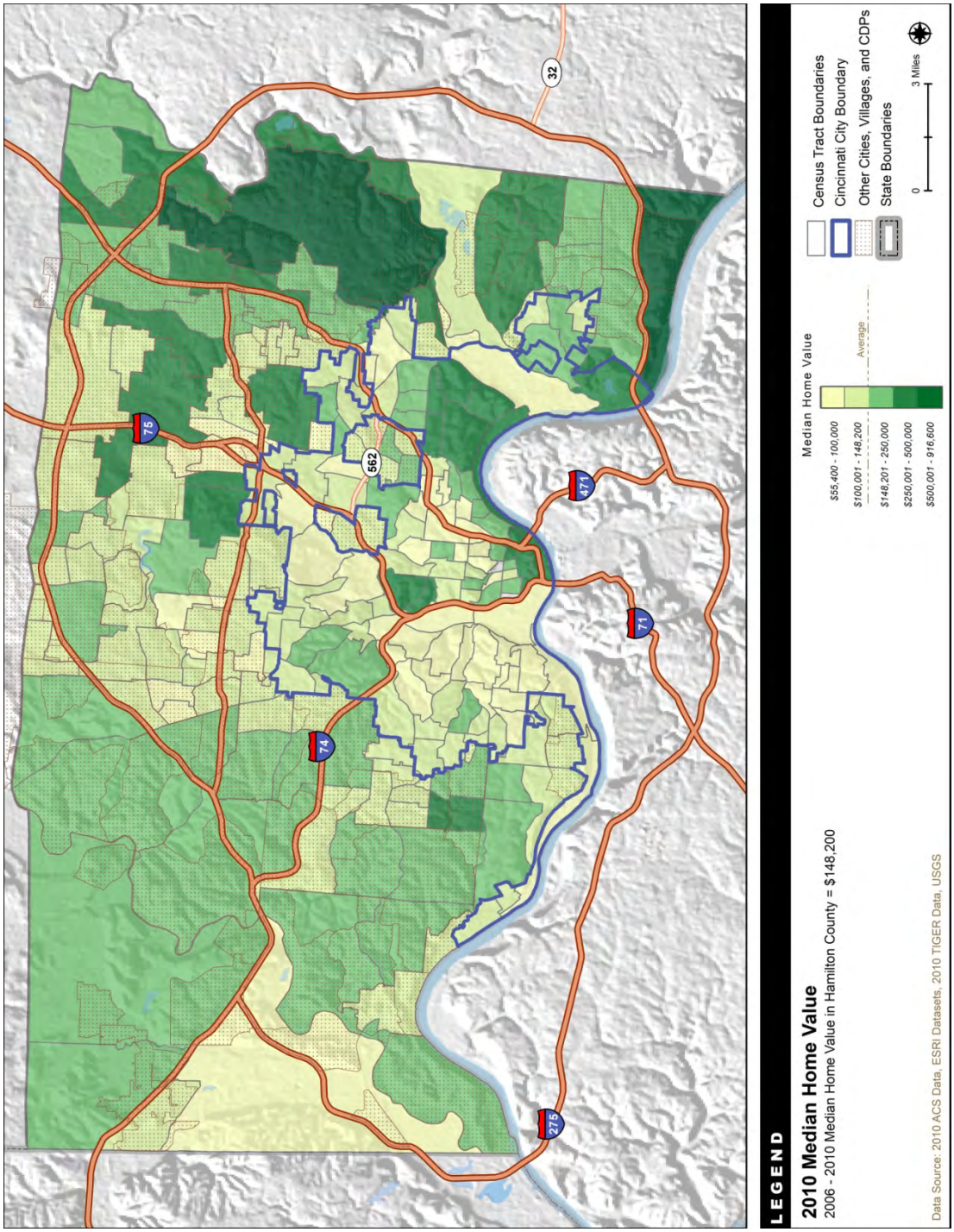
The 2000 Census also reported the value of existing homes; when examined geographically, these data can illustrate the most and least costly areas. Home values in 2000 are shown by Census tract in Map III.10 on page 74. In general, tracts in the eastern parts of the County showed the highest average values, reaching up to $609,300. The countywide average median home value was $109,000, and numerous tracts within Cincinnati and in the central areas north of the City had median values below that figure.

The distribution of housing values in Hamilton County, as reported in the 2010 ACS, is presented on page 75 in Map III.11. The highest home values were still seen in the eastern parts of the County, primarily in suburban tracts outside Cincinnati. The highest average values reached the $900,000s in these areas, although values above the countywide average of $148,200 were seen in much of the western county as well. A few tracts averaging much higher than average values, or in the $250,001 to $500,000 range, were scattered in the central northern parts of the County, although some were seen in central and southern Cincinnati as well.

Map III.10
Median Home Value
Hamilton County
2000 Census Data



Map III.11
Median Home Value
Hamilton County
2010 ACS Data



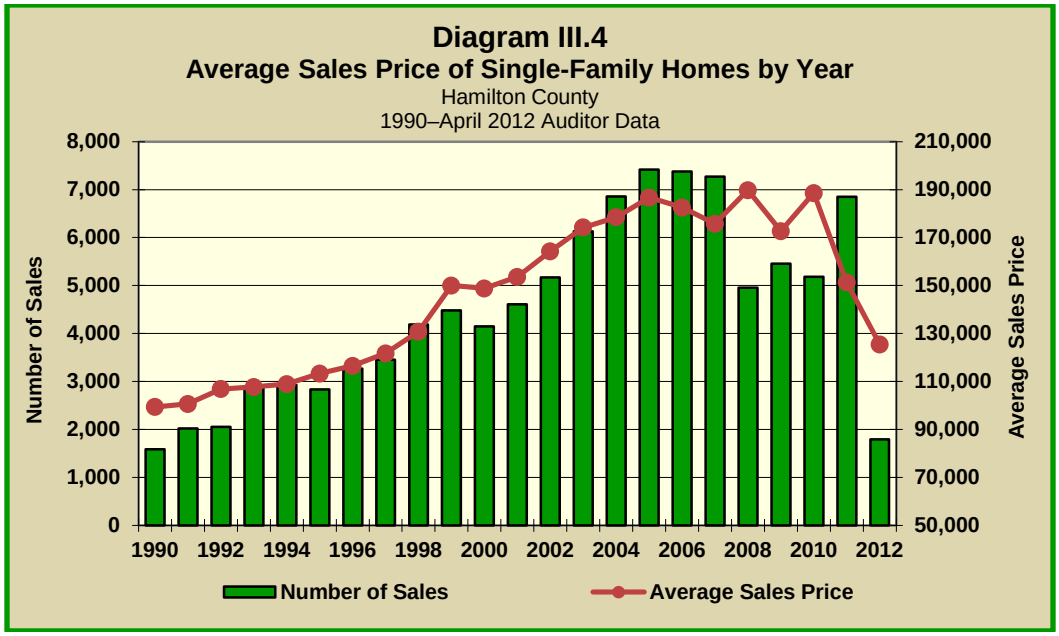
The Census Bureau is not the only source of data to measure home values, however. Data from the Hamilton County Auditor's office also indicate the sales prices of single-family homes sold in recent years, in addition to the condition and grade of materials of these properties. As Table III.21, at right, shows, in 2011 the average sales price in Hamilton County was $151,259 and 6,853 homes were sold. In 2012, through April, the average sales price was $125,446.

These data are shown graphically in Diagram III.4, below; the number of single-family home sales is shown in bar format and the average sales price is shown on a relative scale as a line with points. For most of the 1990s and 2000s, both of these figures generally climbed upward, though from 2003 to 2006 home prices did not keep up with home sales, and large differences were seen in 2008 and later. The number of home sales fell from over 7,000 to below 5,000 in this year, and did not recover until 2011, when the average sales price fell. From 2008 to 2011, the average sales price figure ranged widely, from a high of $189,747 in 2008 to a low of $151,259 in 2011. Data for 2012 were only available through April, so the figures cannot be compared evenly to previous years.

Table III.21
Average Sales Price of Single-Family Homes by Year
Hamilton County
1990–April 2012 Auditor Data

Year	Number of Sales	Average Sales Price
1990	1,585	99,402
1991	2,024	100,629
1992	2,052	106,846
1993	2,899	107,741
1994	2,929	108,904
1995	2,835	113,332
1996	3,267	116,545
1997	3,457	121,711
1998	4,190	130,811
1999	4,481	149,998
2000	4,146	148,826
2001	4,607	153,638
2002	5,166	164,280
2003	6,133	174,197
2004	6,858	178,482
2005	7,417	186,670
2006	7,376	182,593
2007	7,270	175,739
2008	4,958	189,747
2009	5,454	172,704
2010	5,180	188,590
2011	6,853	151,259
2012	1,794	125,446
Total	**102,931**	**$156,910**

Diagram III.4
Average Sales Price of Single-Family Homes by Year
Hamilton County
1990–April 2012 Auditor Data

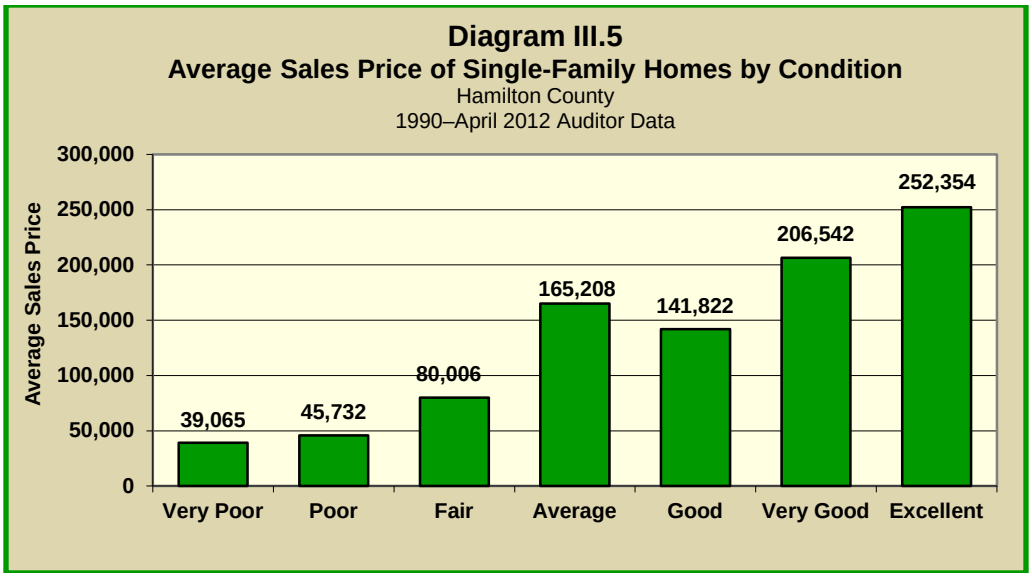


The Hamilton County Auditor data also document the average sales prices of single-family homes by grade and condition. As shown in Table III.22, below, while the average sales price in 2011 was $151,259, only slightly less than the average of $156,910 for the entire period, the average price for homes in very poor condition was only $22,090, as compared to the more than 21-year average of $39,065 for such homes. Similar differences were seen for fair and average condition homes, but in 2011 the average sales prices of poor and very good condition homes were notably higher than the averages over the entire period, indicating that homes in these conditions were more valuable in that year. In the partial data available for 2012, only among very good and excellent condition homes was the average sales price for each category higher than the larger time period average.

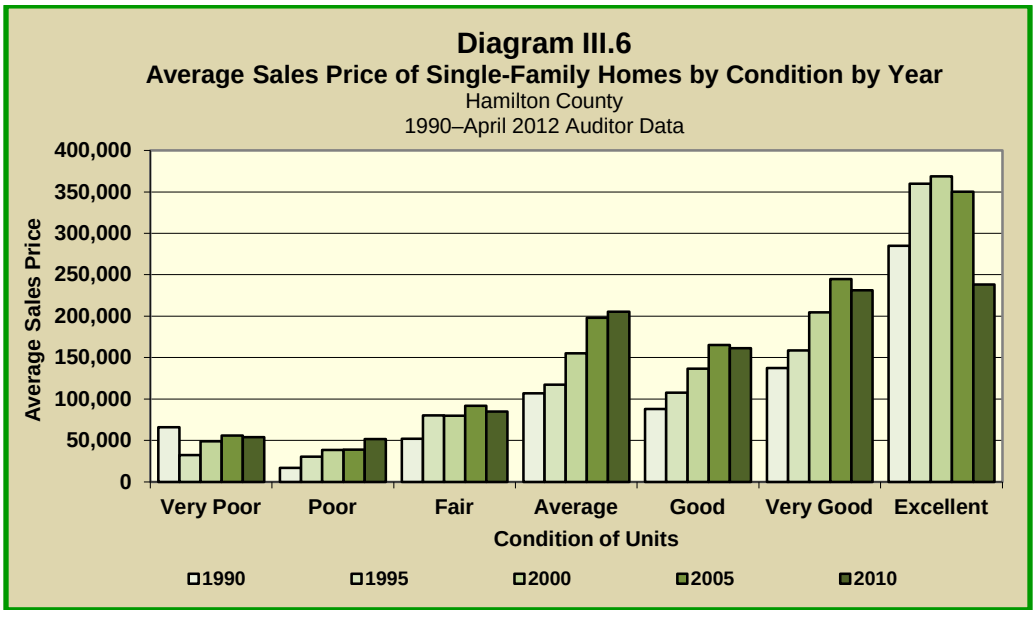
Table III.22
Average Sales Price of Single-Family Homes by Condition
Hamilton County
1990–April 2012 Auditor Data

Year	Very Poor	Poor	Fair	Average	Good	Very Good	Excellent	Average
1990	65,800	16,750	52,092	106,797	87,781	137,330	285,000	99,402
1991	9,750	35,113	46,466	103,190	93,550	155,630	104,950	100,629
1992	62,700	9,867	65,423	108,798	98,830	163,374	153,700	106,846
1993	7,300	41,827	61,669	111,557	100,858	156,331	144,500	107,741
1994	20,250	26,165	79,270	109,599	105,788	154,771	215,325	108,904
1995	32,333	30,213	80,347	117,124	107,400	158,534	360,000	113,332
1996	18,100	28,858	71,229	120,166	110,644	151,774	220,400	116,545
1997	30,940	27,070	76,951	125,997	115,703	163,517	222,125	121,711
1998	46,125	43,350	70,318	140,667	118,902	162,822	186,750	130,811
1999	142,160	44,494	72,248	164,980	130,458	183,435	294,863	149,998
2000	48,950	38,582	79,638	155,083	136,652	204,691	368,593	148,826
2001	18,850	49,875	82,937	163,408	140,392	185,095	250,394	153,638
2002	18,567	67,994	91,879	171,536	150,561	210,871	232,446	164,280
2003	15,000	52,535	111,931	183,070	160,384	203,872	278,377	174,197
2004	124,783	55,879	118,242	186,426	161,028	229,326	299,958	178,482
2005	55,683	38,982	91,605	197,799	165,133	244,787	350,223	186,670
2006	62,550	28,429	73,238	196,956	162,556	226,685	314,331	182,593
2007	14,193	24,951	72,278	192,756	154,328	228,382	297,396	175,739
2008	42,490	78,396	97,261	210,973	162,649	208,158	222,070	189,747
2009	49,424	80,313	80,647	186,900	156,501	187,986	217,158	172,704
2010	53,729	51,544	84,793	205,308	161,133	231,309	237,980	188,590
2011	22,090	60,813	68,782	153,646	143,229	248,748	255,543	151,259
2012	12,984	22,305	38,856	122,775	123,815	218,242	365,088	125,446
Average	**$39,065**	**$45,732**	**$80,006**	**$165,208**	**$141,822**	**$206,542**	**$252,354**	**$156,910**

These data for all sales that occurred from 1990 through April of 2012 are plotted in Diagram III.5, on the following page, and show the average sales prices by home value. Most notable in this visual representation is that the average value for average condition homes was higher than the value of good condition homes over this period. However, for all other conditions, values increased as condition of the home increased.



It is also helpful to visually examine sales prices by condition for recent years, though from 2007 to 2011 sales were volatile due to larger economic factors and may not suggest emerging patterns. Thus, Diagram III.6, below, shows these data separated by five-year periods. As shown, general trends were similar in 1990, 1995, and 2000, with homes generally earning higher prices for higher condition and often increasing with each five-year period. However, in 2010, home values for very poor, fair, good, very good, and excellent homes declined, in the latter case by over $100,000. Values of excellent condition homes declined in 2005 as well. The strongest growth seen in single-family home value from 2000 to 2010 was for average condition homes.

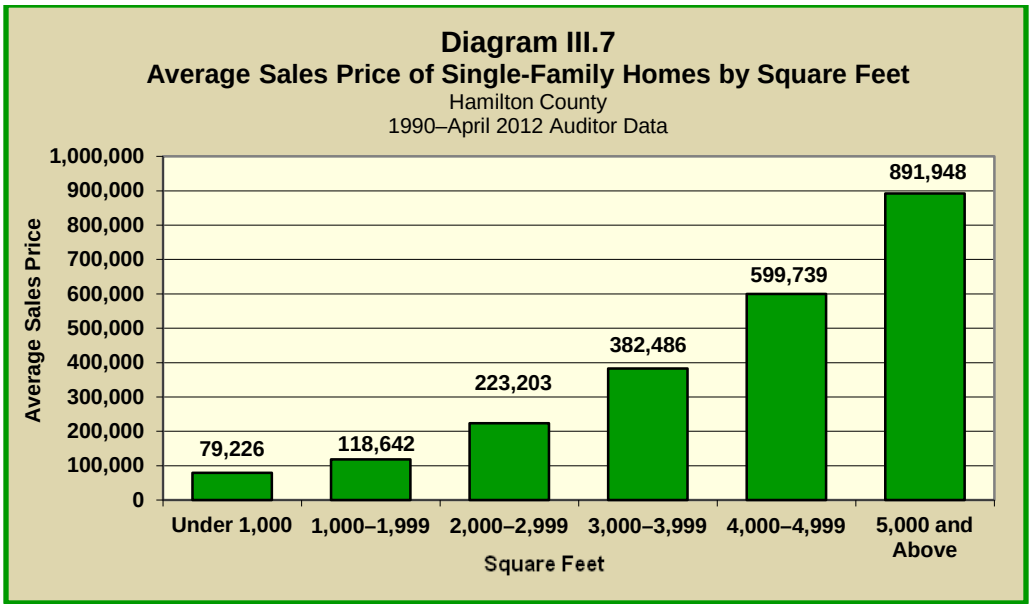


The Auditor data also detail home sales by size of home, and Table III.23, below, shows that home prices increased with square footage in almost all cases from 1990 to April 2012. In 2011, sales prices were lower than the 21-year average for homes under 2,000 square feet, but were sometimes much higher for larger homes. For example, in 2011 the average value of homes of 5,000 square feet or more was $1,049,263, compared to the period average of $891,948. However, the average sales price for all homes in 2011 was still slightly below the 1990 to 2012 average, indicating that the larger homes with values that increased represented a small share of the total sales.

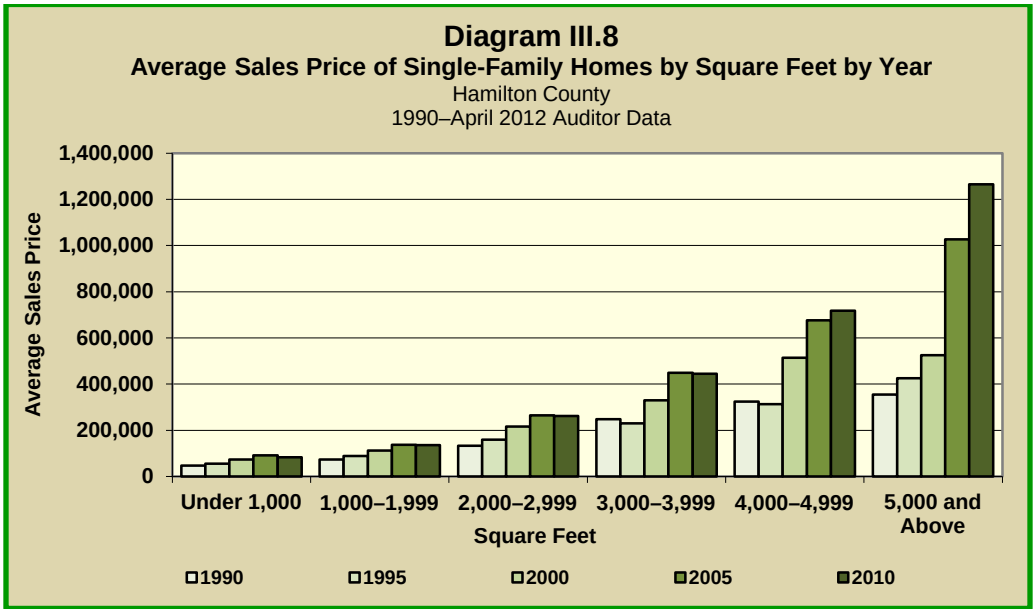
Table III.23
Average Sales Price of Single-Family Homes by Square Feet
Hamilton County
1990–April 2012 Auditor Data

Year	Under 1,000	1,000–1,999	2,000–2,999	3,000–3,999	4,000–4,999	5,000 and Above	Average
1990	47,573	74,097	133,594	248,573	324,739	354,250	99,402
1991	47,472	73,823	135,580	226,140	351,792	508,333	100,629
1992	53,249	79,364	140,892	212,081	345,043	587,750	106,846
1993	58,271	83,213	148,899	227,060	315,191	529,350	107,741
1994	54,746	86,012	154,343	233,333	255,640	407,889	108,904
1995	55,798	89,037	159,667	230,126	312,968	425,514	113,332
1996	59,849	91,329	160,456	264,535	310,000	510,062	116,545
1997	66,815	94,236	178,344	253,557	333,469	393,827	121,711
1998	65,528	100,645	185,392	284,028	343,056	847,778	130,811
1999	107,272	118,676	196,468	315,201	492,503	554,024	149,998
2000	73,295	112,798	216,255	329,217	513,974	525,715	148,826
2001	79,959	121,543	225,044	345,558	532,596	493,800	153,638
2002	86,572	127,015	231,899	381,329	550,986	693,600	164,280
2003	90,839	132,895	243,623	403,530	629,395	1,060,183	174,197
2004	91,128	135,727	250,139	442,389	606,185	921,606	178,482
2005	92,017	137,808	264,201	448,997	676,263	1,026,254	186,670
2006	88,094	137,336	271,864	480,631	722,581	1,126,165	182,593
2007	87,919	131,750	271,446	473,381	713,086	1,081,250	175,739
2008	92,214	138,901	279,697	476,032	750,884	1,120,830	189,747
2009	89,004	134,642	259,954	451,661	743,952	890,691	172,704
2010	82,709	135,293	262,146	444,847	717,581	1,265,444	188,590
2011	66,907	102,865	238,931	445,117	709,002	1,049,263	151,259
2012	49,737	91,325	216,476	430,851	587,275	748,875	125,446
Average	**$79,226**	**$118,642**	**$223,203**	**$382,486**	**$599,739**	**$891,948**	**$156,910**

Diagram III.7, on the following page, shows the value of single-family homes by square footage over the entire period in graphical form. As shown and as expected, values increased as home size increased.



When these data are examined by every five years, interesting changes are seen after 2000. As Diagram III.8, below, shows, the increase in sales price for the largest single-family homes was slight until 2005 and 2010, when values grew dramatically larger, suggesting a strong increase in demand for very large and luxury homes. However, from 2005 to 2010, the values of homes under 1,000 and 2,000 square feet declined slightly, and did not change for homes ranging from 2,000 to 4,000 square feet.

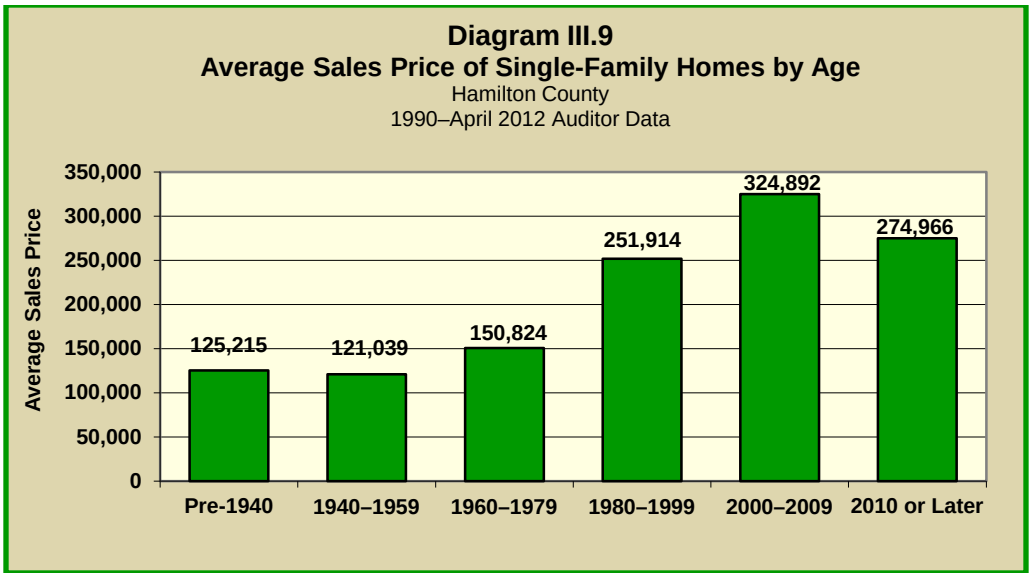


The average prices of single-family homes over the period were also analyzed by age. As shown in Table III.24, below, in 2010 and 2011, homes built in 2010 or later had significantly lower values than homes built between 2000 and 2009, suggesting that these homes may have been smaller or of lower quality; similarly, in the first few months of 2012, values were slightly lower for the newest homes. Homes built between 2000 and 2009 consistently earned the highest prices after 2005; before this point, homes built between 1980 and 1999 tended to be the most expensive each year. In general, homes earned higher prices as they decreased in age, with some exceptions for homes built before 1940. From 2008 to April 2012, homes in this group earned higher prices than homes built between 1940 and 1949, though this figure decreased from more than $18,000 more in 2008 to just over $5,000 more in early 2012.

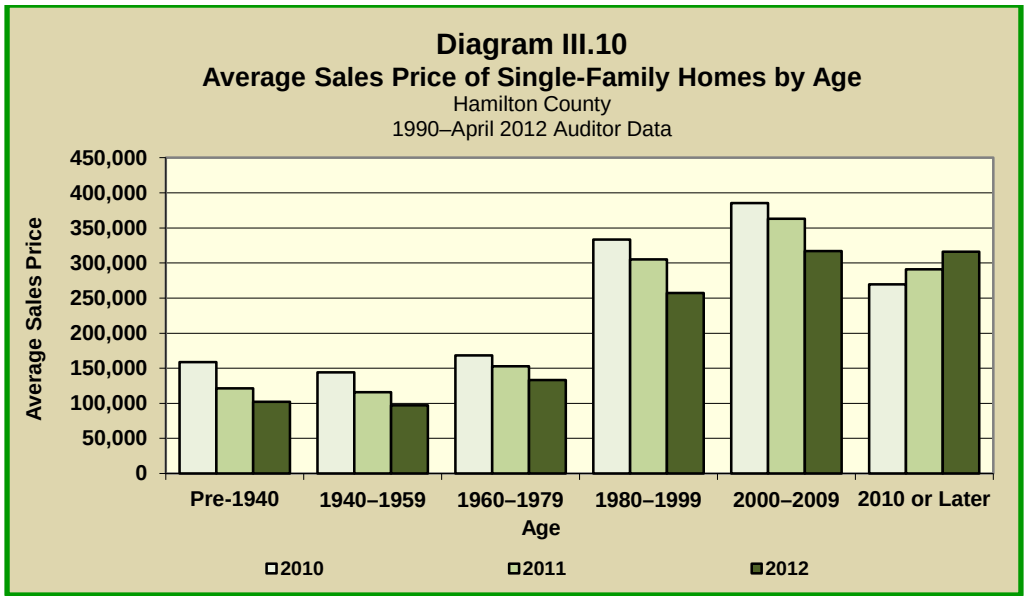
Table III.24
Average Sales Price of Single-Family Homes by Age
Hamilton County
1990–April 2012 Auditor Data

Year	Pre-1940	1940–1959	1960–1979	1980–1999	2000–2009	2010 or Later	Average
1990	67,165	78,189	102,679	173,165	.	.	99,402
1991	71,770	77,895	105,557	175,259	.	.	100,629
1992	79,099	84,876	110,702	169,703	.	.	106,846
1993	77,748	87,717	110,679	172,198	.	.	107,741
1994	81,221	87,421	117,316	167,728	.	.	108,904
1995	81,303	89,771	119,728	188,736	.	.	113,332
1996	83,994	97,474	118,432	186,669	.	.	116,545
1997	94,521	94,848	125,241	195,361	.	.	121,711
1998	91,768	101,863	133,143	217,373	.	.	130,811
1999	148,264	107,952	138,976	222,327	.	.	149,998
2000	107,630	116,785	147,183	254,523	228,258	.	148,826
2001	118,559	118,360	149,041	254,219	248,148	.	153,638
2002	127,452	124,972	161,078	267,330	265,461	.	164,280
2003	141,085	129,922	167,107	278,431	280,805	.	174,197
2004	138,911	137,085	173,994	289,267	287,587	.	178,482
2005	146,600	142,061	175,048	304,227	340,031	.	186,670
2006	141,891	139,538	172,049	310,920	365,322	.	182,593
2007	133,881	135,415	169,648	302,157	373,819	.	175,739
2008	161,005	142,898	174,178	308,985	393,814	.	189,747
2009	149,913	135,827	162,479	292,828	361,766	.	172,704
2010	158,903	144,004	168,212	333,390	385,591	269,557	188,590
2011	121,459	115,653	152,796	305,259	363,203	290,887	151,259
2012	102,284	97,036	133,368	257,408	317,109	315,875	125,446
Average	**$125,215**	**$121,039**	**$150,824**	**$251,914**	**$324,892**	**$274,966**	**$156,910**

As Diagram III.9, on the following page, shows, over that time period, home values for homes built before 1940 and from 1940 to 1959 were very close, with the oldest homes selling for only slightly more. Homes built between 2000 and 2009 averaged the highest prices, about $325,000 for the entire period average. The newest homes had average prices of almost $25,000 more than homes built from 1980 to 1999, however, homes built in 2010 and later were only sold in those years and in those respective housing markets. Also notable is the connection between the high value for homes built between 2000 and 2009 and the values of homes of 5,000 square feet above after 2003, as presented previously. Many of these large homes may have been built during this decade, and have high values due to their size.



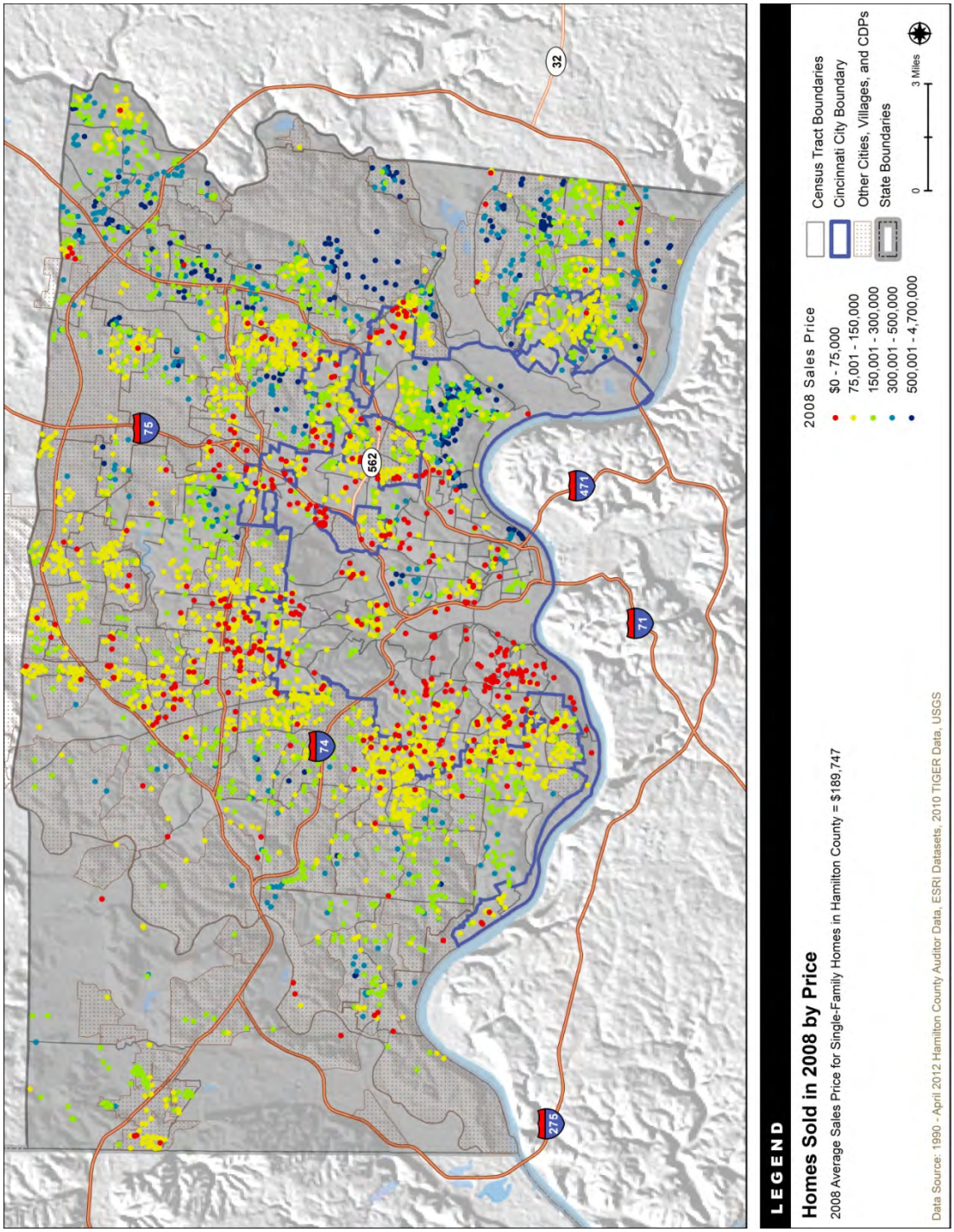
Because the recent economic environment has affected home sales prices, data for 2010, 2011, and the first months of 2012 show interesting patterns when they measure prices by age of the home. Diagram III.10, below, shows that in 2010, there was a large difference in values between homes built in that year and homes built from 2000 and 2009. This difference evened out by 2012, and average prices were almost identical in the most recent data. These data show that, among all older home groups, values decreased over the three years represented, with values declining relatively proportionally each year. Among homes built in 2010 or later, however, the values climbed evenly upwards.



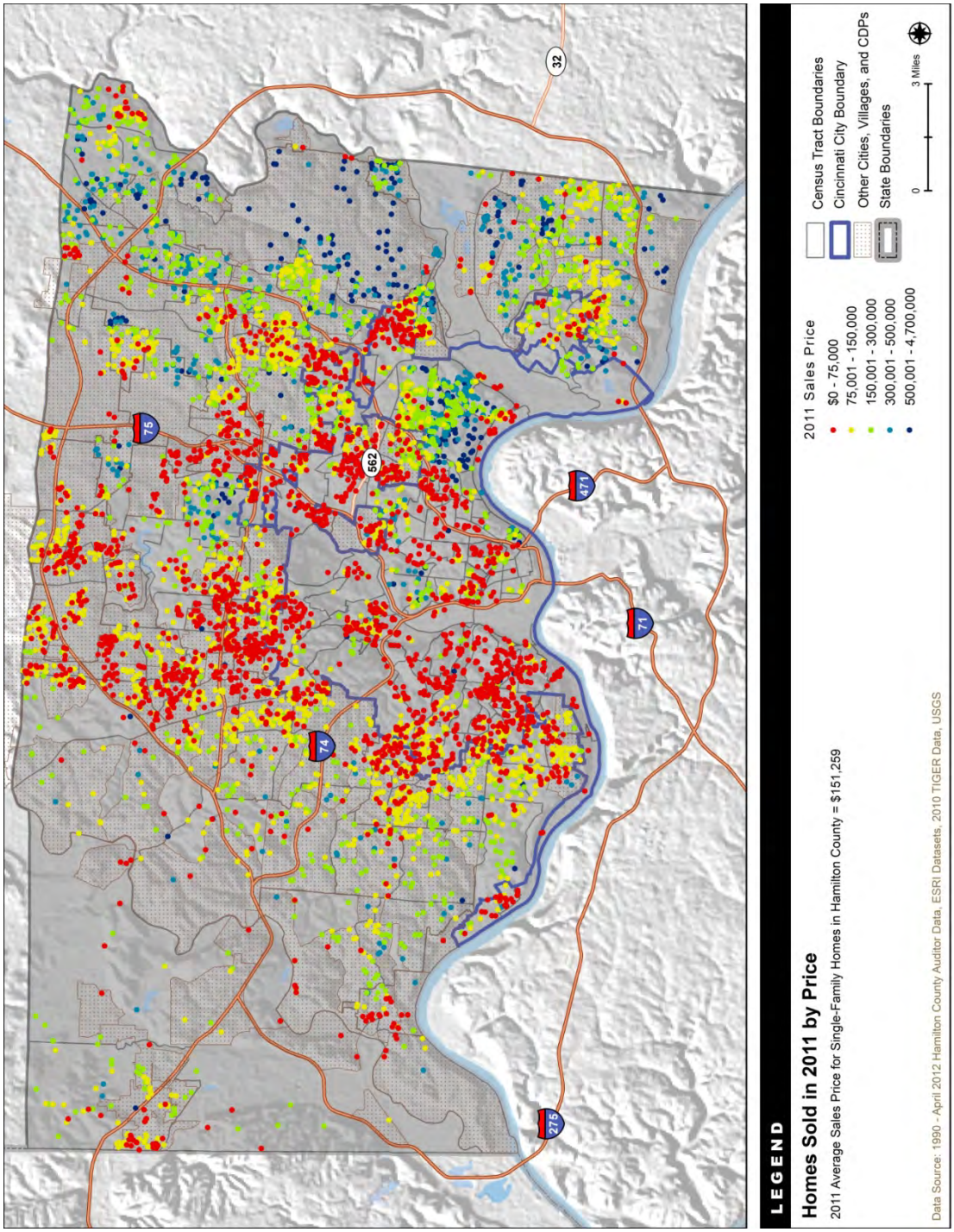
Map III.12, on the following page, indicates the sales prices of the 4,957 homes sold in 2008 in Hamilton County. This was the year immediately following the peak of average value of single-family construction in 2007, as noted previously. Building permits were also issued at all-time high rates in 2007 and 2008. The map shows similar trends to the ACS median home value map presented previously, but shows specific addresses by sales price range indicated by color. The most expensive homes, valued between $500,001 and $3,750,000, tended to be located in the eastern parts of the County. These homes were generally outside Cincinnati boundaries, although they were scattered across the County. The lower-priced homes were generally in central Cincinnati, as well as in the northern central part of the County and to the far west. The average sales price of single-family homes in 2008 was $189,747.

In 2011, while far fewer building permits were issued and the average home value had fallen by nearly half, nearly 2,000 more homes were sold in the County than in 2008, for a total of 6,845. The average sales price of these homes, however, fell to $151,259. This measure is consistent with the pattern shown by the Census data on the previous page; home values continued to fall after 2007. However, the lowest and highest priced homes had higher values in 2011; they ranged from $10,000 to $4,700,000. Map III.13, on page 85, shows where homes were sold in 2011 and the prices they earned. While a number of the highest priced homes were located in the same areas as in 2008, there were far more of the lower priced homes in some of the same areas. In general, areas that had a few points of red mixed in with yellow in 2008 were represented far more with red in 2011. This suggests that more homes were sold for lower prices in 2011 and that home values decreased. In particular, areas within central Cincinnati and north and slightly east of City boundaries had far more red data points than in 2008 and tended to represent greater opportunities for more affordable housing acquisition.

Map III.12
Homes Sold in 2008 by Price
Hamilton County
2008 Auditor Data



Map III.13
Homes Sold in 2011 by Price
Hamilton County
2011 Auditor Data



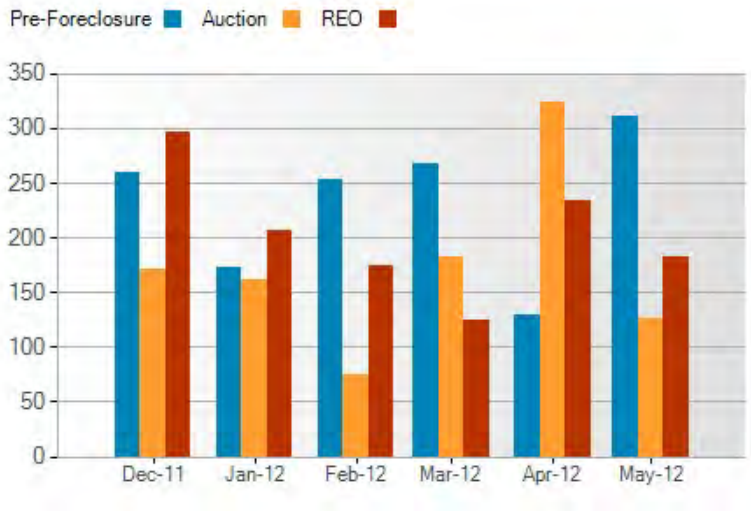
This decline in values among homes of most sizes, ages, and condition and grade, especially when combined with the decline of the value of new construction presented previously, represents a housing challenge for Hamilton County. These data indicate that newly constructed housing is not only of a lower value than housing built the previous decade, but that much older homes are experiencing deferred maintenance, contributing to blight and neighborhood decline. In some areas, rehabilitation and redevelopment may be necessary.

Foreclosure Rates

Foreclosure data from RealtyTrac measure the amount of foreclosure activity in Hamilton County from June 2011 through May 2012. In the latter month, the countywide foreclosure rate was 0.2 percent; this represented one in every 620 homes in the foreclosure process. In some areas of the County, this rate was as high as 1.8 percent or as low as 0.1 percent.[27] This rate included bank- or real estate–owned (REO) homes (those owned by the lender), auction homes (held at public auction for purchase), and pre-foreclosure homes (those where a foreclosure notice has been filed with the County). Homes delinquent in payment but not officially in the process of foreclosure are not included in the data.

The foreclosure rate was on the rise over the six-month period from December of 2011 through May of 2012, with a large increase in the homes in the initial stages of foreclosure, as shown below in Diagram III.11. The number of homes for auction was highest in April of 2012. The number of REO homes was highest in December 2011 and decreased until April 2012.

Diagram III.11
Foreclosure Activity by Month
Hamilton County
May 2012 RealtyTrac Data

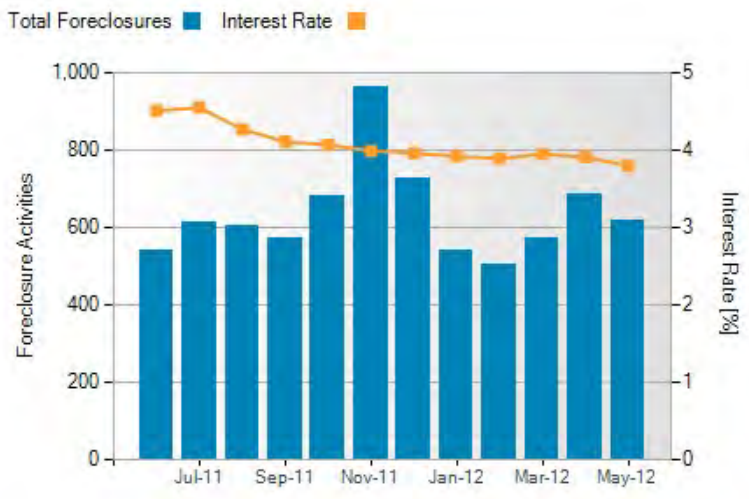


Interestingly, the number of foreclosures climbed slightly upward over the one-year period from June 2011 through May 2012 despite the downward trend in interest rates, as shown in

[27] This and all RealtyTrac data come from Hamilton County Foreclosure Trends, http://www.realtytrac.com/trendcenter/oh/hamilton-county-trend.html

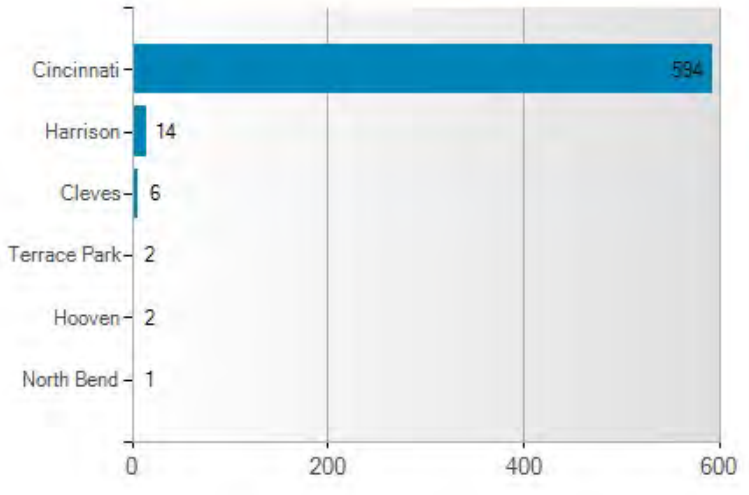
Diagram III.12, below. The average interest rate for 30-year loans was highest in July of 2011, but the total number of foreclosures was highest in November of 2011, when interest rates began to hover around 4 percent.

Diagram III.12
Foreclosure Activity and 30-Year Interest Rate
Hamilton County
May 2012 RealtyTrac Data



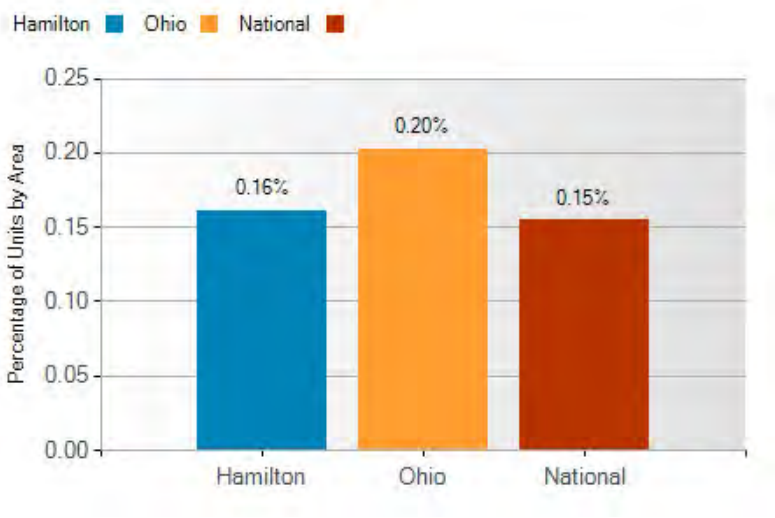
In May 2012, there were 619 new foreclosures processed in Hamilton County, with the majority of these, 594, for homes located in Cincinnati, as shown below in Diagram III.13. There were 14 new foreclosures seen in Harrison, six in Cleves, and a few in Terrace Park, Hooven, and North Bend.

Diagram III.13
Foreclosure Activity Counts
Hamilton County
May 2012 RealtyTrac Data



When compared to the foreclosure rates at the state and national levels, data indicate that the Hamilton County foreclosure rate was slightly worse than the national rate but noticeably better than the Ohio rate, as shown below in Diagram III.14.

Diagram III.14
Geographical Comparison
Hamilton County
May 2012 RealtyTrac Data

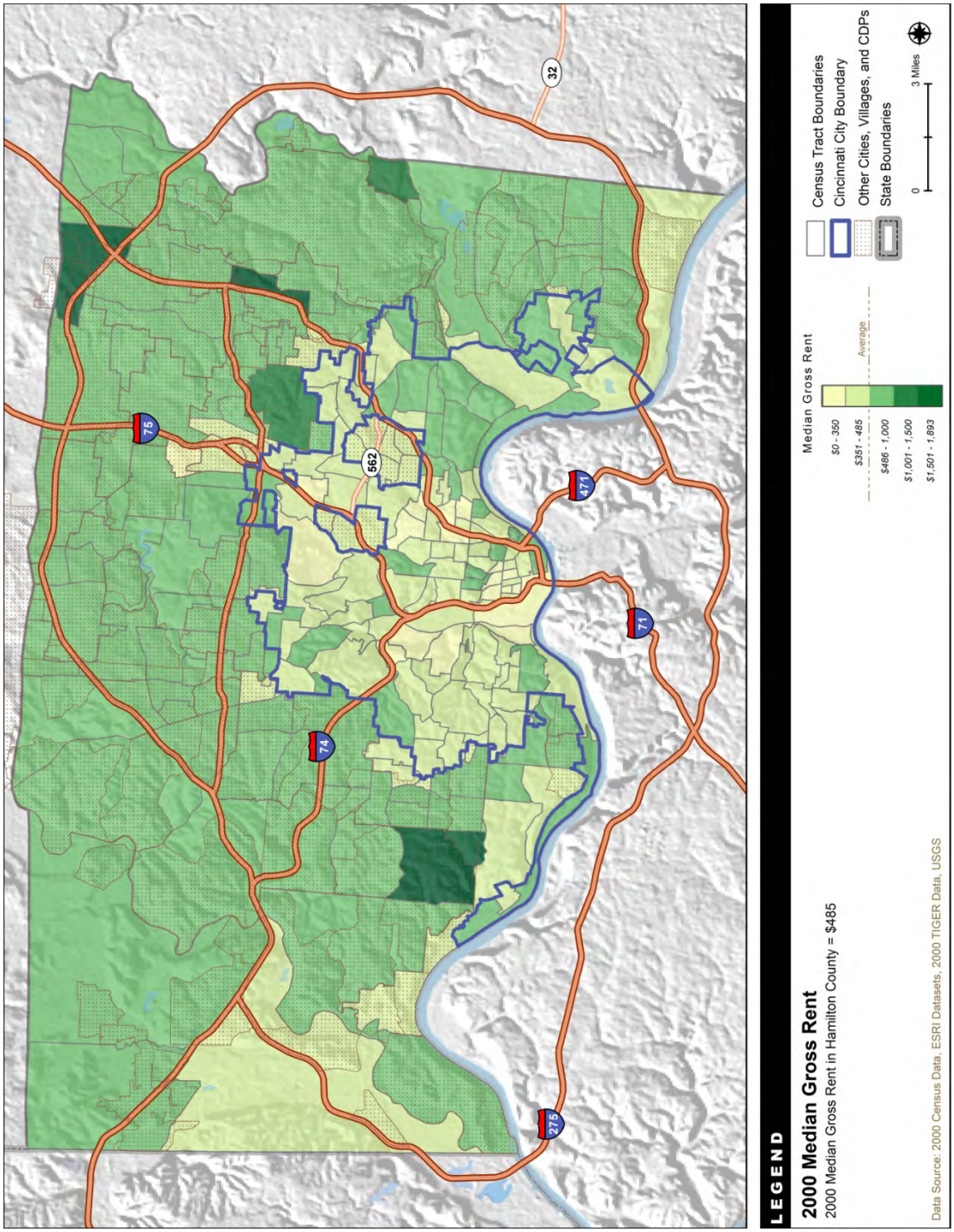


Rental Housing

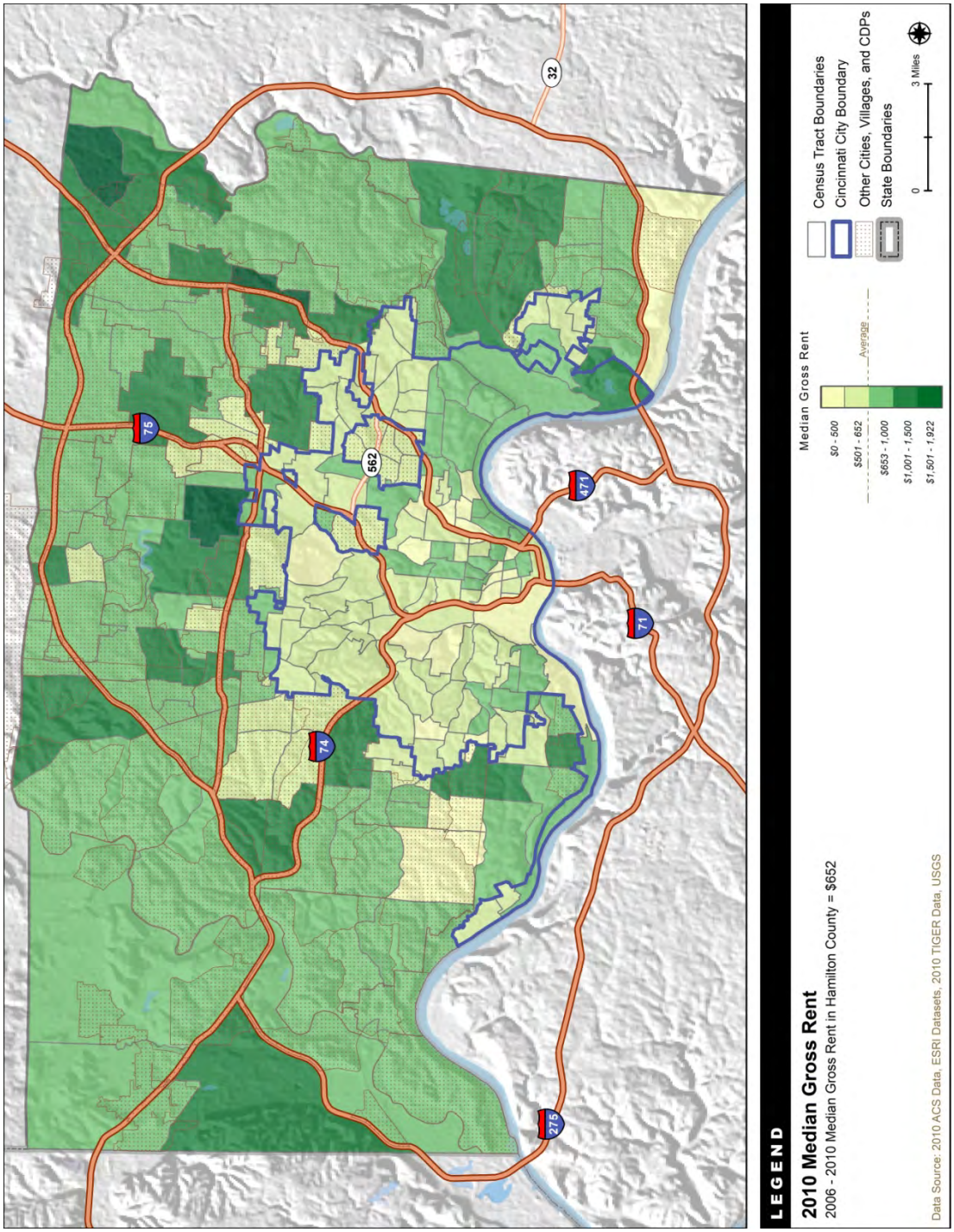
While the majority of households in Hamilton County were owner-occupied in both 2000 and 2010, more than 40 percent were renter-occupied, so an evaluation of rental housing costs must also be performed. Census Bureau data also indicate median gross rents per Census tract; gross rent refers to monthly contracted rental fees plus average monthly utility costs, which may include electricity, water and sewer services, and garbage removal. Map III.14, on the following page, shows median gross rents per tract as reported in the 2000 Census, and indicates that the highest rental costs in 2000 were seen in different tracts than the highest home values. The countywide average median gross rent was $485 in 2000, but a few tracts, distributed independently in a few areas outside Cincinnati, showed median gross rents as high as $1,893. The lowest rents, some $350 or less, were primarily seen within Cincinnati boundaries.

Map III.15, on page 90, illustrates data on median gross rent prices by Census tract as recorded in the 2010 ACS. A few similarities can be seen when comparing this map to the owner-occupied housing value map; the lowest housing costs were seen in central Cincinnati and the highest numbers were seen in the eastern parts of the County. However, the highest median gross rents were scattered more widely, located in many other suburban tracts across the County where owner-occupied home values were not relatively high.

Map III.14
Median Gross Rent
Hamilton County
2000 Census Data



Map III.15
Median Gross Rent
Hamilton County
2010 ACS Data



Craigslist Rental Advertisements

Housing costs in rental markets can also be examined through the available rental listings on the popular classified ad website Craigslist.org. The website allows rental management companies and individuals to post advertisements for rental units. Two types of rental advertisements are posted: apartments or houses and rooms or shared living quarters. In addition, general patterns of the availability and type of housing offered can be seen in these data; an examination of them can indicate how well particular populations or income groups are served in the private rental market.

A sample of advertisements for rental units in Hamilton County posted on Craigslist on June 19, 2012 was generated and inspected by cost, size, intended population, and accepted assistance for each rental ad. The entire 251-unit sample was made up of apartments and housing for rent; no available rooms or shared living quarters were included.

A shown in Table III.25, below, the most common type of unit listed for rent was apartments, with 171 of the total 251 in the sample. Single-family homes made up 41 of the total units observed. Two-bedroom units were the most common size overall, although among single-family homes, three-bedroom homes were more common. Most units counted fell within one and four bedrooms; only two each of studios and five-bedrooms were observed.

Table III.25
Number of Bedrooms
Hamilton County
June 2012 Craigslist Data

Type	Number of Bedrooms						Total Units
	0	1	2	3	4	5	
Single-Family	.	2	9	21	7	2	41
Apartment	2	68	80	20	1	.	171
Duplex/Tri- or Four-Plex	.	6	3	1	.	.	10
Condo	.	1	2	2	.	.	5
Townhome	.	1	18	5	.	.	24
Total	**2**	**78**	**112**	**49**	**8**	**2**	**251**

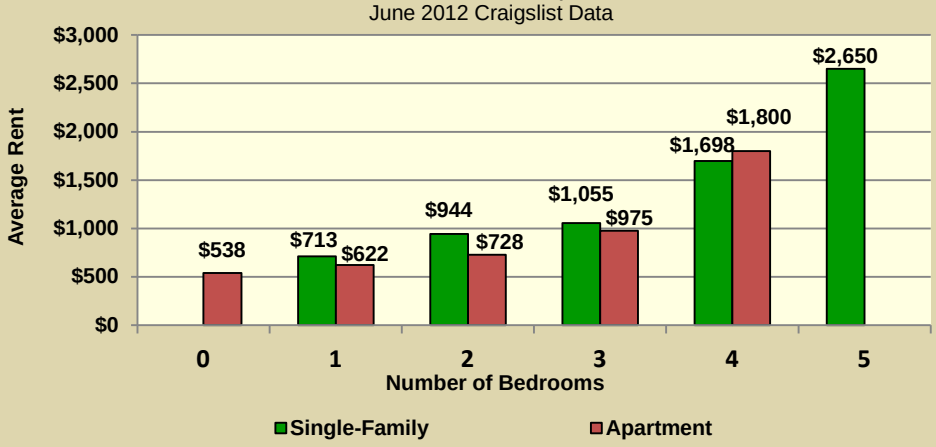
Table III.26, on the following page, shows the average monthly rental prices of the 251 units in the sample. As shown, single-family units averaged the highest rents, about $1,202 for all units. Condos were second-highest, averaging $1,095. However, no four- or five-bedroom condos were listed, and these sizes of single-family units held higher rents, so the condo average was highest compared to all other rents for units of the same size. Duplex and tri- or four-plex units were generally cheapest for each bedroom number and by total average, with only one-bedroom condos cheaper. When examined by number of bedrooms, rent prices increased along with number of bedrooms, ranging from $538 to $2,650, and the average rent for all units was $821.

Table III.26
Average Rent by Number of Bedrooms
Hamilton County
June 2012 Craigslist Data

Type	Number of Bedrooms						Average
	0	1	2	3	4	5	
Single-Family	.	$713	$944	$1,055	$1,698	$2,650	$1,202
Apartment	$538	$622	$728	$975	$1,800	.	$719
Duplex/Tri- or Four-Plex	.	$583	$630	$750	.	.	$614
Condo	.	$500	$1,350	$1,138	.	.	$1,095
Townhome	.	$689	$892	$1,094	.	.	$926
Average	**$538**	**$621**	**$780**	**$1,023**	**$1,711**	**$2,650**	**$821**

As presented previously, apartment units were the type most commonly counted in the sample, followed by single-family homes. The average monthly rent for each of these unit types is graphically displayed by number of bedrooms in Diagram III.15, below. As shown, apartment units were cheaper than single-family homes for one-, two-, and three-bedroom units, but four-bedroom apartment homes averaged more than $100 more than homes of the same size.

Diagram III.15
Average Rent by Number of Bedrooms
Hamilton County
June 2012 Craigslist Data



Some rental units are meant or reserved for specific populations, and some accept forms of rental assistance. While preferential statements about the type of applicant desired can be illegal, in other cases, units are built with a specific population's needs in mind. According to federal law, it is illegal to prohibit sale, lease, rental, assignment, or sublease based on familial status, sex, national origin, color, religion, disability, or race. Ohio state law includes the federally protected classes as well as ancestry and military status.[28] Consequently, it is also illegal to directly or indirectly advertise that the sale, lease, rental, assignment, or sublease of housing is unwelcome or objectionable for any of the aforementioned protected classes. It is also not illegal to advertise that potential tenants must be above a certain age if the housing is specifically designated for seniors.

[28] Ohio Civil Rights Commission, http://www.crc.ohio.gov/disc_housing.htm, http://crc.ohio.gov/pdf/FairHousingTrifold.pdf, and http://codes.ohio.gov/orc/4112

The ads evaluated from the sample can also be examined by the prevalence of statements indicating units are intended for specific populations. As shown below in Table III.27, there were 13 mentions of applicants with specific attributes intended for rental. Ten of these were for apartment units, with only one each of single-family homes, multiplex units, or townhomes. As shown, apartments reserved for disabled or elderly residents were mentioned four times; these units were located in buildings meant for this purpose and equipped with accommodations for these persons. Two times, apartments were listed with preferential phrasing toward families; these might restrict housing choice in an illegal manner. Four times, units were advertised as accepting Section 8 vouchers, and three times, ads stated that units were reserved for persons receiving other assistance; these were for elderly low-income residents.

Table III.27
Renter Attributes Mentioned
Hamilton County
June 2012 Craigslist Data

Type	Disabled or Elderly	Family	Section 8	Assisted	Total Mentions
Single-Family	.	.	1	.	1
Apartment	4	1	2	3	10
Duplex/Tri- or Four-Plex	.	1	.	.	1
Condo	.	.	.	.	.
Townhome	.	.	1	.	1
Total	**4**	**2**	**4**	**3**	**13**

HOUSEHOLD SIZE

Housing patterns can also be examined by household size, or the number of persons per household as counted in the County at the time of the 2000 and 2010 Censuses. As shown in Table III.28, on the following page, in 2000, nearly 65 percent of households represented one- or two-person households, more than 25 percent represented three- or four-person households, and the remainder represented households with five persons or more. Similar patterns were seen in 2010, although there were increases in the shares of one- and two-person households as well as the share of seven- or more person households. Overall, the number of households decreased by 3.7 percent, with four- and five-person households falling the most. The only group to increase, households with seven or more persons, grew by 25.5 percent.

Table III.28
Households by Household Size
Hamilton County
2000 & 2010 Census Data

Size	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
One Person	114,249	32.9%	113,120	33.9%	-1.0%
Two Person	106,752	30.8%	105,249	31.5%	-1.4%
Three Person	51,878	15.0%	49,233	14.7%	-5.1%
Four Person	43,068	12.4%	37,757	11.3%	-12.3%
Five Person	20,598	5.9%	17,951	5.4%	-12.9%
Six Person	7,138	2.1%	6,737	2.0%	-5.6%
Seven Person or More	3,107	0.9%	3,898	1.2%	25.5%
Total	**346,790**	**100.0%**	**333,945**	**100.0%**	**-3.7%**

Also examining the change in number of households by household size, Appendix A shows dramatic differences between the City of Cincinnati and the remainder of the County over the decade. In the remainder of the County, the number of households actually increased by almost 1 percent, but in Cincinnati, it fell by nearly 10 percent. In the City, the numbers of households of three to six persons declined the most, and seven-person households fell by less than 1 percent. In the remainder of the County, however, while the numbers of three-, four-, and five-person households declined as well, all other households increased. The number of seven-person households grew by more than 50 percent in the remainder of the County, though these were still observed less frequently than other household sizes.

D. HOUSING PROBLEMS

While the 2000 Census did not report significant details regarding the physical condition of housing units, some information can be derived from the one-in-six sample, which is also called SF3 data.[29] These data relate to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens. While these data were not collected during the course of the 2010 Census, data were available for comparison from the 2006 to 2010 ACS averages. More detailed data on cost burdens and all housing problems are presented, using the 2005 to 2009 CHAS counts.

OVERCROWDING

A housing unit is defined as overcrowded if it has more than one but not more than 1.5 persons per room, and is defined as severely overcrowded if it has more than 1.5 persons per room. At the time of the 2000 Census, 5,177 units, or 1.5 percent of households, were overcrowded, and another 2,105 units, or 0.6 percent of households, were severely overcrowded, as shown on the following page in Table III.29. This housing problem was far more prevalent in renter-occupied households compared to owner-occupied households.

[29] Summary File 3 (SF3) consists of 813 detailed tables of the 2000 Census' social, economic, and housing characteristics compiled from a sample of approximately 19 million housing units (about one in six households) that received the 2000 Census long-form questionnaire. Source: http://www.census.gov/Press-Release/www/2002/sumfile3.html. These sample data include sampling error and may not sum precisely to the 100 percent sample typically presented in the 2000 Census.

Lower figures were found in the more recent ACS data, with the share of overcrowded and severely overcrowded households improving in both renter and owner situations.

Table III.29
Overcrowding and Severe Overcrowding
Hamilton County
2000 Census & 2010 Five-Year ACS Data

Census	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	%	Households	%	Households	%	
Owner							
2000 Census	205,778	99.2%	1,446	0.7%	309	0.1%	207,533
2010 Five-Year ACS	199,513	99.4%	1,026	0.5%	142	0.1%	200,681
Renter							
2000 Census	133,730	96.0%	3,731	2.7%	1,796	1.3%	139,257
2010 Five-Year ACS	123,654	97.2%	2,516	2.0%	1,013	0.8%	127,183
Total							
2000 Census	339,508	97.9%	5,177	1.5%	2,105	0.6%	346,790
2010 Five-Year ACS	323,167	98.6%	3,542	1.1%	1,155	0.4%	327,864

Appendix A shows these data separated for the City of Cincinnati and the remainder of the County, and shows that crowding problems were more common in Cincinnati than in areas outside it in both 2000 and 2010. In both years, the rate of overcrowding was nearly twice as high in Cincinnati as in the remainder, and the rate of severe overcrowding was more than twice as high. However, all of these rates decreased over the decade.

INCOMPLETE FACILITIES

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

At the time of the 2000 Census, a total of 2,322 units, or 0.6 percent of all housing units in the County, were lacking complete plumbing facilities, as shown below in Table III.30. The 2006 through 2010 ACS data averages showed that the percentage of units with this housing problem more than doubled, increasing to 1.5 percent, or 5,686 units.

Table III.30
Housing Units with Incomplete Plumbing Facilities
Hamilton County
2000 Census & 2010 Five-Year ACS Data

Facilities	2000 Census	2010 Five-Year ACS
Complete Plumbing Facilities	371,071	373,228
Lacking Complete Plumbing Facilities	2,322	5,686
Total Housing Units	**373,393**	**378,914**
Percent Lacking	0.6%	1.5%

Lack of complete plumbing facilities was far more common in Cincinnati than in the remainder of the County, as shown in Appendix A. In 2010, the rate was more than five times as high in Cincinnati, and while the rate increased in both areas over the decade, the increase in the remainder of the County was small.

Table III.31, below, shows the number of housing units with incomplete kitchen facilities in the County. In both 2000 and 2010, the incidence of these units was higher than the rate of units missing plumbing facilities. In 2000, 0.9 percent of units were counted by this classification; ACS data averages showed that the percentage of these units increased to 2.3 percent.

Table III.31
Housing Units with Incomplete Kitchen Facilities
Hamilton County
2000 Census & 2010 Five-Year ACS Data

Facilities	2000 Census	2010 Five-Year ACS
Complete Kitchen Facilities	369,891	370,181
Lacking Complete Kitchen Facilities	3,502	8,733
Total Housing Units	**373,393**	**378,914**
Percent Lacking	0.9%	2.3%

Appendix A shows similar trends in Cincinnati and in the remainder of the County, although the increase in housing units lacking kitchen facilities was dramatic in Cincinnati from 2000 to 2010. These units represented more than 2 percent of all units in the City. Overall, these data indicate that an increasing number of houses do not meet current standards for kitchen and plumbing uses, and should be taken into account when working to enhance the quality of the housing stock in Hamilton County.

COST BURDEN

The third type of housing problem reported in the 2000 Census was cost burden, which is defined as gross housing costs that range from 30 to 49.9 percent of gross household income; severe cost burden is defined as gross housing costs of 50 percent or above gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and electricity or natural gas energy charges.

Renters with a severe cost burden are at risk of homelessness. Often, cost-burdened renters who experience one financial setback must choose between rent and food or rent and health care for their families. Homeowners with a mortgage who have just one unforeseen financial constraint, such as temporary illness, divorce, or the loss of employment, may face foreclosure or bankruptcy. Furthermore, households that no longer have a mortgage but still experience a severe cost burden may be unable to conduct periodic maintenance and repair of their homes, and in turn, could contribute to a dilapidation and blight problem. All three of these situations should be of concern to policymakers and program managers.

Table III.32, below, shows that 15.1 percent of households were cost burdened and 11.3 percent were severely cost burdened in 2000. These figures were lower than the national averages of 20.8 percent and 19.1 percent, respectively, at that time. More than 15 percent of homeowners with a mortgage had a cost burden and 7.8 percent had a severe cost burden, while 17.9 percent of renters had a cost burden and 17.5 percent had a severe cost burden. ACS data averages for 2006 through 2010 showed that the overall percentage of cost burden or severe cost burden increased to 19.2 and 15.9 percent, respectively. The rates also increased for most subcategories. For example, the rate of cost burden and severe cost burden for renters rose to 21.5 and 25.5 percent, respectively, combined representing nearly half of all renters. The rate of cost burden for owners with a mortgage increased to 20.7 percent and the same rate for owners without a mortgage increased to 10 percent.

Table III.32
Cost Burden and Severe Cost Burden by Tenure
Hamilton County
2000 Census & 2010 Five-Year ACS Data

Census	Less Than 30%		31%–50% (Cost Burden)		Above 50% (Severe Cost Burden)		Not Computed		Total
	Households	%	Households	%	Households	%	Households	%	
Owner with a Mortgage									
2000 Census	102,837	76.5%	20,780	15.5%	10,479	7.8%	397	0.3%	134,493
2010 Five-Year ACS	99,378	67.9%	30,326	20.7%	16,291	11.1%	398	0.3%	146,393
Owner without a Mortgage									
2000 Census	44,742	88.9%	3,230	6.4%	1,833	3.6%	545	1.1%	50,350
2010 Five-Year ACS	44,793	82.5%	5,430	10.0%	3,550	6.5%	515	0.9%	54,288
Renter									
2000 Census	82,292	59.3%	24,855	17.9%	24,365	17.5%	7,370	5.3%	138,882
2010 Five-Year ACS	59,727	47.0%	27,292	21.5%	32,405	25.5%	7,759	6.1%	127,183
Total									
2000 Census	229,871	71.0%	48,865	15.1%	36,677	11.3%	8,312	2.6%	323,725
2010 Five-Year ACS	203,898	62.2%	63,048	19.2%	52,246	15.9%	8,672	2.6%	327,864

As shown in Appendix A, the rates of cost burden were higher for households in Cincinnati than for those in the remainder of the County in both 2000 and 2010, on average and for most subcategories, although the numbers of cost burdened and severely cost burdened households increased by much higher rates in the remainder of the County than in the City. Still, incidence of these problems was higher in Cincinnati, and in both 2000 and 2010 the rates of severely cost-burdened households were close to twice as high there than in the remainder of the County. In all areas, the rates of cost burden and severe cost burden increased over the decade for most subcategories. The most dramatic increase was for owners without a mortgage in both areas, though these households represented small shares of the total population.

More detailed data on cost burden are provided by the 2005 to 2009 Comprehensive Housing Affordability Strategy (CHAS) data, customized for HUD. CHAS data are created to demonstrate the extent of housing problems and housing needs, particularly among low-income households who may need housing assistance. The CHAS data also segment households by HUD Area Median Family Income (HAMFI). HUD calculates HAMFI for each

jurisdiction in order to establish Fair Market Rent values and income limits for HUD programs, making a series of adjustments that tailor the figure to each area.[30]

Table III.33, on the following page, details the households who were cost burdened or severely cost burdened according to 2005 to 2009 averages. Within these groups, there were 107,209 households with these problems in Hamilton County. There were 89,730 households with incomes of 80 percent of HAMFI or less that had cost burdens or severe cost burdens, and in the lowest income category—30 or less of HAMFI—there were 42,715 households with such needs. The most common household types with these problems were small family and other households, though the majority of all households fell into these categories as well. Elderly non-family households also commonly had cost burdens or severe cost burdens (10,735 and 10,810, respectively), notably more so than elderly family households (4,695 and 3,105). The largest numbers of cost-burdened households were seen among small families earning more than 50 percent of HAMFI, with 12,995, although the largest groups of severely cost burdened households were the other households and small family households earning 30 percent or less of HAMFI, made up of 12,505 and 10,405 households, respectively.

[30] HUD, "CHAS: Background," http://www.huduser.org/portal/datasets/cp/CHAS/bg_chas.html

Table III.33
Households by Cost Burden by Income and Household Type
Hamilton County
2005–2009 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other	Total
No Cost Burden						
30% HAMFI or less	300	1,765	360	3,135	2,575	8,135
30.1–50% HAMFI	2,085	3,140	645	4,665	4,080	14,615
50.1–80% HAMFI	5,905	11,285	1,890	5,875	13,465	38,420
80.1% HAMFI and above	20,390	83,935	13,750	8,505	34,555	161,135
Total	28,680	100,125	16,645	22,180	54,675	222,305
Cost Burden						
30% HAMFI or less	460	2,240	410	3,975	2,605	9,690
30.1–50% HAMFI	965	5,315	975	4,040	5,025	16,320
50.1–80% HAMFI	1,435	6,600	1,420	1,575	5,240	16,270
80.1% HAMFI and above	1,835	6,395	1,440	1,145	4,345	15,160
Total	4,695	20,550	4,245	10,735	17,215	57,440
Severe Cost Burden						
30% HAMFI or less	1,230	10,405	2,065	6,820	12,505	33,025
30.1–50% HAMFI	895	3,120	610	2,465	2,780	9,870
50.1–80% HAMFI	570	1,335	215	1,165	1,270	4,555
80.1% HAMFI and above	410	995	200	360	354	2,319
Total	3,105	15,855	3,090	10,810	16,909	49,769
Cost Burden Not Computed						
30% HAMFI or less	155	965	105	400	2,680	4,305
30.1–50% HAMFI	0	0	0	0	0	0
50.1–80% HAMFI	0	0	0	0	0	0
80.1% HAMFI and above	0	0	0	0	0	0
Total	155	965	105	400	2,680	4,305
Total						
30% HAMFI or less	2,145	15,375	2,940	14,330	20,365	55,155
30.1–50% HAMFI	3,945	11,575	2,230	11,170	11,885	40,805
50.1–80% HAMFI	7,910	19,220	3,525	8,615	19,975	59,245
80.1% HAMFI and above	22,635	91,325	15,390	10,010	39,254	178,614
Total	**36,635**	**137,495**	**24,085**	**44,125**	**91,479**	**333,819**

Appendix B shows these data for Cincinnati and the remainder of the County, and shows that other households were the most common type in Cincinnati. They were also most likely to have cost burdens or severe cost burdens, followed by small families. In the remainder of the County, however, small family households were most common and represented the largest shares of all households with cost burdens and severe cost burdens, although cost burdens were also common among elderly non-family and other households.

UNMET HOUSING NEEDS

Households that experience one or more of the housing problems described in the previous section are considered to have unmet housing needs. Such householders can be of any income level, race, ethnicity or family type. For the purposes presented herein, these data have been segmented by tenure (renters and homeowners) and by percent of HAMFI.

Unmet housing needs include the previously defined housing problems of cost burden or severe cost burden, lack of complete plumbing or kitchen facilities, and overcrowding or severe overcrowding. Households with one or more housing problems are considered to have unmet housing needs. While 2000 and 2010 Census data presented earlier in this section quantified the numbers of households with such housing problems, CHAS data segment these households by range of income defined by HUD.

When households are examined by HAMFI, the level of need created by the existence of housing problems can be more clearly measured. For example, cost burden housing problems have a more significant effect on lower-income households, who may have fewer resources available to them in time of need. While accounting for HAMFI level, households with housing problems can also be segmented by household type, geographical location, and race. Households in the lower HAMFI categories are more severely affected by the presence of any housing problem, and are often more likely to live in substandard housing. Thus, these households may have more unmet needs than households earning close to or more than HAMFI.

Table III.34, on the following page, shows households with housing problems by tenure and household type, segmented by HAMFI level. Of the 110,675 households with housing problems in 2009, 37,335 were small family households, 34,870 were other households, and 21,795 were elderly non-family households. The slight majority of all households with housing problems were renter-occupied (57,460), and the majority of these (32,665) earned 30 percent or less of HAMFI. An additional 16,035 earned 30.1 to 50 percent of HAMFI; these numbers suggest that much of the rental housing stock occupied by very low-income families was inadequate, either through overcrowding, inadequate facilities, or cost. Among owner households, however, the majority earned more than 50 percent of HAMFI, with 17,235 earning more than 80 percent of HAMFI. When only those households with incomes of 80 percent or less of HAMFI are considered, 55,580 renter and 35,980 owner-occupied households had housing problems; these households have fewer resources and may be more affected by their these problems. These 91,560 households, representing the sum of households with housing problems earning 80% or less of HAMFI, are considered to be of highest priority for the CMHA.

Table III.34
Households with Housing Problems by Income by Tenure and Household Type
Hamilton County
2005–2009 CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
Owner-Occupied Households						
30% HAMFI or less	1,085	2,065	400	4,560	2,345	10,455
30.1–50% HAMFI	1,375	3,040	805	3,575	1,745	10,540
50.1–80% HAMFI	1,710	5,800	1,560	1,830	4,085	14,985
80.1% HAMFI and above	2,125	7,410	2,165	960	4,575	17,235
Total	6,295	18,315	4,930	10,925	12,750	53,215
Renter-Occupied Households						
30% HAMFI or less	605	10,645	2,185	6,255	12,975	32,665
30.1–50% HAMFI	480	5,465	975	2,935	6,180	16,035
50.1–80% HAMFI	305	2,495	500	1,030	2,550	6,880
80.1% HAMFI and above	150	415	250	650	415	1,880
Total	1,540	19,020	3,910	10,870	22,120	57,460
Total						
30% HAMFI or less	1,690	12,710	2,585	10,815	15,320	43,120
30.1–50% HAMFI	1,855	8,505	1,780	6,510	7,925	26,575
50.1–80% HAMFI	2,015	8,295	2,060	2,860	6,635	21,865
80.1% HAMFI and above	2,275	7,825	2,415	1,610	4,990	19,115
Total	**7,835**	**37,335**	**8,840**	**21,795**	**34,870**	**110,675**

As shown in Appendix B, while there were slightly more households with housing problems in Cincinnati than in the remainder, the figures for owners and renters were nearly reversed between the two areas. In Cincinnati, more than twice as many renters than owners, most of them earning 30 percent of HAMFI or less, had housing problems, but in the remainder, nearly twice as many owners than renters had problems, with most owners earning more than 80 percent of HAMFI.

CHAS data can also be examined by the elderly status of households based on the age of the head of household. HUD considers elderly persons to be aged 62 to 74, and extra-elderly or frail elderly to be aged 75 and above.[31] As shown in Table III.35, on the following page, among all households with unmet housing needs, these groups made up 14.3 and 14.8 percent, respectively, with 15,785 and 16,410 households. Among renters with housing problems, the majority of these groups earned 30 percent or less of HAMFI, in similar patterns to all renters. Among owners, however, elderly and extra-elderly households were far more concentrated in the lowest two income groups than non-elderly households, the largest group of whom earned 50.1 to 80 percent of HAMFI.[32]

[31] HUD, "CHAS: Background," http://www.huduser.org/portal/datasets/cp/CHAS/bg_chas.html
[32] Figures may not sum precisely to totals due to rounding: "As with the CHAS 2000, rounding rules applied to all special tabulation data. This causes discrepancies when adding up smaller geographies. It has a similar effect when creating your own subtotals within a table. As a result, HUD recommends using the largest geographies possible, and the fewest number of table dimensions possible. In addition, the ACS can have very large margins of error, particularly with cross-tabulated data such as the CHAS. HUD realizes that some in some jurisdictions, for certain data elements, the ACS data may show unexpected results." ("CHAS Data Documentation. U.S. Department of Housing and Urban Development. http://www.huduser.org/portal/datasets/cp/CHAS/data_doc_chas.html

Table III.35
Elderly Households with Housing Problems by Income by Tenure
Hamilton County
2005–2009 HUD CHAS Data

Income	Elderly	Extra-Elderly	Non-Elderly	Total
Owner				
30% HAMFI or less	2,190	3,655	4,605	10,450
30.1–50% HAMFI	2,275	3,155	5,110	10,540
50.1–80% HAMFI	2,515	1,560	10,910	14,985
80.1–100% HAMFI	1,185	365	5,660	7,210
100.1% HAMFI and above	1,750	515	7,755	10,020
Total	9,915	9,250	34,040	53,205
Renter				
30% HAMFI or less	3,695	3,435	25,535	32,665
30.1–50% HAMFI	1,405	2,150	12,480	16,035
50.1–80% HAMFI	665	855	5,370	6,890
80.1–100% HAMFI	50	225	585	860
100.1% HAMFI and above	55	495	480	1,030
Total	5,870	7,160	44,450	57,480
Total				
30% AMI or less	5,885	7,090	30,140	43,115
30.1–50% AMI	3,680	5,305	17,590	26,575
50.1–80% AMI	3,180	2,415	16,280	21,875
80.1–95% AMI	1,235	590	6,245	8,070
95.1% AMI and above	1,805	1,010	8,235	11,050
Total	**15,785**	**16,410**	**78,490**	**110,685**

Appendix B shows these data separated by area, and shows that the figures of elderly and extra-elderly renter households with housing problems were similar in both Cincinnati and the remainder of the County, but there were nearly twice as many elderly and extra-elderly owner households with housing problems in the remainder.

Unmet housing needs can be identified among subgroups of a population, such as by race or ethnicity. In the CHAS data tabulations, persons of Hispanic ethnicity are not counted by their race, but are instead separated into a Hispanic ethnicity category among the race categories, so they are not listed twice. Table III.36, on the following page, segments households by the race or ethnicity of the head of household.[33] As shown, the majority of households with housing problems, or 66,965, were headed by white persons, and 38,670 were headed by black persons. Of the 4,020 Hispanic households in the County, 1,865 had housing problems. Among white, black, Asian, other race, and Hispanic ethnicity households, the highest numbers with housing problems were those earning 30 percent or less of HAMFI. In total, 43,118 households that earned 30 percent or less of HAMFI had housing problems, compared to only 7,915 that did not, making the rate of housing problems for this group a troubling 86.4 percent. Among households earning 30.1 to 50 percent of HAMFI, more of them (26,579) had housing problems than did not (14,214). Only in income categories above 50 percent of HAMFI was it less common to have a housing problem than to have suitable housing. These

[33] Figures may not sum precisely to totals due to rounding.

data indicate that the majority of Hamilton County's residents in unsustainable or inadequate housing are also the lowest-income households, and may therefore be severely adversely affected by such problems.

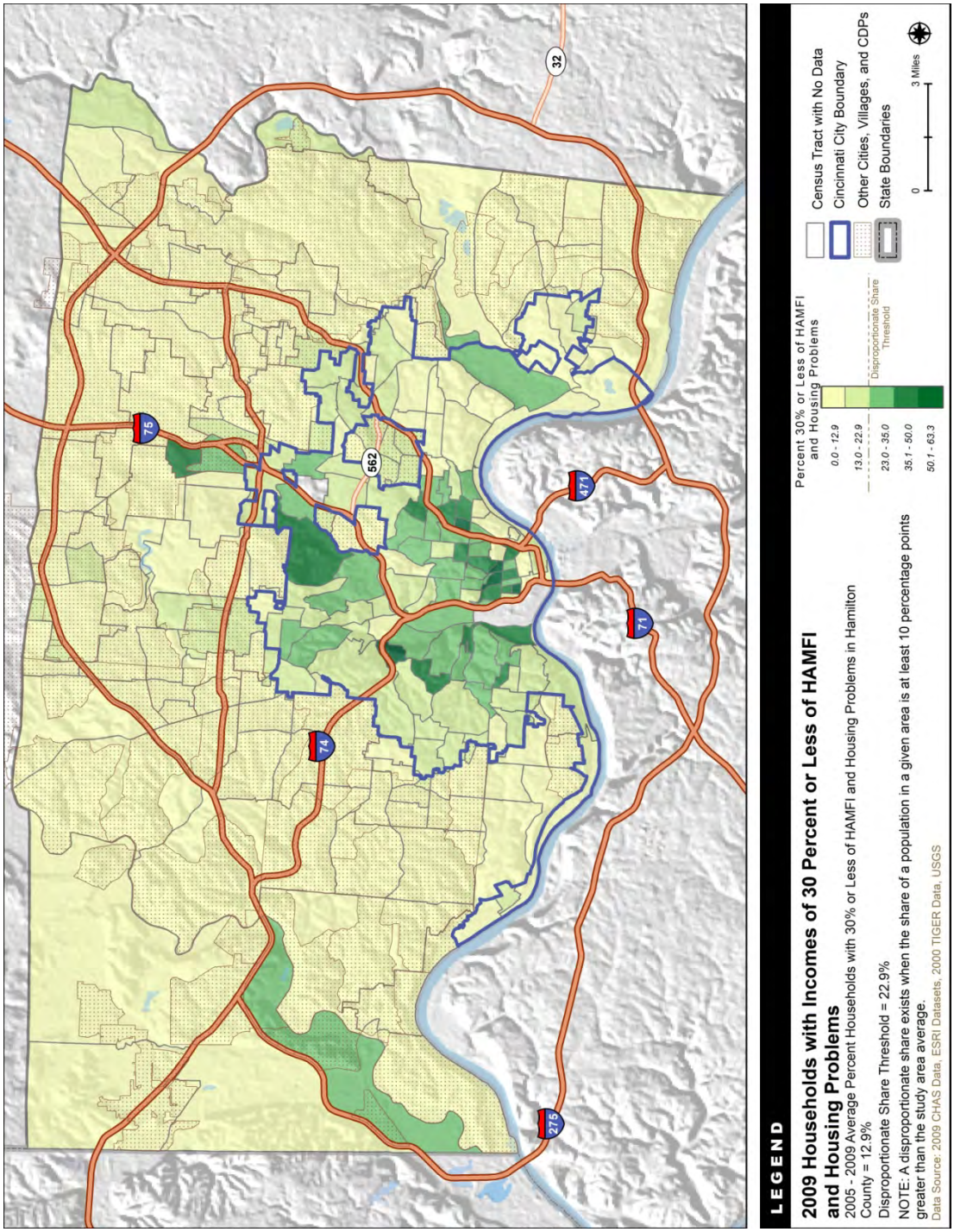
Table III.36
Households by Housing Problems by Income and Race and Ethnicity
Hamilton County
2005–2009 CHAS Data

Income	White	Black	Asian	American Indian	Pacific Islander	Hispanic (Ethnicity)	Other Race	Total
With Housing Problems								
30% HAMFI or less	21,080	19,840	560	8	0	910	720	43,118
30.1–50% HAMFI	15,515	9,860	325	14	0	565	300	26,579
50.1–80% HAMFI	15,130	6,035	260	60	0	185	210	21,880
80.1–100% HAMFI	6,050	1,630	150	0	0	90	150	8,070
100.1% HAMFI and above	9,190	1,305	315	10	0	115	110	11,045
Total	66,965	38,670	1,610	92	0	1,865	1,490	110,692
Without Housing Problems								
30% HAMFI or less	3,205	4,485	30	10	0	60	125	7,915
30.1–50% HAMFI	9,415	4,440	105	54	0	115	85	14,214
50.1–80% HAMFI	26,325	9,580	460	59	0	560	380	37,364
80.1–100% HAMFI	19,780	6,165	635	14	0	185	335	27,114
100.1% HAMFI and above	112,895	14,725	2,530	130	20	1,145	920	132,365
Total	171,620	39,395	3,760	267	20	2,065	1,845	218,972
Not Computed								
30% HAMFI or less	1,855	1,980	145	0	0	90	55	4,125
30.1–50% HAMFI	0	0	0	0	0	0	0	0
50.1–80% HAMFI	0	0	0	0	0	0	0	0
80.1–100% HAMFI	0	0	0	0	0	0	0	0
100.1% HAMFI and above	0	0	0	0	0	0	0	0
Total	1,855	1,980	145	0	0	90	55	4,125
Total								
30% HAMFI or less	26,140	26,305	735	18	0	1,060	900	55,158
30.1–50% HAMFI	24,930	14,300	430	68	0	680	385	40,793
50.1–80% HAMFI	41,455	15,615	720	119	0	745	590	59,244
80.1–100% HAMFI	25,830	7,795	785	14	0	275	485	35,184
100.1% HAMFI and above	122,085	16,030	2,845	140	20	1,260	1,030	143,410
Total	**240,440**	**80,045**	**5,515**	**359**	**20**	**4,020**	**3,390**	**333,789**

Appendix B shows this tabulation for Cincinnati and for the remainder of the County, and presents some notable differences. While the number of households with housing problems was only slightly higher in Cincinnati than in the remainder (56,399 versus 54,293, respectively), these represented a much higher share of all households in the City (40.1 percent versus 28.1 percent). A large difference was seen in the race of the heads of households with housing problems; unlike in the County as a whole, in Cincinnati there were more black households with housing problems than white, but in the remainder of the County, there were nearly four times as many white households with problems than black households. In the remainder of the County but not in the City, there were nearly as many white households with unmet housing needs earning 50.1 to 80 percent of HAMFI than there were earning 30 percent or less of HAMFI.

Of households in the lowest income group, 78.2 percent had housing problems, but of all households in the County, 12.9 percent earned 30 percent or less of HAMFI and had housing problems. As suggested by the data presented in the previous tables, households in the lowest income groups that also had any kind of housing problem were not evenly distributed throughout the County. Map III.16, on the following page, further establishes that tracts with the highest rates of housing problems among households earning 30 percent or less of HAMFI were primarily located in Cincinnati. Outside the City, less than 12.9 percent of very low income households had housing problems in almost all tracts.

Map III.16
Households with 30 Percent or less of HAMFI and Housing Problems
Hamilton County
2009 CHAS Data



E. LEAD-BASED PAINT HAZARDS

Older homes, particularly those built prior to 1940, have a higher potential for structural problems related to inadequate foundations and floor supports, poor plumbing, outdated electrical wiring, and substandard roofing, as well as a greater likelihood of lead-based paint hazards. Environmental issues play an important role in the quality of housing, and exposure to lead-based paint is one of the most significant environmental threats posed to homeowners and renters.

Medical understanding of the harmful effects of lead poisoning in children and adults in both the short- and long-term is increasing. Evidence shows that lead dust is a more serious hazard than ingestion of paint chips. Dust from surfaces with intact lead-based paint is pervasive and poisonous when inhaled or ingested. Making the situation more difficult is the fact that lead dust is so fine it cannot be collected by conventional vacuum cleaners.

Lead-based paint was banned from residential use in 1978 because of the health risk it posed, particularly to children. Homes built prior to 1980 have some chance of containing lead-based paint on interior or exterior surfaces, and the chances increase with the age of the home. HUD has established estimates for determining the likelihood of housing units containing lead-based paint. These estimates are as follows:

- 90 percent of units built before 1940,
- 80 percent of units built from 1940 through 1959, and
- 62 percent of units built from 1960 through 1979.

Other factors used to determine the risk of lead-based paint problems include the condition of the housing unit, tenure, and household income. Households with young children are also at greater risk because young children have more hand-to-mouth activity and absorb lead more readily than adults. The two factors most correlated with higher risks of lead-based paint hazards are residing in rental or lower-income households. Low-income residents are less likely to be able to afford proper maintenance of their homes, leading to issues such as chipped and peeling paint, and renters are not as likely or are not allowed to renovate their rental units.

NATIONAL EFFORTS TO REDUCE LEAD-BASED PAINT HAZARDS

In 1991, Congress formed HUD's Office of Healthy Homes and Lead Hazard Control to eradicate lead-based paint hazards in privately owned and low-income housing in the U.S. One way it has done this is by providing grants for communities to address their own lead paint hazards. Other responsibilities of this office are the enforcement of HUD's lead-based paint regulations, public outreach and technical assistance, and technical studies to help protect children and their families from health and safety hazards in the home.[34]

[34] "About the Office of Healthy Homes and Lead Hazard Control." 03 May 2008. U.S. Department of Housing and Urban Development. 31 Dec. 2008 http://www.hud.gov/offices/lead/about.cfm.

In 1992, to address the problem more directly, Congress passed the Residential Lead-Based Paint Hazard Reduction Act, also known as Title X, which developed a comprehensive federal strategy for reducing lead exposure from paint, dust, and soil, and provided authority for several rules and regulations, including the following:

Lead Safe Housing Rule – Mandates that federally assisted or owned housing facilities notify residents about, evaluate, and reduce lead-based paint hazards.
Lead Disclosure Rule – Requires homeowners to disclose all known lead-based paint hazards when selling or leasing a residential property built before 1978. Violations of the Lead Disclosure Rule may result in civil money penalties of up to $11,000 per violation.[35]
Pre-Renovation Education Rule – Ensures that owners and occupants of most pre-1978 housing are given information about potential hazards of lead-based paint exposure before certain renovations happen on that unit.
Lead Renovation, Repair and Painting Program Rule – Establishes standards for anyone engaging in target housing renovation that creates lead-based paint hazards.[36]

A 10-year goal was set in February 2000 by President Clinton's Task Force on Environmental Health Risks and Safety Risks to Children to eliminate childhood lead poisoning in the U.S. by 2010. As a means to achieve this goal, they released the following four broad recommendations in their "Eliminating Childhood Lead Poisoning: A Federal Strategy Targeting Lead Paint Hazards," report:

- Prevent lead exposure in children by, among other actions, increasing the availability of lead-safe dwellings by increasing funding of HUD's lead hazard control program, controlling lead paint hazards, educating the public about lead-safe painting, renovating and maintaining units, and enforcing compliance with lead paint laws;
- Increase early intervention to identify and care for lead-poisoned children through screening and follow-up services for at-risk children, especially Medicaid-eligible children, and increasing coordination between federal, state, and local agencies that are responsible for lead hazard control, among other measures;
- Conduct research to develop new lead hazard control technologies, improve prevention strategies, promote innovative ways to decrease lead hazard control costs, and quantify the ways in which children are exposed to lead; and
- Measure progress and refine lead poisoning prevention strategies by, for instance, implementing monitoring and surveillance programs.[37]

LEAD-BASED PAINT HAZARDS FOR CHILDREN

Children's exposure to lead has decreased dramatically over the past few decades due to federal mandates that lead be phased out of items such as gasoline, food and beverage cans,

[35] "Lead Programs Enforcement Division - HUD." Homes and Communities - U.S. Department of Housing and Urban Development (HUD). 31 Dec. 2008 http://www.hud.gov/offices/lead/enforcement/index.cfm.
[36] "Lead: Rules and Regulations | Lead in Paint, Dust, and Soil | US EPA." U.S. Environmental Protection Agency. 31 Dec. 2008 http://www.epa.gov/lead/pubs/regulation.htm.
[37] President's Task Force on Environmental Health Risks and Safety Risks to Children. "Eliminating Childhood Lead Poisoning: A Federal Strategy Targeting Lead Paint Hazards." 28 Sept 2012 http://www.cdc.gov/nceh/lead/about/fedstrategy2000.pdf

water pipes, and industrial emissions. However, despite the 1978 ban on the use of lead in new paint, children living in older homes are still at risk from deteriorating lead-based paint and its resulting lead contaminated household dust and soil. Today, lead-based paint in older housing remains the most common source of lead exposure for children.

Thirty-eight million housing units in the U.S. had lead-based paint during a 1998 to 2000 survey, down from the 1990 estimate of 64 million. Still, 24 million housing units in the survey contained significant lead-based paint hazards. Of those with hazards, 1.2 million were homes of low-income families with children under 6 years of age.[38]

National Efforts to Reduce Lead Exposure in Children

A number of substantive steps have been taken by the U.S. to reduce and eliminate blood lead poisoning in children. The Lead Contamination Control Act (LCCA) of 1988 authorized the Centers for Disease Control and Prevention (CDC) to make grants to state and local agencies for childhood lead poisoning prevention programs that develop prevention programs and policies, educate the public, and support research to determine the effectiveness of prevention efforts at federal, state, and local levels. The CDC has carried out these activities through its Childhood Lead Poisoning Prevention Program.[39]

One of the most significant actions the CDC has taken to lower blood lead levels (BLLs) in children over the past few decades is the gradual changing of the definition of an elevated BLL (EBLL). For example, during the 1960s, the criteria for an EBLL was = 60 micrograms per deciliter (μg/dL). It then dropped to =40 μg/dL in 1971, to =30 μg/dL in 1978, =25 μg/dL in 1985, and most recently, = 10 μg/dL in 1991.[40]

LEAD-BASED PAINT HAZARDS IN HAMILTON COUNTY

While it is not possible to determine the presence of lead-based paint in every home in Hamilton County, data on the age of the home help measure the likelihood of contamination. As explained previously, homes built before 1978, when lead-based paint use was banned, are at risk. Table III.37, on the following page, quantifies housing units in Hamilton County and estimates the number and shares of units at risk of lead-based paint hazards, using HUD's calculation guidelines. According to the 2006 to 2010 ACS estimates, 234,837 units in the County were at risk of lead-based paint contamination; these represented 62 percent of the total 378,914 units of all ages and risk levels. As shown, the largest shares of homes at risk of contamination were of those built before 1940 and those built between 1950 and 1959.

[38] Jacobs, David E., Robert P. Clickner, Joey Y. Zhou, Susan M. Viet, David A. Marker, John W. Rogers, Darryl C. Zeldin, Pamela Broene, and Warren Friedman. "The Prevalence of Lead-Based Paint Hazards in U.S. Housing." *Environmental Health Perspectives* 110 (2002): A599-606. *Pub Med.* 2 Jan. 2009 http://www.pubmedcentral.nih.gov/picrender.fcgi?artid=1241046&blobtype=pdf.
[39] "Implementation of the Lead Contamination Control Act of 1988." Editorial. *Morbidity and Mortality Weekly Report* 01 May 1992: 288-90. 05 Aug. 1998. Centers for Disease Control. 31 Dec. 2008 http://www.cdc.gov/mmwr/preview/mmwrhtml/00016599.htm.
[40] Lanphear, MD MPH, Bruce P et al. "Cognitive Deficits Associated with Blood Lead Concentrations" *Public Health Reports* 115 (2000): 521-29. Pub Med. 5 Jan. 2009 http://www.pubmedcentral.nih.gov/picrender.fcgi?artid=1308622&blobtype=pdf.

Table III.37
Housing Units at Risk of Lead-Based Paint Hazards
Hamilton County
2010 Five-Year ACS Data

Year Built	Total		At Risk	
	Units	% of Total	Units	% of Total At Risk
1939 or Earlier	104,533	27.6%	94,080	40.1%
1940–1949	30,545	8.1%	24,436	10.4%
1950–1959	64,819	17.1%	51,855	22.1%
1960–1969	57,592	15.2%	35,707	15.2%
1970–1979	46,385	12.2%	28,759	12.2%
1980–1989	29,518	7.8%	.	.
1990–1999	27,246	7.2%	.	.
2000–2004	12,832	3.4%	.	.
2005 or Later	5,444	1.4%	.	.
Total	**378,914**	**100.0%**	**234,837**	**100.0%**

As shown in Appendix A, nearly three-fourths of homes in Cincinnati were at risk of lead-based paint contamination, compared to only about half of homes in the remainder of the County. In Cincinnati, the majority of at-risk homes were built before 1940, but in the remainder, large shares of the at-risk homes seen for homes built after 1950.

An examination of the households at risk of lead-based paint contamination suggests the patterns of risk in both owner- and renter-occupied housing. Table III.38, below, presents by tenure households in Hamilton County living in homes built before 1980. HUD's estimates of lead contamination rates were applied to households by year built; as established previously, the likelihood of lead-based contamination is highest for homes built before 1940, with an estimated 90 percent of such homes containing lead, and decreases to 62 percent for homes built between 1960 and 1979. As shown, 198,819 households were at risk of lead-based paint contamination, and most of these were owner rather than renter households. Households living in homes built in 1939 or earlier were most commonly seen with lead-based paint risk, followed by those in homes built between 1950 and 1959.

Table III.38
Households at Risk of Lead-Based Paint Hazards by Tenure
Hamilton County
2010 Five-Year ACS Data

Year Built	Owner	Renter	Total	% of Total
1939 or Earlier	42,605	30,988	73,593	37.0%
1940–1949	13,076	8,188	21,264	10.7%
1950–1959	31,955	14,783	46,738	23.5%
1960–1969	18,350	13,081	31,432	15.8%
1970–1979	14,019	11,773	25,792	13.0%
Total	**120,006**	**78,813**	**198,819**	**100.0%**

Map III.17, on the following page, shows lead-based paint risk data geographically, as calculated by the CHAS tabulations. According to the CHAS data, 66.3 percent of households counted in the 2005 though 2009 ACS had lead-based paint risks, making the disproportionate share threshold 76.3 percent. As shown on the map, nearly all Census tracts outside Cincinnati were at or below this threshold, with nearly all of the tracts with disproportionate shares located in the City, where up to 87.9 percent of households had lead-based paint risks.

Map III.17
Households with Lead-Based Paint Risks
Hamilton County
2009 CHAS Data

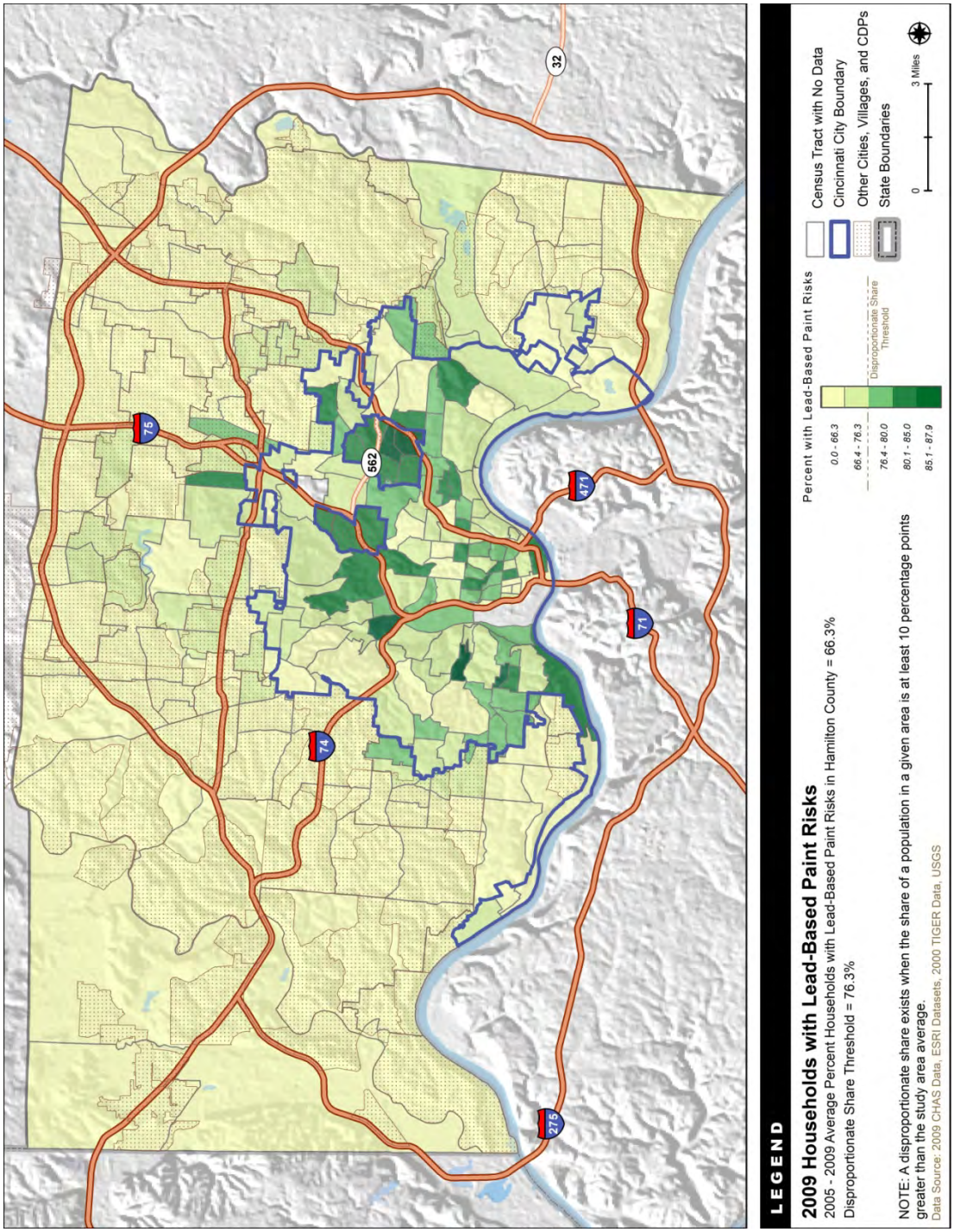


Table III.39, below, presents more detailed CHAS data regarding the number of owner-occupied households at risk of lead-based paint hazards, broken down by tenure, income, and by presence of children. Lead-based paint can be particularly harmful for young children, and so these data separate households by the presence of children aged 6 and younger. In addition, these data show households by income. The risk of lead-based paint contamination is higher for low-income persons, who may not have access to health care, home maintenance, or educational materials about lead-based paint risk. Based on the 2005 to 2009 ACS data and CHAS tabulations, 135,167 owner-occupied households lived in homes built with lead-based paint, and 17,510 of these were at risk of exposing lead-based paint to young children. The majority of these earned more than 80 percent of HAMFI.

Table III.39
Owner-Occupied Households with Lead-Based Paint Risks by Income and Presence of Young Children
Hamilton County
2005–2009 CHAS Data

Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
30% HAMFI or less	248	3,582	3,830
30.1–50% HAMFI	437	3,830	4,267
50.1–80% HAMFI	891	6,930	7,821
80.1% HAMFI and above	4,451	25,308	29,759
Total	6,026	39,650	45,675
Built 1940 to 1979			
30% HAMFI or less	280	4,856	5,136
30.1–50% HAMFI	652	7,168	7,820
50.1–80% HAMFI	2,144	13,120	15,264
80.1% HAMFI and above	8,408	52,864	61,272
Total	11,484	78,008	89,492
Built 1980 or Later			
30% HAMFI or less	0	0	0
30.1–50% HAMFI	0	0	0
50.1–80% HAMFI	0	0	0
80.1% HAMFI and above	0	0	0
Total	0	0	0
Total			
30% HAMFI or less	528	8,438	8,966
30.1–50% HAMFI	1,089	10,998	12,086
50.1–80% HAMFI	3,035	20,050	23,085
80.1% HAMFI and above	12,859	78,172	91,031
Total	**17,510**	**117,658**	**135,167**

Table III.40, on the following page, shows renter-occupied households with lead-based paint risks by income and presence of children age 6 and below. As shown, 13,904 renter-occupied units had a risk of lead-based paint exposure for young children. However, income distributions show different patterns for these households than for owners; the majority of them earned 30 percent or less of HAMFI.

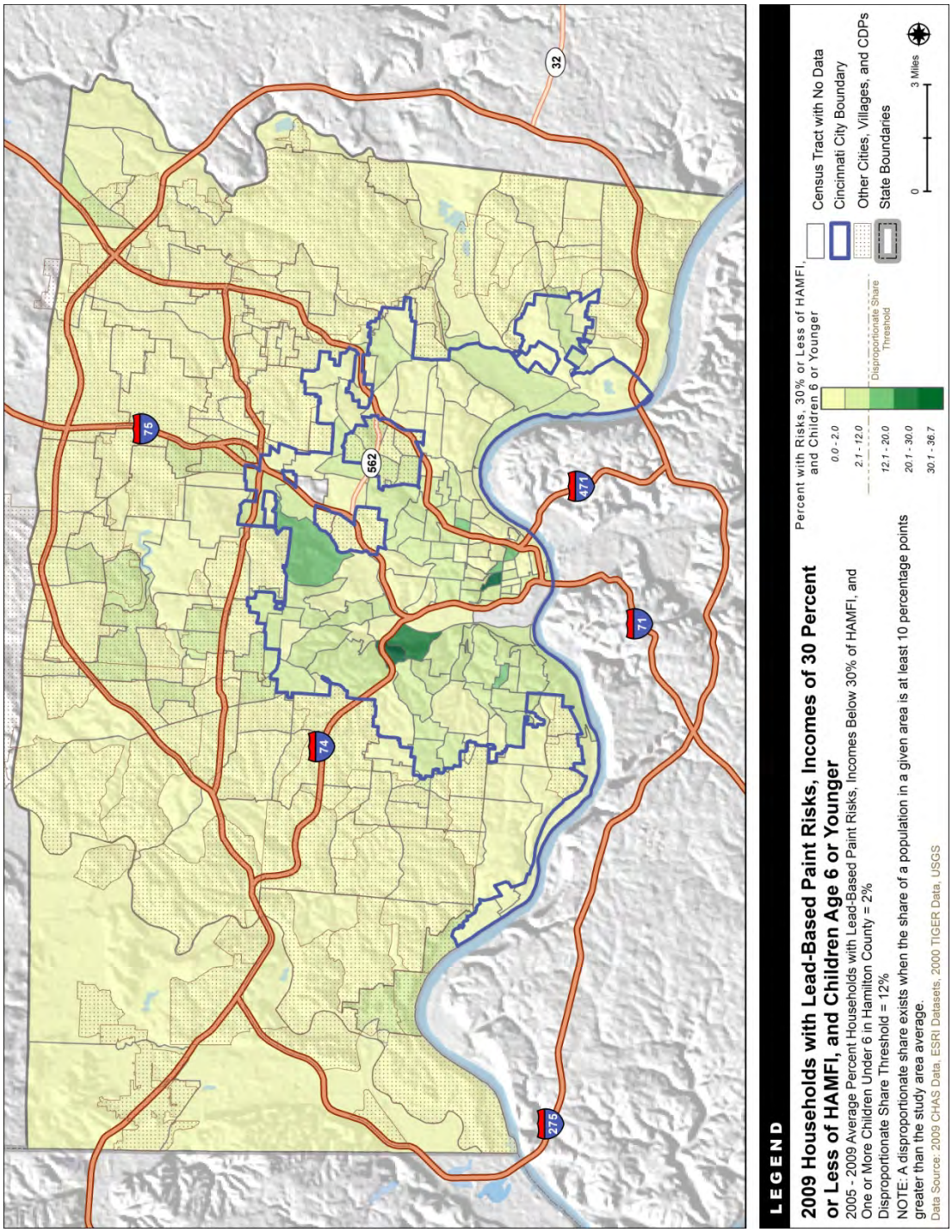
Table III.40
Renter-Occupied Households with Lead-Based Paint Risks by Income and Presence of Young Children
Hamilton County
2005–2009 CHAS Data

Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
30% HAMFI or less	2,268	9,158	11,426
30.1–50% HAMFI	1,130	5,040	6,170
50.1–80% HAMFI	891	5,103	5,994
80.1% HAMFI and above	788	7,659	8,447
Total	5,076	26,960	32,036
Built 1940 to 1979			
30% HAMFI or less	3,736	14,960	18,696
30.1–50% HAMFI	2,036	8,216	10,252
50.1–80% HAMFI	1,684	10,516	12,200
80.1% HAMFI and above	1,372	11,548	12,920
Total	8,828	45,240	54,068
Built 1980 or Later			
30% HAMFI or less	0	0	0
30.1–50% HAMFI	0	0	0
50.1–80% HAMFI	0	0	0
80.1% HAMFI and above	0	0	0
Total	0	0	0
Total			
30% HAMFI or less	6,004	24,118	30,122
30.1–50% HAMFI	3,166	13,256	16,422
50.1–80% HAMFI	2,575	15,619	18,194
80.1% HAMFI and above	2,160	19,207	21,367
Total	**13,904**	**72,200**	**86,104**

When we combine the owner- and renter-occupied households presented in the previous tables, we see that in total, 221,271 households were likely to pose lead-based paint health risks for children. Of those, 31,414 households contained children aged 6 and younger. Therefore, 14.2 percent of households living in homes built before 1980 and at risk of lead-based paint exposure also contained young children.

Included in this 14.2 percent were households that were also considered to be very low income. Family households earning 30 percent or less of HAMFI were considered very low-income, and children under the age of 6 in these households were at very high risk of lead-based paint contamination if they lived in homes built before 1980. Only 2 percent of households fit these criteria in 2009, as shown geographically in Map III.18, on the following page. A few tracts inside Cincinnati held disproportionate shares of such households, with several others containing more than the average.

Map III.18
Households with Lead-Based Paint Risks, 30 Percent or less of HAMFI, and Young Children
Hamilton County
2005–2009 CHAS Data



OHIO LEAD REMOVAL EFFORTS

Ohio Revised Code Lead Abatement Law

Lead abatement in Ohio is governed by Chapter 3742 of the Ohio Revised Code, most recently amended in 2002. New requirements of the law went into effect in 2003, and established numerous policies for protection from lead poisoning for Ohio residents. Among them were:

- The creation of training programs and licensing for professionals and laboratories who perform lead work, including training for any contractors working on lead abatement projects;
- The creation of a child lead poisoning prevention program and advisory council, blood testing for children at risk for lead poisoning, and an investigation into the source of lead poisoning found in any child under the age of 6;
- Application of specialized cleaning methods when working with lead-contaminated surfaces; and
- Recommendations for controlling hazards while considering the historic nature of a property.[41]

The administration of Ohio's Lead Law falls under the responsibility of two offices: the Ohio Healthy Homes and Lead Poisoning Prevention Program (OHHLPPP) and the Ohio Department of Health Lead Poisoning Prevention Program (ODHLPPP).

Funded by the CDC, OHHHLPPP's services include funding, public and professional education, public health lead investigations, case management, and data collection and analysis lead-based paint threats in Ohio.[42] The program's primary focus is on services for children from birth to 72 months, and its research and reports are part of a national database on lead poisoning. OHHHLPPP guidelines include testing all children who live in high-risk zip codes in Ohio, as required by the State law.

The ODHLPPP was authorized by the U.S. Environmental Protection Agency in 1998 to regulate lead abatement, detection, and analysis services and ensure that these practices are done safely and in adherence with federal and State regulations. The ODHLPPP oversees the licensing of trained personnel as well as laboratories that analyze lead levels in humans and the environment. In addition, the department funds professional training and holds training sessions for landlords, real estate agents, remodelers, medical professionals, and the general public.[43]

[41] "Chapter 3742: Lead Abatement." LAWriter Ohio Laws and Rules. http://codes.ohio.gov/orc/3742
[42] "Lead Poisoning – Children" Ohio Department of Health. http://www.odh.ohio.gov/odhprograms/cfhs/lead_ch/leadch1.aspx
[43] "Lead Poisoning Prevention." Ohio Department of Health. http://www.odh.ohio.gov/odhprograms/dspc/lp_prev/lp_prev1.aspx

F. PUBLIC AND ASSISTED HOUSING

Public or assisted housing can exist in several forms, such as low-income housing projects, housing choice voucher programs, and supportive housing. The objective of public and other forms of assisted housing is to provide housing that is suitable for persons with special needs or families of low- to moderate-income levels and to promote access to jobs, transportation, and services.

PUBLIC HOUSING

Public and assisted housing units make up a portion of the housing stock located throughout Hamilton County. The CMHA maintains an inventory of low-income public housing (LIPH) properties in the County, and operates 12 high-rise buildings, 3 large family communities, and many small family communities and single-family homes across the County.[44] Table III.41, below, presents a list of all LIPH housing units by type, and shows that row house or townhouse style units were most common, making up 2,210 units. Units in larger apartment buildings containing elevators were next most common, with 1,575. There were 352 single-family homes and a variety of other properties as well.

Table III.41
Public Housing Units by Structure Type
Hamilton County
2012 CMHA Data

Structure Type	Number of Units
Rowhouse or Townhouse Style	2,210
Elevator Structure	1,575
Walk-Up/Multi-Family Apartment	699
Single-Family/Detached	352
Semi-Detached	76
Other	12
Total	**4,924**

Map III.19, on page 117, presents the location of LIPH units in relation to the concentration of poverty in Hamilton County. It shows that LIPH units were distributed across the County but generally concentrated in and around Cincinnati, in some cases located in high poverty tracts, although the majority of LIPH units outside of Cincinnati were located in tracts with very low overall poverty rates.

ASSISTED HOUSING

There are other key programs for assisted housing in Hamilton County. The Housing Choice Voucher program, commonly known as Section 8, allows renters to utilize vouchers for housing assistance and is individual family–based, allowing participants to choose the type of housing they rent. Persons apply to become Section 8 recipients, with restrictions based on

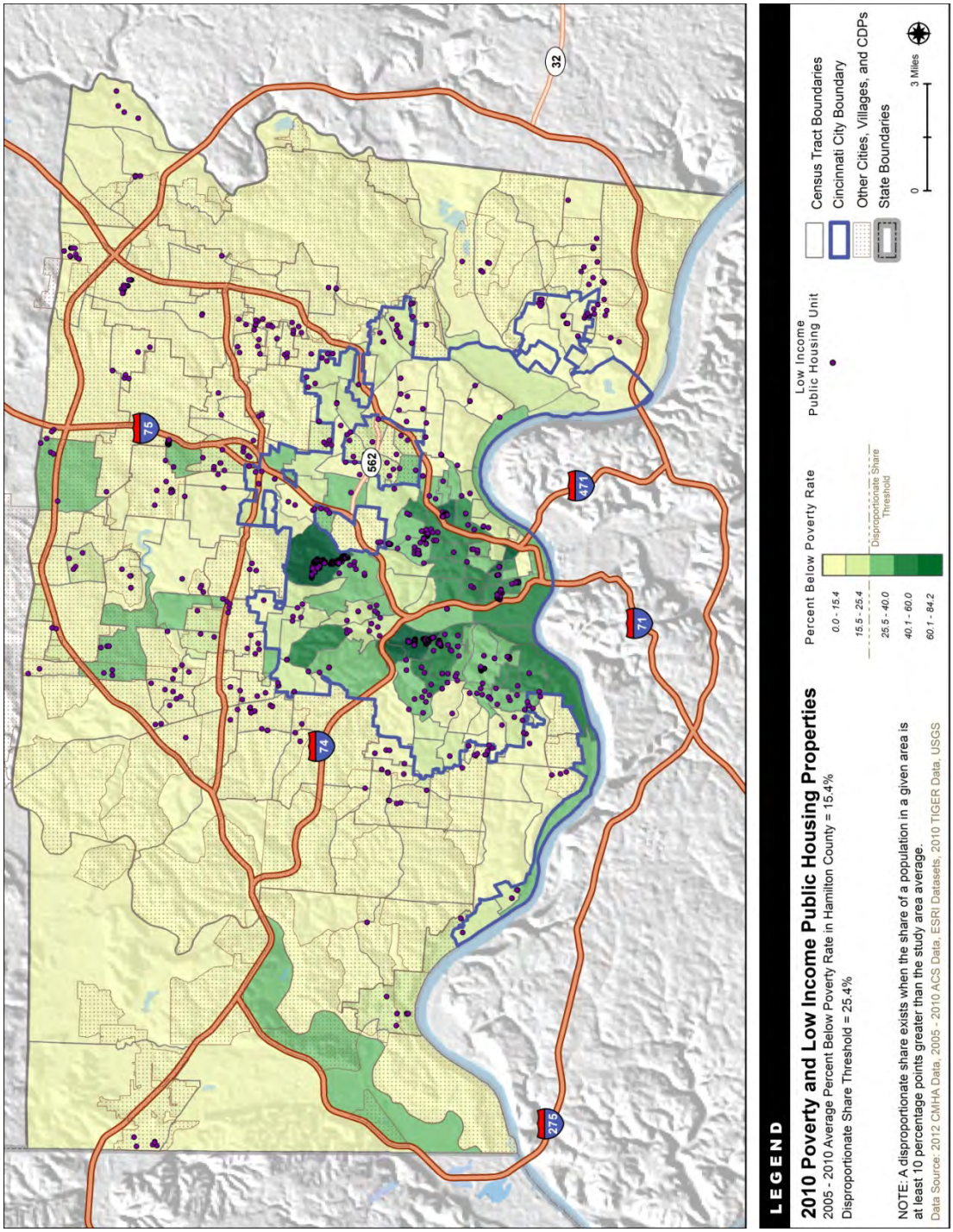
[44] "CMHA Public Housing." Cincinnati Metropolitan Housing Authority. http://www.cintimha.com/public-housing.aspx

income and other factors. The Housing Choice Voucher (HCV) program is funded by federal HUD funding. It distributes vouchers to individuals and is meant for low-income families, the elderly, and the disabled.

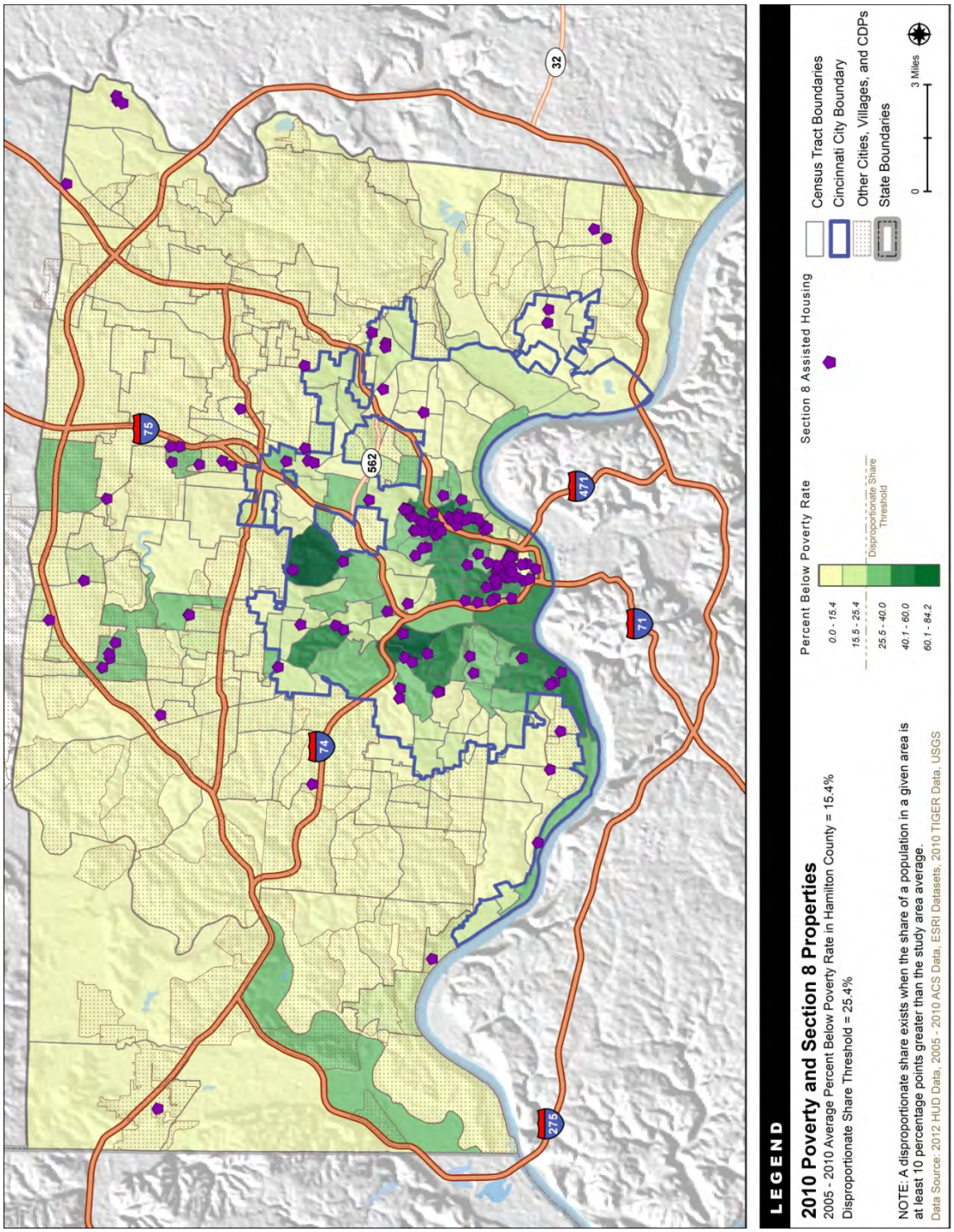
Map III.20, on page 118, presents housing funded by the project-based Section 8 program. As shown, Section 8 units were primarily located in medium- to high-poverty tracts in Cincinnati and in some mid-level poverty tracts in the central part of the County along the northern edge. A very few were located along the northeast, southeast, and northwest boundaries of the County. Some tracts with poverty levels above the disproportionate share threshold were not served.

Map III.21, on page 119, shows the distribution of HCVs in use in 2012, and shows that these were very concentrated in Cincinnati and the central and northern parts of the County. When compared with poverty rates, these data show that HCV use was far less prevalent in the tracts with the highest poverty rates.

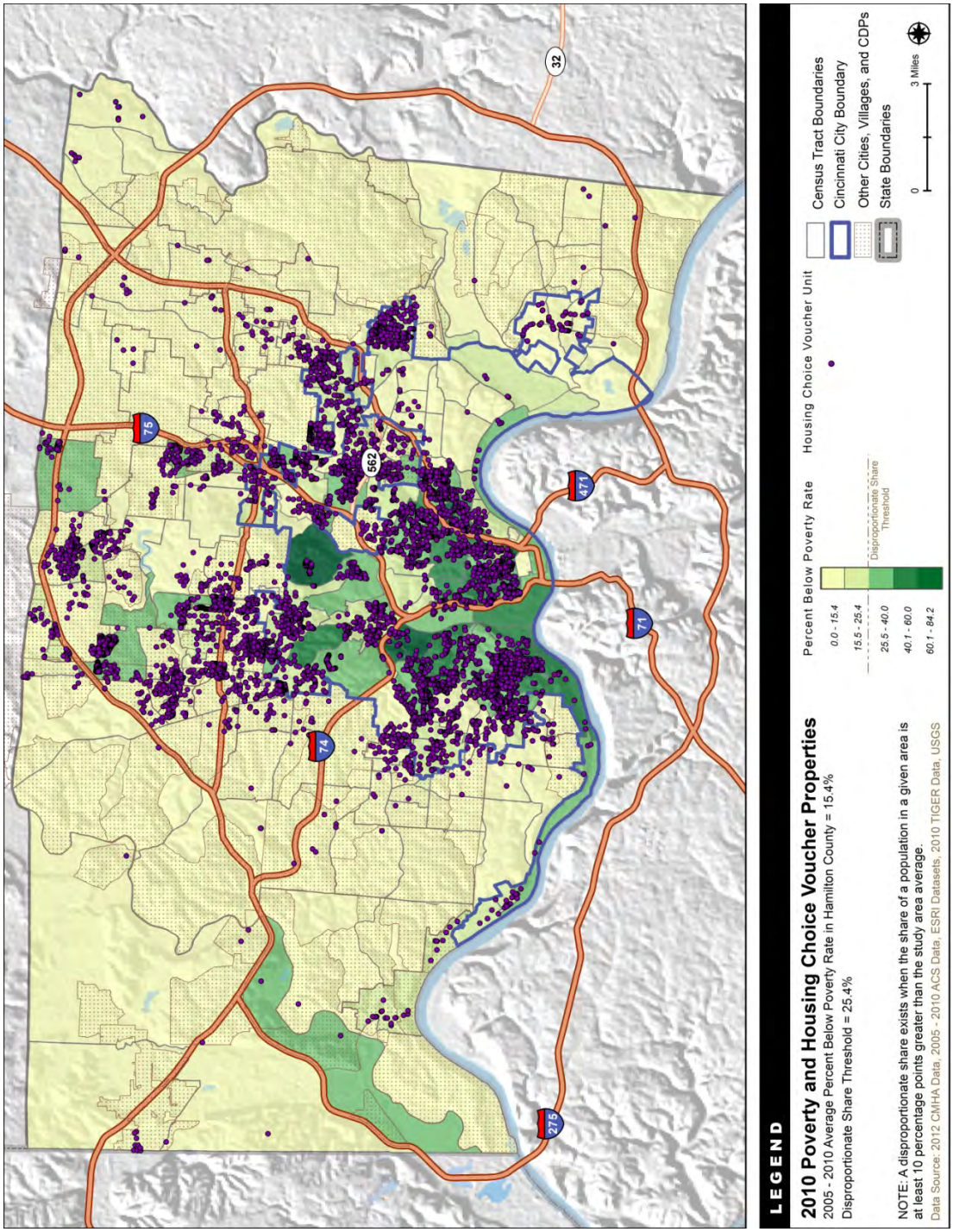
Map III.19
LIPH Units
Hamilton County
2012 CMHA Data



Map III.20
Section 8 Contracts
Hamilton County
2012 HUD Data



Map III.21
HCV Units
Hamilton County
2012 CMHA Data



G. SPECIAL NEEDS HOUSING

Special needs housing provides accommodations for persons who cannot live in a typical housing unit without some form of physical adjustment or assistance to perform typical daily tasks. Special needs housing includes transitional housing for persons who have a temporary need for tailored services.

Populations with special needs may include the physically and mentally disabled, the frail elderly, persons with HIV/AIDS, persons with drug or alcohol addictions, youth aging out of foster care, the homeless, and victims of domestic abuse. Many of these persons require housing that is matched with accessibility or support services and often have extremely low incomes. A lack of adequate and affordable housing can have severe impacts on these persons and the community, such as high health care and criminal justice costs, and may prevent special needs populations from existing care facilities and living integrated in the community.

SPECIAL NEEDS HOUSING POLICIES

Persons with special needs often require supportive or other special housing, which is provided through several programs in Hamilton County. The *2009 Impediments to Fair Housing Choice in Hamilton County, Ohio* report recommended that Cincinnati and the Hamilton County Regional Planning Commission provide community education, dispute resolution services and tools to persons with special housing needs in order to provide assistance to better enable the siting of special needs housing.[45]

The Ohio Housing Finance Agency (OHFA) offers programs that serve senior citizens and populations with special needs in addition to its programs for first-time homebuyers and renters.[46] The OHFA's 2012 Annual Plan shows that across Ohio, the supply of housing for low-income renters is aging, inadequate to meet expected needs, and in some cases, lacking funding for operations. This problem is expected to be compounded by the aging of the population, who will have lower incomes and additional mobility and assistance needs in the future, as well as potential decreases in funding assistance. The OHFA's goals include providing more special needs housing, particularly in multi-family developments. State programs have encouraged housing provision for disabled and low-income persons, and a 2005 policy established standards for universal design to make housing safe, accessible, and free of barriers for all persons. Rehabilitated units must incorporate universal design features to the greatest extent possible, and at least 12 universal design features are required in all OHFA-funded multi-family rental projects.[47] Units that meet universal design standards are safe and accessible for persons of all ages and abilities, thereby providing additional housing available for disabled and elderly persons.

[45] Impediments to Fair Housing Choice in Hamilton County, Ohio, 2009, http://www.cincinnati-oh.gov/cdap/downloads/cdap_pdf39929.pdf
[46] Ohio Housing Finance Agency, http://www.ohiohome.org/about.aspx
[47] 2012 OHFA Annual Plan, http://www.ohiohome.org/annualplan2012.pdf

ACCESSIBILITY AND VISITABILITY

While most cities' codes and ordinances do require multi-family and some group housing projects to be accessible by the disabled, additional steps can address a wider range of needs of disabled and elderly persons. Several communities around the country have adopted visitability ordinances that require some or all newly constructed homes to offer specific features that make them easier for persons with mobility limitations to visit and live in. These features must include:

- At least one outside entrance with no steps,
- Interior doors with at least 32 inches of clear passage space, and
- At least one wheelchair-accessible half or full bathroom on the main floor.[48]

Visitability ordinances can also include accessible light switches and reinforced bathroom walls that can support a railing. In many cases, these provisions add little, if any, cost to the construction of a home but make it visitable and livable for many persons with physical disabilities. After the 1992 passage of a visitability law in Atlanta, cities in Ohio, Illinois, Iowa, Texas, and Arizona have created strategies for inclusive home access, and statewide laws have been passed as well.[49] In 2006, a statewide law was passed in Ohio that requires that visitability requirements be met in all new homes where the buyer requests and in homes built with OHFA funding, including Low Income Housing Tax Credit dollars.[50] In addition, the City of Cincinnati passed a motion in 2011 that all new single-family, duplex, and triplex homes built with funding assistance from the City must be visitable.[51]

While no comprehensive data are available about the inventory of visitable housing in Hamilton County, data reporting the homes built with funding that requires visitability can be quantified. From the beginning of 2007, when the OHFA policy was implemented, through 2011, 1,150 new housing units were built that conformed to the visitability requirements that would not have done so otherwise.[52] As shown in Table III.42, on the following page, 840 of these were detached single-family units and 256 were townhome units. The year with the most construction of visitable units was 2008, when 373 were built, and only 112 were built in 2011. However, in 2009 and 2010, the OHFA shifted its policy goals to emphasize the preservation and rehabilitation of existing units, lowering the number of newly constructed units funded.

[48] Concrete Change, http://concretechange.org/
[49] *Ibid.*
[50] Visitability Ohio, http://www.visitabilityohio.org/?page_id=9
[51] City of Cincinnati, http://city-egov.cincinnati-oh.gov/Webtop/ws/council/public/child/Blob/33752.pdf;jsessionid=657E54093A830F8F4918F6829AA328E2?m=32623
[52] OHFA Spring 2012 Newsletter, http://www.ohiohome.org/2012SpringNL.pdf

Table III.42
New Construction of Visitable Housing Units
State of Ohio
2007–2011 OHFA LIHTC Data

Housing Type	2007	2008	2009	2010	2011	Total
Detached Single-Family Units	172	340	113	115	100	840
Townhome Units	34	33	58	131	0	256
One-Story Units in Duplex/Triplex Buildings[53]	0	0	42	0	12	54
Total Units	**206**	**373**	**213**	**246**	**112**	**1,150**

While detailed visitable unit data are not available by county, in Hamilton County from 2007 to 2009, OHFA tax credit funding supported the construction of 19 properties representing 1,874 units. Of these, the majority were located in Cincinnati, with one 85-unit affordable project located in Loveland and one 100-unit elderly project in Springdale. In total across the County, there were 1,576 family units and 298 elderly units paid for with tax credit funding; some of these are assumed to be visitable since the passage of the OHFA policy.

The Cincinnati City Council considered a policy in 2012 to require that all homes built with City funding be visitable.

As noted previously in this section, a significant number of homes in Hamilton County were built before 1980, several decades before accessibility was a concern. This has created a challenge for the County in terms of visitable homes. However, accessible design principles can be applied to older homes, with retrofits that make them visitable or accessible to all persons. While it is significantly cheaper to make a home visitable during construction, modifications can be made to meet visitable criteria and make homes usable for aging residents, prolonging the occupancy capacity of homes and allowing residents to live independently longer. The Universal Design movement encourages accessibility in structures, products, and information systems as well as housing, going beyond the Americans with Disabilities Act (ADA) requirements for public structures and designing products with choice for all people.[54] Some groups encourage the application of Universal Design principles for all newly constructed homes.

ASSISTED LIVING FACILITIES

More than 50 assisted living facilities, both in Cincinnati and in other communities, serve seniors in Hamilton County.

[53] Townhome units and one-story units in duplex/triplex buildings are exempt from Fair Housing Accessibility requirements, but not OHFA visitability requirements.
[54] UniversalDesign.com, http://www.universaldesign.com/about-universal-design.html

H. GREEN BUILDING

Energy-efficient housing, often touted for its good design, comfortable living space, environmental sustainability, and social responsibility, can also provide substantial cost savings for residents. Known as green building, living in an energy-energy efficient home can save a family hundreds or thousands of dollars per year in utility costs. For this reason, green building principles can be especially beneficial for residents of affordable housing.

In May 2012, Ohio adopted a new residential building code to encourage energy-efficient and safe home construction. The code requires that all new homes built after January 1, 2013 be more efficient and come with carbon monoxide detectors. Homes built under the new policy will save homeowners money in energy costs, but will add to the cost of the home construction.[55] Homes will be required to contain at least 75 percent energy-efficient light bulbs and reduce air leaks.

LEED CERTIFICATION

The Leadership in Energy and Environmental Design (LEED) Certification program, developed by the U.S. Green Building Council (USGBC) and established in 1998, is the primary certification program for green building projects. The LEED Certification rating system is used by architects, real estate professionals, construction managers, lenders, government officials, and interior designers to develop sustainable building designs in the U.S., Canada, Brazil, India, and Mexico.[56]

LEED building standards are developed through a committee-run process and apply to the design, construction, and operation of buildings. Issues addressed by the LEED rating system include:

- Sustainable sites,
- Water efficiency,
- Energy and atmosphere,
- Materials and resources,
- Indoor environmental quality,
- Innovation in design, and
- Regional priority. [57]

Environmentally friendly LEED-certified buildings also have lower operating costs, are healthier for occupants, and perform more efficiently than conventional buildings. To receive a LEED certification, buildings apply for and receive credits based on their attributes, and LEED certifications are given at four different levels corresponding to the number of credits earned. From fewest to most credits necessary, these categories are Certified, Silver, Gold, and

[55] Green Cincinnati, http://green-cincinnati.com/new-residential-building-code-for-ohio/
[56] U.S. Green Building Council, http://www.usgbc.org/Default.aspx
[57] *Ibid.*

Platinum. The LEED for Homes rating system has slightly different rating categories than those presented previously, and includes different thresholds that reward efficient residential design. The LEED Certification system is available for a wide variety of building types. Primarily used for new construction but also for energy-efficient retrofitting, the following rating systems are available:

- New construction,
- Existing buildings: operations and maintenance,
- Commercial interiors,
- Core and shell,
- Schools,
- Retail,
- Health care,
- Homes, and
- Neighborhood development.[58]

The USGBC segments data on LEED-certified buildings by city, although for many properties, these data are confidential. For this analysis, data were collected for Cincinnati by year built and certification level, with the majority of buildings included in the data for commercial, institutional, or public use. The majority of residential projects included were dormitories, with only one apartment building listed in Cincinnati. Table III.43, below, shows the number of buildings built in Cincinnati from 2001 to 2011, excluding those confidentially listed, by LEED certification level and year built. As shown, 39 buildings received LEED certifications in 2009, more than in any other year, and 33 buildings met the criteria in 2008. The majority of buildings reported in the data were missing specification on which level of LEED certification they achieved, but of those that did report a level, gold certification and general certification were most common. Only three buildings were Platinum-certified over the period.

Table III.43
LEED-Certified Buildings by Year Built
City of Cincinnati
2001–2011 USGBC Data

Year	Platinum	Gold	Silver	Certified	Missing	Total
2001	.	1	.	2	.	3
2002	.	.	.	.	.	.
2003	.	.	.	3	.	3
2004	.	.	1	1	.	2
2005	.	.	.	.	.	.
2006	.	.	.	.	3	3
2007	1	5	1	2	2	11
2008	1	6	2	4	20	33
2009	1	5	1	3	29	39
2010	.	.	2	2	8	12
2011	.	.	.	.	22	22
Total	**3**	**17**	**7**	**17**	**84**	**128**

[58] U.S. Green Building Council, http://www.usgbc.org/Default.aspx

Of all the LEED-certified buildings in Ohio where the city and certification level are reported, 10.5 percent were located in Cincinnati. Though the USGBC data are only available for Cincinnati, the Cincinnati Regional Chapter of the USGBC lists several other LEED-certified projects in the region. Others in Hamilton County in include commercial properties in Beckett Ridge, Harrison, and Montgomery.[59]

LEED for Homes Certification

The LEED for Homes program certifies many residential properties, both single- and multi-family, on a set of criteria specific to home projects. The LEED for Homes certification program has been very popular within Cincinnati limits, where newly constructed LEED-certified one-, two-, and three-unit structures, including condominiums, receive a 15-year property tax abatement. For similar renovated properties, a 10-year tax abatement is available.[60] For multi-family residential projects within the City, an 8-year tax abatement is available for both new and renovated projects.[61] In addition, at the national level, the LEED for Homes Initiative for Affordable Housing promotes green building practices for affordable homes, further supporting the cost-effectiveness of sustainable housing. The USGBC and Enterprise Community Partners provide education and technical assistance to the affordable housing market.[62]

LEED for Homes certification is granted to individual buildings, but must apply to all units within that building. Every unit must earn the same level of certification, and separate buildings within the same development must be certified separately. [63]

As shown in Table III.44 on the following page, there were 106 LEED for Homes-certified projects in Hamilton County between 2007 and June 2012. The majority of these were located in Cincinnati, with one home each located in Terrace Park, Montgomery, and Greenhills. [64] As shown, Silver-level certification was most commonly seen on all LEED for Homes-certified project with 62, but baseline Certified projects were also common. There were very few Platinum- or Gold-certified projects. Also notable, the number of LEED-certified homes increased dramatically after 2009, with a maximum of 28 projects per year done in 2010, excluding 2012 as a partial year. However, since these data were only available through June 2012, it can be assumed that the number of projects in 2012 will meet or exceed those in previous years, and that the number of LEED-certified homes will continue to grow.

[59] Cincinnati Regional USGBC, http://www.usgbc-cincinnati.org/?mid=70
[60] City of Cincinnati, http://www.cincinnati-oh.gov/cdap/pages/-3521-/
[61] City of Cincinnati, http://www.cincinnati-oh.gov/cdap/pages/-3481-/
[62] USGBC, http://www.usgbc.org/DisplayPage.aspx?CMSPageID=147#affordable_housing
[63] USGBC, LEED for Homes Guidelines for Eligible Projects, http://www.usgbc.org/ShowFile.aspx?DocumentID=5482
[64] USGBC, LEED for Homes Certified Projects by State, http://www.usgbc.org/ShowFile.aspx?DocumentID=2683

Table III.44
LEED Certification Level
Hamilton County
2007–June 2012 USGBC Data

Certification Level	2007	2008	2009	2010	2011	2012	Total
Certified	2	0	6	10	11	5	34
Silver	1	12	9	17	9	14	62
Gold	0	1	0	0	4	3	8
Platinum	0	0	0	1	0	1	2
Total	**3**	**13**	**15**	**28**	**24**	**23**	**106**

Nearly half of these projects, 62, were custom homes, as shown below in Table III.45. Others were part of production or small speculative developments, and nine were affordable housing projects. A few multi-family market rate and mixed-use projects were built, though they represented a small minority. These data indicate that the market for LEED-certified homes was primarily driven by individual consumers searching for single-family homes, likely motivated in part by the City of Cincinnati's tax abatement program, although housing developers did some production building on land they owned and speculative building for prospective customers.

Table III.45
LEED for Homes-Certified Buildings by Project Type
Hamilton County
2007–June 2012 USGBC Data

Project Type	2007	2008	2009	2010	2011	2012	Total
Custom	3	6	9	14	13	17	62
Production	0	6	4	3	1	0	14
Small Speculative	0	0	0	9	4	0	13
Affordable	0	0	0	0	5	4	9
Multi-Family Market Rate	0	1	2	2	0	0	5
Mixed-Use	0	0	0	0	1	2	3
Total	**3**	**13**	**15**	**28**	**24**	**23**	**106**

Table III.46, below, shows the LEED for Homes-certified projects in Hamilton County by type of building, and shows that detached single-family homes were the most common type seen. Nearly 75 percent of all certified projects resulted in single-family units, many of them custom homes. Low-rise multi-family projects were the next most common, with 17 built over the period.

Table III.46
LEED for Homes-Certified Homes by Type
Hamilton County
2007–June 2012 USGBC Data

Home Type	2007	2008	2009	2010	2011	2012	Total
Detached Single-Family	3	6	9	23	20	17	78
Low-Rise Multi-Family	0	7	2	1	3	4	17
Attached Single-Family	0	0	4	3	1	0	8
Mid-Rise Multi-Family	0	0	0	1	0	2	3
Total	**3**	**13**	**15**	**28**	**24**	**23**	**106**

While 106 projects were certified, they represented 592 units, many distributed in multi-family developments. Table III.47, below, shows that 316 of all the units certified were in mid-rise multi-family residential buildings. However, 300 of these units were built in 2012, and were located in two Silver-level mixed-use buildings in Cincinnati. Another large portion of all units, 185, were low-rise multi-family projects, and were built in all years except 2007, though the largest number was also seen in 2012. The 129 low-rise multi-family units built in that year were distributed between four Silver-certified affordable housing developments in Cincinnati. Also very common were detached single-family units, with 83 units. Excluding 2012 as a partial year, the largest number of these homes built was in 2010, with a slight drop in 2011. Altogether, the figures presented in this table indicate that the market for LEED-certified multi-family projects was stronger in recent years than the demand for single-family homes.

Table III.47
LEED for Homes-Certified Units by Type
Hamilton County
2007–June 2012 USGBC Data

Home Type	2007	2008	2009	2010	2011	2012	Total
Mid-Rise Multi-Family	.	.	.	16	.	300	316
Low-Rise Multi-Family	.	7	14	6	29	129	185
Detached Single-Family	3	11	9	23	20	17	83
Attached Single-Family	.	.	4	3	1	.	8
Total	**3**	**18**	**27**	**48**	**50**	**446**	**592**

Several of the multi-family properties listed in the tables above were affordable or senior projects. These and other notable multi-unit LEED for Homes–certified structures are described in more detail on the following pages.

LEED-Certified Units in Cincinnati

The first LEED-certified multi-family property to be constructed in Cincinnati was DeSales Flats, located in the historic East Walnut Hills area. The building is a mixed-use structure and includes restaurants, a salon, and a bank along with 76 one- and two-bedroom apartments. Its green features include a walkable infrastructure, a covered bike shelter, reserved parking for fuel-efficient vehicles, and energy-efficient electric heat pumps.





The first LEED-certified affordable multi-family property in Ohio was Forest Square Apartments, which opened in 2010 and is located in the Avondale area of Cincinnati. The project was developed by The Model Group and received a LEED Silver certification, with green features such as a community garden; energy-efficient appliances; low volatile organic compound (VOC) paint to improve indoor air quality; and high-efficiency heating, air conditioning, and plumbing. Funded in part by a $1 million award from HUD Recovery Tax Credit Assistance Program funds, the project was built in concert with neighborhood visioning and revitalization plans and was designed for seniors. It features 21 two-bedroom accessible, affordable units.



In 2011, the Woodburn Pointe Senior Apartments received a LEED certification for redeveloped structures. Woodburn Pointe, located in the historic Evanston area of Cincinnati and was built in 1900, and was redeveloped by the same firm that built Forest Square.[65] The restored apartments now include 24 one- and two-bedroom units, as well as green features such as recycled structural and interior materials, energy-efficient appliances, and low VOC paints and adhesives. The renovation also included the addition of an elevator, central heating and cooling, and other modern amenities.



Also rehabilitated by The Model Group, the Elberon Senior Apartments opened in 2012 and offers 37 one- and two-bedroom apartments for seniors. Located in the Price Hill neighborhood of Cincinnati, the building was built in 1925 but renovated with modern accessible and green features, including an elevator, a community room, energy-efficient central heating and cooling, and energy-efficient appliances.

[65] The Model Group, http://www.modelgroup.net/portfolio/default.aspx



LEED certifications have been received by for-sale housing projects in Hamilton County as well. As part of the Over-the-Rhine area redevelopment, the Mottainai Lofts condominium building is also a restored property, developed by the Northpointe Group and B2B Equities. It includes eight LEED Silver-certified units with sustainable elements such as reclaimed building materials; cork and bamboo flooring; energy-efficient heating, cooling, lighting, and appliances; recycled interior materials; a recycling area; bike racks; and a pedestrian-friendly site infrastructure.[66] Also in the redeveloped Over-the-Rhine area, the 16-unit Belmain Lofts project was developed by Urban Sites Property Management and also features reclaimed brick and wood materials, low VOC paints, sustainable flooring, and energy-efficient features.



Marlburg Square, located in the Oakley area of Cincinnati, features 23 single-family row houses and 96 condominiums and was developed by the Ackermann Group. The Square's New Urbanist-inspired design allows for a walkable development and natural, integrated features.



Single-family homes achieving LEED certification have been built in neighborhoods in Cincinnati including Columbia Tusculum, Mount Lookout, Hyde Park, and Northside.[67] One notable project was located outside the City in the village of Greenhills, where in 2009 Potterhill Homes built a green building demonstration home that received LEED Silver certification for its energy-efficient insulation, recycled product interior materials, water efficiency, and site reuse. Other LEED-certified home communities built by Potterhill include Rockford Woods and Northside, both eligible for tax credits. In addition, the Cincinnati Northside Community Urban Redevelopment Corporation redeveloped and made accessible two homes in the Northside area in 2009, earning LEED certification for original construction materials and energy-efficient appliances, fixtures, and insulation.[68]

As the previously described projects suggest, LEED-certified housing projects have become popular in recent years within the City boundaries of Cincinnati. However, this may indicate

[66] Over-the-Rhine Living, http://www.gatewayquarter.com/properties/mottainai_lofts
[67] Cincinnati Regional USGBC, http://www.usgbc-cincinnati.org/?mid=70&mid2=166
[68] Jami & Libby, Sustainable Living Experts, http://encorecincinnati.wordpress.com/2009/10/07/celebrate-another-northside-redevelopment-success/

that Hamilton County residents interested in living in eco-friendly homes have few options if they prefer to live outside Cincinnati.

ENERGY STAR CERTIFICATION

Another certification program for energy-efficient construction is the Energy Star program. The Energy Star certification is well-known, as it is applied to appliances and other consumer products, but the U.S. Environmental Protection Agency (EPA) gives Energy Star certifications to buildings as well. These data are also available by city, and Table III.48, below, presents the commercial and industrial buildings in Cincinnati that received such certification. As shown, the most common building type was offices, with 30 buildings totaling 9,205,829 square feet. Kindergarten through high school educational facilities were next most common, with 16 buildings and more than 1.3 million square feet, although the two hospital buildings to receive Energy Star certification totaled more than 2.4 million square feet. Grocery and other retail buildings were also commonly seen. In addition, among the data reported by the EPA, 11.8 percent of all the Energy Star-certified buildings constructed in Ohio over the period were located in Cincinnati.

Table III.48
Energy Star Certified Buildings by Type and Square Feet
City of Cincinnati
1995–2012 EPA Data

Building Type	Number of Buildings	Floor Square Area
Office	30	9,205,829
K-12 School	16	1,373,895
Supermarket/Grocery	7	837,305
Retail	5	140,006
Bank/Financial Institution	2	317,855
Hospital (General Medical and Surgical)	2	2,417,833
Hotel	2	106,134
Senior Care Facility	1	163,767
Warehouse (Unrefrigerated)	1	295,000
Total	**66**	**14,857,624**

The Energy Star program also certifies new home construction for homes that meet strict EPA guidelines for energy efficiency. They must include features that make them up to 30 percent more efficient than typical new homes, and must be at least 15 percent more energy-efficient than homes built conforming to the 2009 International Energy Conservation Code.[69] Typical features of Energy Star homes include efficient heating, cooling, water heating, lighting, and appliances, as well as high indoor air quality and consistent temperatures between rooms.[70]

[69] Energy Star, http://www.energystar.gov/index.cfm?c=new_homes.hm_index
[70] Energy Star, http://www.energystar.gov/index.cfm?c=next_generation.ng_qualified_new_homes

I. SUMMARY

The number of housing units in Hamilton County increased by 1.1 percent from 2000 to 2010, from 373,393 to 377,364 units, and in both years the majority of the housing stock was built before 1940. Of the units reported in the County in the 2000 Census, more than 59 percent were single-family units, and more recent data from the Census Bureau showed that this percentage increased very slightly in the 2006 to 2010 data. In the 2000 Census, 92.9 percent of units were occupied, and of these, 59.8 percent were owner-occupied and 40.2 percent were renter-occupied. Of the 26,603 unoccupied housing units counted in Hamilton County in 2000, 6,310 were "other vacant" units, which are not available to the marketplace and can contribute to blighting influences. Data from the 2010 Census showed that the percentage of this type of unit increased by more than 107 percent to 13,078 units.

The Hamilton County Auditor data showed that there were 259,113 residential buildings in the County as of April 2012, and 80.7 percent of these were single-family homes. However, duplex and triplex buildings represented more than one unit each, and 7,349 apartment structures had four or more units. When examined by year built, the era with the most homes constructed was the pre-1940 period, and home construction decreased in each decade following. Single-family homes averaged 1,760 square feet, while multi-family buildings averaged more than 2,000 square feet. Most residential buildings, 112,322, were reported to be in average condition, with another notable share in good condition, and the majority of buildings were of average quality building materials, or grade, with 148,797. By year built, the largest shares of average and good condition homes were built between 1940 and 1979, but the majority of very good and excellent condition homes were built before 1940. In terms of grade, most average grade homes were built before 1959, but larger numbers of good and excellent grade homes were built after 1980. When mapped geographically, data points for each building showed most of the good and excellent grade were seen outside Cincinnati and in the eastern County, and most fair and poor condition homes were seen in and directly north of Cincinnati boundaries. With the goal of improving neighborhoods and the built environment, analysis of both grade and condition of homes showed good opportunities for demolition and redevelopment in central Cincinnati and just north of the City, and good opportunities for renovation or rehabilitation throughout the City as well as north and northeast of the City.

As shown in Census Bureau data, the annual number of building permits issued showed a general decrease after 1988, with another dramatic decrease after 2007. The value of permitted single-family units showed an all-time high in 2007, but then fell drastically. Home values for all single-family homes were not distributed evenly through the County, with the highest values seen in the eastern suburban areas. Median gross rent costs were also not evenly seen across the County, but the highest values were observed in different areas than the sales data. The County Auditor data about single-family home sales showed that such sales prices climbed through the 1990s and early 2000s but generally declined after 2007, reaching $125,446 in the first few months of 2012; this was lower than the 1990 to 2012 average of $156,910. Over the more than 21-year period, homes built between 2000 and 2009 averaged the highest sales prices of $324,893 on average, more than twice the total average of $159,910. Homes sold in 2008 were compared to homes sold in 2011 on geographic maps and showed that, while in

both years most of the highest price homes were on the eastern side of the County and the lowest values were seen in and north of Cincinnati, in 2011 there were far more homes sold in the lower price ranges, indicating that opportunities exist for more affordable housing acquisition.

Notably, the incidence of overcrowding decreased over the decade but the incidence of households living in unsuitable facilities or with housing cost burdens increased. At the time of the 2000 Census, 1.5 percent of households were overcrowded and another 0.6 percent of households were severely overcrowded; this housing problem was more common in renter households than in owner households and decreased for all categories by 2010. In 2000, 0.6 and 0.9 percent of all households were lacking complete plumbing or kitchen facilities, respectively, but these figures more than tripled in more recent data. Additionally, in 2000, 15.1 percent of households had a cost burden and 11.3 percent of households had a severe cost burden, and 2006 to 2010 data averages showed that both of these percentages have increased since that time, with close to half of all renters cost-burdened or severely cost-burdened in 2010.

Across all household types and income categories, 110,675 experienced at least one housing problem and so had unmet housing needs. About 91,560 of these households had incomes of 80 percent or less of HAMFI, and elderly or extra-elderly households represented 32,195 of the County's households with housing problems. Among the particularly sensitive group of households earning 30 percent or less of HAMFI, there were 43,118 households with unmet housing needs, and these households were particularly concentrated inside and just north of Cincinnati boundaries.

There were an estimated 120,006 owner-occupied homes and 78,813 renter-occupied units with the potential for lead-based paint risks, mostly located in and around Cincinnati. Among owner-occupied households, this problem was more common for the wealthiest families, but among renters, the burden was most commonly seen for families in the lowest income level.

Evaluation of the location of public and other forms of assisted housing in the County, such as Section 8 properties and housing choice voucher use, demonstrated that these housing options were more plentiful in the central and northern parts of the County, and were sometimes seen in parts of tracts with the highest poverty rates, although such housing does not appear to be evenly distributed in some areas. Large parts of the County, and some parts of high poverty tracts, were not served with such housing.

An analysis of special needs housing showed that OHFA policy requires that housing built with state funds be visitable for persons with disabilities, meeting several specific accessibility criteria. Across the state, 1,150 visitable housing units were built, most of them single-family homes; such construction was highest in 2008 and declined by 2011. OHFA tax credit funding also supported the construction of several multi-family projects in Cincinnati and two outside the city, including 298 elderly units which are assumed to be visitable. More than 50 assisted living facilities are located in Hamilton County.

An analysis of energy-efficient building in the County revealed that the majority of green buildings, including a variety of housing types, were built in the City of Cincinnati, perhaps due to tax incentives. The majority of LEED-certified homes were custom detached single-family homes, although several mid- and low-rise multi-family projects, of both new and renovated construction, were also seen. Some of these were built as affordable or senior housing.

IV. PUBLIC INVOLVEMENT

This section addresses housing needs in Hamilton County as identified through 2012 Housing Needs Survey, public input meetings, and consultation with representatives of various local agencies throughout the County.

A. HOUSING NEEDS SURVEY

The 2012 Hamilton County Housing Needs Survey informed the process of evaluating housing needs in Hamilton County. The online survey, which was promoted by the CMHA, asked respondents for their observations about countywide trends and problems rather than needs at the individual household level, which thus helped inform the housing needs analysis based on perceived need. The survey, which was open in May, June, and July of 2012, received 511 responses from stakeholders throughout the County. A link to the online survey was distributed to prospective respondents by email, with additional printed copies distributed throughout the community.

The survey consisted of a series of questions in which the respondent was asked to rank the importance of the particular housing need. The levels of the ranking were listed as "no need," "little need," "medium need," or "high need." Topics included housing production, ways to promote additional housing, services to promote better and more suitable housing, and barriers and community effects on housing production. Questions regarding specific needs were posed under each topic area.

Table IV.1
Respondent's Location
Hamilton County
2012 Hamilton County Housing Needs Survey Data

Location	Total
City of Cincinnati	177
Remainder of County	334
Total	**511**

The first question asked respondents to identify the part of Hamilton County in which they considered themselves to live. As shown in Table IV.1, at left, the majority of respondents lived outside Cincinnati, and 177 lived inside the City. Responses have been tabulated for respondents from both of these areas and are presented in detail in Appendix E for most questions.

Though the survey generated 511 responses, some respondents neglected to answer all questions. The next question in the survey asked respondents to identify their primary role within the housing industry. As shown in Table IV.2, at right, nearly half of all respondents, 243, identified themselves as homeowners. This was the largest group, however an additional 64 respondents were representatives of local government, 45 were in property management, 35 were real estate agents, and 30 were renters. Housing advocates or service providers represented a small share, with 18 respondents, and a few additional respondents were in construction or development or legal services.

Table IV.2
Respondent's Primary Role
Hamilton County
2012 Hamilton County Housing Needs Survey Data

Role	Total
Homeowner	243
Local government	64
Property management	45
Real estate	35
Renter/Tenant	30
Advocate/Service Provider	18
Construction/Development	14
Law/Legal services	11
Banking/Finance	4
Missing	3
Other	44
Total	**511**

HOUSING NEEDS

The first questions addressing housing needs in the County asked respondents to rate the need for housing of various types. Options offered were "no need," "low need," "medium need," and "high need."

Table IV.3, below, shows the rankings for owner-occupied housing. Most commonly cited as having a high need were rehabilitated homes, particularly for homes affordable for moderate- and low-income persons. At least a third of all who answered the question—136, 126, and 112 respondents—noted needs for rehabilitated affordable homes, rehabilitated moderate-income homes, and rehabilitated low-income homes, respectively. Almost 40 percent of respondents who answered the question, or 136 respondents, said there was no need for new low-income homes, and the responses for new affordable homes were spread relatively evenly across all levels of need. Most of the respondents who answered the question—117 and 101—noted low and medium needs for new market-rate homes, respectively, and nearly 75 percent of the respondents who answered the question said there was no need or a low need for new higher-end homes. More than 38 percent of respondents who answered said there was a medium need for rehabilitated market rate homes, and nearly 35 percent said there was a low need for rehabilitated higher-end homes. These findings suggest that, for owner-occupied housing, the needs are highest for rehabilitated homes affordable to low- and moderate-income residents, as opposed to new housing or market rate housing.

Table IV.3
Need for Owner-Occupied Housing
Hamilton County
2012 Hamilton County Housing Needs Survey Data

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
New low-income homes	136	76	69	61	169	511
New affordable homes	79	80	94	89	169	511
New moderate-income and workforce homes	61	71	122	84	173	511
New market rate homes	70	117	101	46	177	511
New higher-end homes	112	129	53	36	181	511
Rehabilitated low-income homes	81	52	94	112	172	511
Rehabilitated affordable homes	40	47	119	136	169	511
Rehabilitated moderate-income and workforce homes	35	46	135	126	169	511
Rehabilitated market rate homes	42	76	127	89	177	511
Rehabilitated higher-end homes	96	116	60	61	178	511

Responses on the needs for rental housing activities are presented on the following page in Table IV.4. As shown, similar patterns were indicated on the needs for rehabilitated versus new homes, particularly for low-income, affordable, and moderate-income housing. About a third of respondents who answered the question indicated a high need for these rehabilitation activities, with 115, 113, and 106 responses, respectively. Respondents commonly indicated that there was a low or no need for higher-end housing: 200 respondents or 58.7 percent of those who answered the question said there was no need or low need for new higher-end homes, and 226 or 67.7 percent of those who answered said similarly for rehabilitated higher-end homes. These results also indicate the need for affordable rental housing, rehabilitated from existing buildings.

Table IV.4
Need for Rental Housing
Hamilton County
2012 Hamilton County Housing Needs Survey Data

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
New low-income homes	143	57	59	82	170	511
New affordable homes	106	58	85	88	174	511
New moderate-income and workforce homes	91	66	104	71	179	511
New market rate homes	90	111	93	39	178	511
New higher-end homes	116	108	65	37	185	511
Rehabilitated low-income homes	98	51	72	115	175	511
Rehabilitated affordable homes	67	56	100	113	175	511
Rehabilitated moderate-income and workforce homes	59	63	111	106	172	511
Rehabilitated market rate homes	68	95	107	67	174	511
Rehabilitated higher-end homes	106	120	61	47	177	511

Respondents were also asked about the need for other types of housing. As shown in Table IV.5, below, high needs were most commonly indicated for senior housing and housing for disabled persons, with 130 and 110 persons noting these needs, making up 38.8 and 33 percent of those who answered the question. Medium needs were seen by 30 to 40 percent of those who answered the question regarding downtown housing, senior housing, student housing, disabled housing, and supportive housing. While responses were distributed fairly evenly between all need categories, large shares of respondents indicated medium or high needs for homeless shelters and emergency housing together comprising 176 and 166 respondents, respectively. About 20 percent of respondents who answered the question said there was a high need for other housing services; narrative responses included options for a range of persons seeking nonfamily roommates or other nontraditional cooperative housing, short-term housing for families, partially independent housing for seniors, high-end housing, and energy efficient housing. The results of these questions show medium to high needs for special needs housing of several varieties, indicating that many sensitive populations may need additional services.

Table IV.5
Need for Other Housing
Hamilton County
2012 Hamilton County Housing Needs Survey Data

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Mixed-use housing	93	72	94	75	177	511
Mixed-income housing	102	72	93	67	177	511
Downtown housing	57	72	115	84	183	511
Housing for seniors	23	48	134	130	176	511
Student housing	50	133	118	32	178	511
Housing for the disabled	34	64	125	110	178	511
Supportive housing	73	84	99	69	186	511
Transitional housing	83	83	96	68	181	511
Emergency housing	72	87	87	79	186	511
Homeless shelters	80	72	96	80	183	511
Other	56	2	4	16	433	511

The survey was tailored to include questions about senior housing, providing opportunities for the large number of respondents who indicated medium or high needs for senior housing to provide more details. Table IV.6, below, shows the responses received about independent living, assisted living, and other senior housing options. As shown, medium and high needs were noted by many respondents for independent and assisted living options. A total of 271 respondents, or 81.4 percent of those who answered the question, noted such needs for independent living, and a total of 258 respondents, or 78.7 percent of those who answered, said there were high or medium needs for assisted living. Of respondents who addressed the question about need for other senior housing, more than 32.8 percent said there was a medium or high need, and comments included:

- Housing and services options for seniors who wish to stay in their homes or neighborhoods,
- Mixed or shared living for seniors, and
- High-quality neighborhoods with housing for seniors and persons who may need senior services in the near future.

Contrastingly, no need or low need for nursing homes was reported by 145 respondents, or nearly 50 percent of those who answered the question; together, these results suggest that respondents wish to see more independent or semi-independent living options for seniors that also provide necessary services and a community environment.

Table IV.6
Need for Senior Housing
Hamilton County
2012 Hamilton County Housing Needs Survey Data

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Independent living	18	44	140	131	178	511
Assisted living	21	49	150	108	183	511
Nursing home	38	107	119	47	200	511
Other	38	3	6	14	450	511

PROMOTING ADDITIONAL HOUSING

The survey also asked respondents about the need for financing services that would promote various types of housing. The first question in this section asked about housing financing activities for owner-occupied housing; responses are shown on the following page in Table IV.7. Large numbers of respondents indicated medium and high needs for all financing activities listed, including first-time homebuyer help, low-interest rate loans, down payment assistance, housing rehabilitation funding assistance, and other services. Almost half of the respondents who answered the question, or 163, said they saw a high need for funding assistance for housing rehabilitation, and 162 persons reported a high need for low-interest rate loans for home purchases. First-time homebuyer assistance and down payment assistance were reported to be in high need by 128 and 113 persons, or 39 percent and 34.8 percent of respondents who answered each question. Many of the respondents who addressed the need for other services said there was a high need, and comments listed need for:

- Education for homebuyers of all kinds,
- Rent- or lease-to-own options,
- Rehabilitation loans for homeowners, and
- Refinancing assistance.

Table IV.7
Need for Owner-Occupied Housing Financing Activities
Hamilton County
2012 Hamilton County Housing Needs Survey Data

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
First-time homebuyer assistance	39	54	107	128	183	511
Access to low interest rate loans	33	43	91	162	182	511
Down payment assistance	60	57	95	113	186	511
Housing rehabilitation assistance	40	31	96	163	181	511
Other	35	1	1	18	456	511

Respondents were also asked about the needs they saw for financing activities to promote additional rental housing, as shown in Table IV.8, below. At least a quarter of respondents who answered noted high needs for all activities listed, although the highest shares of "high need" responses were seen for low-interest commercial loans, CDBG funding, and HOME funding, with 116, 108, and 95 respondents for each; these represented 36.3, 33.8, and 30.3 percent of respondents who answered each question. Interestingly, about 30 percent of respondents to the question for low-income housing tax credit projects said that there was a high need for such funding, but slightly more respondents, 31 percent, said there was no need. These responses show that respondents saw the most need for access to loans creating rental housing, with low-interest commercial loans the most popular choice. More than a quarter of the respondents who answered the question for any other activities said there was a high need for such tools, with comments noting:

- Need for public policy changes to make providing rental housing easier,
- Need for financing for accessible rental housing,
- Respondents did not know what the financing tools listed were, or
- Additional outreach needed to improve public understanding of such financing tools for housing.

Table IV.8
Need for Rental Housing Financing Activities
Hamilton County
2012 Hamilton County Housing Needs Survey Data

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Low-Income Housing Tax Credit Projects	100	50	77	96	188	511
Community Development Block Grant Funding	71	49	92	108	191	511
HOME Investment Partnership Act Funding	78	56	85	95	197	511
Access to Low-Interest Commercial Loans	57	39	108	116	191	511
Waiving or discounting of development fees	90	75	74	79	193	511
Waiving or discounting of permitting fees	87	67	76	83	198	511
Other	31	1	3	12	464	511

HOUSING SERVICES

When asked about the need for various services that can promote better and more suitable housing, many residents noted high needs for all of the owner-occupied housing services presented. The services most commonly cited as having high need were the demolition of single-family units and the addition of pedestrian-friendly design elements; in both cases, 184 respondents or 57 percent of the respondents who answered each question noted high needs, and more than a quarter reported medium needs. Additional enforcement of building codes was reported to be in high need by 170 respondents, about 53 percent of those who answered the question. The need for retrofitting was seen to be high or medium by many respondents, in multiple areas. When asked about retrofitting homes for senior needs, 263 respondents or 81.2 percent of those who answered the question noted medium or high needs. Nearly as many, 256 respondents or 78.5 percent of those who answered the question reported high or medium needs for energy efficient retrofitting in the County. These responses support previous results that indicate respondents saw more need to improve the existing housing in the County rather than build new housing. The results in Table IV.9, below, provide more details about the improvements needed. Comments from the 19 percent of respondents who answered the question about the need for other services affirm these findings; their comments mentioned needs to:

- Rehabilitate or demolish vacant and abandoned properties,
- Enforce policies about vacant housing, and
- Help with high-quality retrofitting, such as for accessibility or energy efficiency.

Table IV.9
Need for Services for Owner-Occupied Housing
Hamilton County
2012 Hamilton County Housing Needs Survey Data

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Energy efficient retrofitting	18	52	113	143	185	511
Lead-based paint abatement	39	84	98	103	187	511
Demolition of dilapidated single-family units	19	38	83	183	188	511
More enforcement of building codes	23	44	86	170	188	511
Retrofitting of homes for senior needs	14	47	126	137	187	511
Pedestrian-friendly community design elements	17	41	81	184	188	511
Other	32	0	2	8	469	511

Services to promote better and more suitable rental housing were addressed in the next questions, shown on the following page in Table IV.10. High needs were reported in every question by at least 31 percent of all respondents who provided an answer for each element. Most commonly rated "high" was the need for the demolition of dilapidated rental units, with 193 respondents or 59.2 percent of those who answered the question saying there was a high need, and an additional 78 reporting a medium need. Also common was a "high need" response about rental unit quality inspections, with 176 or 54.8 of those who answered the question citing such a need.

More than 52 percent of those who answered the question, or 166 respondents, said there was a high need for pedestrian-friendly community design elements. Many respondents also cited high or medium needs for the updating of older rental units or the retrofitting of rental units for senior needs; when both levels are combined, these responses put 266 responses or 82.9 percent of those who answered listing need for updating older rental units and 264 responses for retrofitting rental units for senior needs. Just under a third of respondents who answered each question listed high needs for lead-based paint abatement, and about a third did the same for rental assistance. Narrative responses to the "other" services question included needs for:

- Better code enforcement and inspection of rental properties, particularly for those who accept rental assistance;
- More transportation options through walkable design and public transportation; and
- Retrofitting of units for accessibility and community design, including units that are not restricted to seniors.

Together, the results of these questions affirm the previous findings that many homes in the County need high-quality renovation, particularly for seniors and persons with disabilities.

Table IV.10
Need for Services for Rental Housing
Hamilton County
2012 Hamilton County Housing Needs Survey Data

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Rental assistance	90	65	67	96	193	511
Lead-based paint abatement	68	68	80	103	192	511
Demolition of dilapidated rental units	17	38	78	193	185	511
Rental unit quality inspections	31	27	87	176	190	511
Updating of older rental units	28	27	107	159	190	511
Retrofitting of rental units for senior needs	22	33	118	146	192	511
Pedestrian-friendly community design elements	26	48	79	166	192	511
Other	27	1	1	14	468	511

BARRIERS AND EFFECTS ON HOUSING PRODUCTION

The survey also provided respondents with a list of a number of possible barriers to the development or preservation of housing and asked participants to select any barriers that they felt existed in the County. The results are presented on the following page in Table IV.11. As shown, the current state of the housing market was cited by the most respondents: 165 or 55.2 percent of the 299 who answered the question. However, more specific elements of housing market and economic factors were addressed less frequently than other barriers, such as lack of quality public schools and community resistance, which was cited 140 and 137 times, respectively. These two barriers suggest larger community problems associated with housing development, although lack of access to capital for construction and lack of access to home loans were also listed. Public sector issues such as lack of adequate public transportation services, barriers in the permitting process, lack of public safety services, and density and other requirements were cited as well. Accessible construction standards were listed as a barrier by only 19 persons, about 6 percent of respondents, despite the emphasis on the need for

accessible housing in previous questions; this suggests that construction standards were not a barrier to the development of accessible housing, and that other factors may have caused the perceived shortage.

Table IV.11
Barriers to the Development or Preservation of Housing
Hamilton County
2012 Hamilton County Housing Needs Survey Data

Barriers	Total
Current state of the housing market	165
Lack of quality public schools	140
Community resistance	137
Lack of access to capital for construction	126
Lack of access to home loans	116
Lack of adequate public transportation services	108
Permitting process	97
Lack of adequate public safety services	71
Cost of materials	65
Density or other zoning requirements	65
Cost of labor	62
Lack of housing development policies	59
Permitting fees	58
Building codes	52
Cost of land or lot	49
Construction fees	49
Lack of qualified contractors or builders	41
Lack of available land	37
Lot size	23
Accessible construction standards	19

As Table IV.12, on the following page, shows, the effects of community and public services on housing production were also discussed in the survey. Rather than addressing needs, these questions asked respondents which elements had strong negative, moderate negative, neutral, moderate positive, or strong positive effects on housing production. The elements that the largest shares of respondents indicated as negative effects on housing production were in road conditions, storm water runoff, public transportation quality, and sidewalk conditions; nearly a third of respondents who answered the question said that City and County road conditions had a strong or moderate negative effect on housing production, and approximately 28 percent of similar respondents indicated these effects for the following elements. More than 25 percent of respondents who answered said that sewer system capacity and public transportation capacity had strong or moderate negative effects. Respondents who noted other issues listed city codes, lack of code enforcement, and criminal activity as also having negative effects.

Among the commonly noted strong positive influences on housing production were pedestrian-friendly places or walkability and water system quality, with 99 and 88 respondents, respectively, noting these, making up 35 and 31.9 percent of those who answered the questions. Also commonly noted as having positive effects were water system capacity and City and County road conditions.

Table IV.12
Effects of Infrastructure Components on Housing Production
Hamilton County
2012 Hamilton County Housing Needs Survey Data

Question	Strong Negative Effect	Moderate Negative Effect	No Effect	Moderate Positive Effect	Strong Positive Effect	Missing	Total
Water system quality	6	12	88	82	88	235	511
Water system capacity	9	17	88	80	79	238	511
Sewer system quality	16	47	70	77	62	239	511
Sewer system capacity	21	60	64	63	66	237	511
Storm water run-off capacity	29	62	64	63	54	239	511
City and County road conditions	24	73	46	61	73	234	511
Sidewalk conditions	21	67	51	72	67	233	511
Pedestrian-friendly places/walkability	23	50	33	78	99	228	511
Bridge conditions	14	53	95	71	39	239	511
Bridge capacity	17	54	98	66	37	239	511
Public transportation quality	38	58	54	63	68	230	511
Public transportation capacity	29	55	68	67	63	229	511
Other	17	2	8	1	4	479	511

SERVICES AND AMENITIES

Questions in the survey also addressed the importance of the proximity of housing to amenities, and residents listed amenities as not important or slightly, moderately, very, or extremely important. As shown on the following page in Table IV.13, the highest priorities for the most respondents were quality public schools, grocery stores, and public transportation, with up to nearly 85 percent of respondents who answered each question selecting "very important" or "extremely important." Other amenities listed as "very important" by about a third of respondents who answered were parks, restaurants, pharmacies, retail shopping, and highway access, in descending order from about 37 to about 31 percent. These responses show that community elements play an important role in the valuation of housing for citizens, and that a holistic approach to housing planning may be necessary for successful community development polices. Narrative responses about other amenities listed bicycle-friendly street infrastructure, libraries, churches, community centers, and public assistance services.

Table IV.13
Importance of Proximity to Amenities
Hamilton County
2012 Hamilton County Housing Needs Survey Data

Question	Not Important	Slightly Important	Moderately Important	Very Important	Extremely Import	Missing	Total
Medical facilities	5	39	105	84	68	210	511
Restaurants	6	31	112	108	41	213	511
Public transportation	21	34	68	75	102	211	511
Quality public schools	3	2	41	101	154	210	511
Day care	22	35	102	87	52	213	511
Retail shopping	4	35	116	98	45	213	511
Grocery stores	1	12	52	101	137	208	511
Park and recreational facilities	1	26	83	111	78	212	511
Entertainment facilities	13	44	131	72	35	216	511
Highway access	4	36	105	93	58	215	511
Pharmacies	8	35	92	102	57	217	511
Other	13	0	5	8	6	479	511

Other housing-related services were addressed in one of the last survey questions, asking respondents to rank the needs for various activities. As shown below in Table IV.14, most commonly listed as having high or medium need was crime prevention, awareness, and education, with 83.9 percent of respondents who answered the question, or 250 respondents, listing either of these levels. Close to 80 percent of respondents who answered, 232 persons, reported a high or medium need for first-time homebuyer education, and more than 70 percent, or 208 persons, reported that landlord/tenant counseling was in high or medium need. High needs were reported by 181 persons, or 60.9 percent of persons who answered the question, for public safety protection, and 142 persons or nearly 50 percent of those who answered listed public transportation in high need. Among those who reported other service needs, services listed included landlord/tenant resolution and legal support, sustainability education to help lower utility bills, and streetscape improvements.

Table IV.14
Need for Housing-Related Services
Hamilton County
2012 Hamilton County Housing Needs Survey Data

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Fair housing activities	67	68	75	78	223	511
Fair housing education	65	56	78	89	223	511
Landlord/tenant counseling	38	49	89	119	216	511
First-time homebuyer education	17	46	101	131	216	511
Crime awareness, prevention, and education	12	36	97	153	213	511
Public safety, such as police and fire protection	5	24	87	181	214	511
Public transportation	24	43	85	142	217	511
Other Services	17	0	0	9	485	511

HOUSING NEEDS BY AREA

The last question in the survey asked respondents about the types of housing units that were in need in their area. While the data presented below in Table IV.15 are presented for all respondents, previous analysis indicated that the majority of respondents lived outside of Cincinnati. As shown below, most high or medium need ratings were seen for market rate and moderate income owner-occupied housing, with 187 and 180 respondents, respectively, or 66.1 and 62.7 percent of those who answered the question. Affordable owner-occupied housing was listed next most commonly, with nearly 60 percent of those who answered reporting medium or high need for it. Around 50 percent of respondents who answered the question indicated medium or high need for moderate-income or market rate rental housing; these data suggest that moderately priced and market rate housing is perceived to be in highest demand for respondents, particularly in the owner markets.

Table IV.15
Need for Housing Units in Your Area
Hamilton County
2012 Hamilton County Housing Needs Survey Data

Question	No Need	Low Need	Medium Need	High Need	Missing	Total
Affordable owner-occupied	46	72	87	82	224	511
Moderate-income owner-occupied	34	73	105	75	224	511
Market rate owner-occupied	26	70	117	70	228	511
High-end owner-occupied	61	85	75	60	230	511
Low-income rental	135	65	36	45	230	511
Affordable rental	92	69	66	59	225	511
Moderate-income rental	76	63	96	49	227	511
Market rate rental	66	75	96	50	224	511
High-end rental	95	76	67	45	228	511
Other	21	3	2	5	480	511

B. PUBLIC INPUT MEETINGS

Three public input meetings were held on June 12 and 13, 2012 in the evening, morning, and afternoon, at CMHA offices. The purpose of the meetings was to gain feedback on the preliminary findings of the Consolidated Plan. Attendees were invited to review a presentation of findings and early survey results and to offer suggestions and feedback regarding the Housing Study and Needs Analysis.

The public input meetings were well-attended, with many community members of a range of backgrounds attending each. Their comments on the preliminary study findings related to the following:

- Concerns about providing sufficient housing for disabled, elderly, and large family populations in the future;
- Interest in housing of poor grade and poor condition that may need to be torn down before new housing is built; and
- Questions about population forecasts that show a decline in many demographic groups.

Additional discussion at the forums produced community feedback about several areas of housing policy. Attendees noted a shortage of special needs housing to serve seniors and the disabled. While no comprehensive data source is available to inventory the current housing, the special needs populations can be approximated through Census Bureau and HUD data. The strong public feedback identifying a perceived shortage of housing for these populations indicates that a database listing such housing and including contact information, features, and location would be a valued resource for Hamilton County residents.

Other policies, such as affordable housing development, were also emphasized at the forums. Attendees shared the vision that such development should occur through redevelopment, including the demolition of residential and other structures, replacing them with the affordable residential units. Community members also supported the goal of rehabilitating the higher grade homes that have suffered from deferred maintenance, identified in the County Auditor data and maps presented in **Section III**. This feedback supports the concept of a pilot program targeting areas with high concentrations of such homes to encourage rehabilitation and homeowner acquisition. Forecast data predicting population decline for many demographic groups, which are presented in **Section V**, surprised some attendees of the forums and sobered others. However, these data confirm public perceptions that the greatest housing needs are for redevelopment rather than new construction.

More broadly addressed at the forums was the need for collaborative activities to strengthen a community vision, building stronger ties that lead to more efficient joint and financial matching of resources.

C. SUMMARY

The 2012 Housing Needs Survey was completed by 511 persons in Hamilton County. The results showed that the highest levels of need were for rehabilitation of existing homes, both for owner- and renter-occupied housing, with particular need in the affordable and moderate-income price ranges. Regarding specialized housing, medium and high needs were seen for senior and disabled housing, particularly for neighborhood-integrated, non-institutional housing choices for seniors. Perceived needs for financing activities were seen to be highest for owner-occupied housing, in the forms of home rehabilitation assistance, low interest rate loans, and first-time homebuyer assistance. High needs were not noted as frequently for rental housing financing activities. The services most commonly listed as being in high need were the demolition of dilapidated units, the addition of pedestrian-friendly infrastructure, and the updating and retrofitting of older homes, particularly for senior needs. These results suggest that a visitability policy directed to renovation rather than new construction would be most useful.

Public forums held in Hamilton County in June 2012 allowed citizens and agencies to review preliminary findings and share concerns. Comments received at these forums focused on:

- Concerns about providing sufficient housing for disabled, elderly, and large family populations in the future;
- Interest in poor grade, poor condition housing that may need to be torn down before new housing is built; and
- Questions about population forecasts that show a decline in many demographic groups.

V. HOUSING NEEDS FORECASTS

The purpose of the forecast is to report the predictions of three possible economic futures portraying low, medium, and high growth in the County. All three forecasts span the period of 2010 through 2040 and offer predictions of the demand for housing in Hamilton County and the City of Cincinnati.

The three housing forecasts pertain to occupied housing units and represent unconstrained demand forecasts. They describe how the market for housing will likely behave if future consumer choices are similar to those made in the past. The year-to-year supply of housing is not modeled.[71] These results, however, do include specific identification of the number of renters and homeowners in the County and the number of these households that fall into separate income groups.

The 2012 Comprehensive Housing Study and Needs Analysis uses original projections based on data from Woods & Poole Economics, Inc. (W&P) to prepare the three scenarios. They are the low growth scenario forecast, the medium growth scenario forecast, and the high growth scenario forecast. The latter two scenarios assume stronger employment and population growth over the forecast horizon than has been seen in recent years, and therefore have a higher demand for housing.

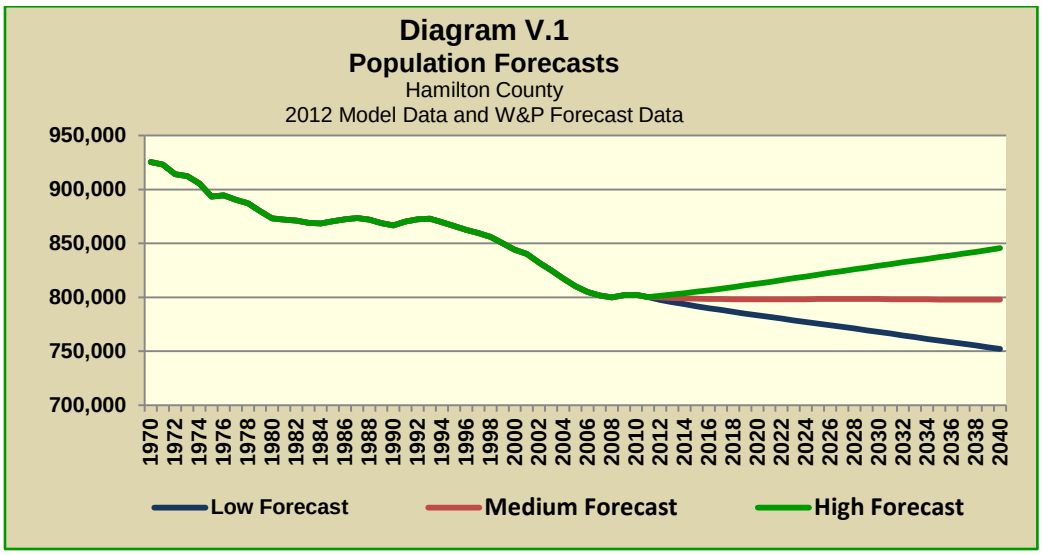
The goals of this research are to provide developers, administrators, grant and tax credit applicants, state and local governments, and others interested in the provision of housing and housing-related services throughout Hamilton County with three possible avenues for planning for the future. The primary objective of offering three alternative forecasts is to enhance planning capacity and provide additional tools that will assist decision makers about housing demand at the community level. These forecasts prove useful when interpreting the needs for new or rehabilitated housing and whether single-family or multi-unit rental housing solutions are best.

A. POPULATION FORECASTS

Since population plays a crucial role in household formation, it is important to evaluate the historical population trends of Hamilton County and the City of Cincinnati. Diagram V.1, on the following page, shows historical population figures from 1970 to 2010, followed by three possible forecasts of future population levels. The population of Hamilton County fell steadily since the early 1970s and reached a low of 801,374 persons by the 2010 Census. The low forecast scenario is based on the W&P estimate of continuing population decline, and the medium and high forecast data come from the model created for the CMHA's 2012 Comprehensive Housing Study and Needs Analysis. These additional forecasts allow for varied levels of population growth in the County as cultural and economic factors may affect it over the forecasted horizon. The lowest forecast scenario estimate provided by W&P shows a

[71] Housing needs projections are based on historical patterns and may not be accurate if housing brought to the market is significantly different in price, amenity, or type from units brought to market in previous years.

continued population decrease, on par with the historical decline. The medium forecast shows population decline slowing to almost zero, with population remaining around 2010 levels, and the high forecast is based on a positive population growth rate.



The W&P low growth forecast predicts a population decline of 0.2 percent per year over the next 30 years, falling from 801,374 persons in 2010 to 752,296 by 2040. This compares to the 0.3 percent decrease seen between 1980 and 2010, which makes the low scenario most in line with historical population behavior.

Considerations of possible regional changes influenced the model that built the medium forecast, in which minimal population decline is predicted: about 0.02 percent per year over the period. This translates to a predicted fall from 801,374 persons in 2010 to 797,877 in 2040; this means 45,581 more persons in 2040 than are predicted in the low growth scenario. Many factors may cause population decline to be less severe than that shown in the lowest growth model, and this scenario helps reflect the housing demand under medium growth conditions.

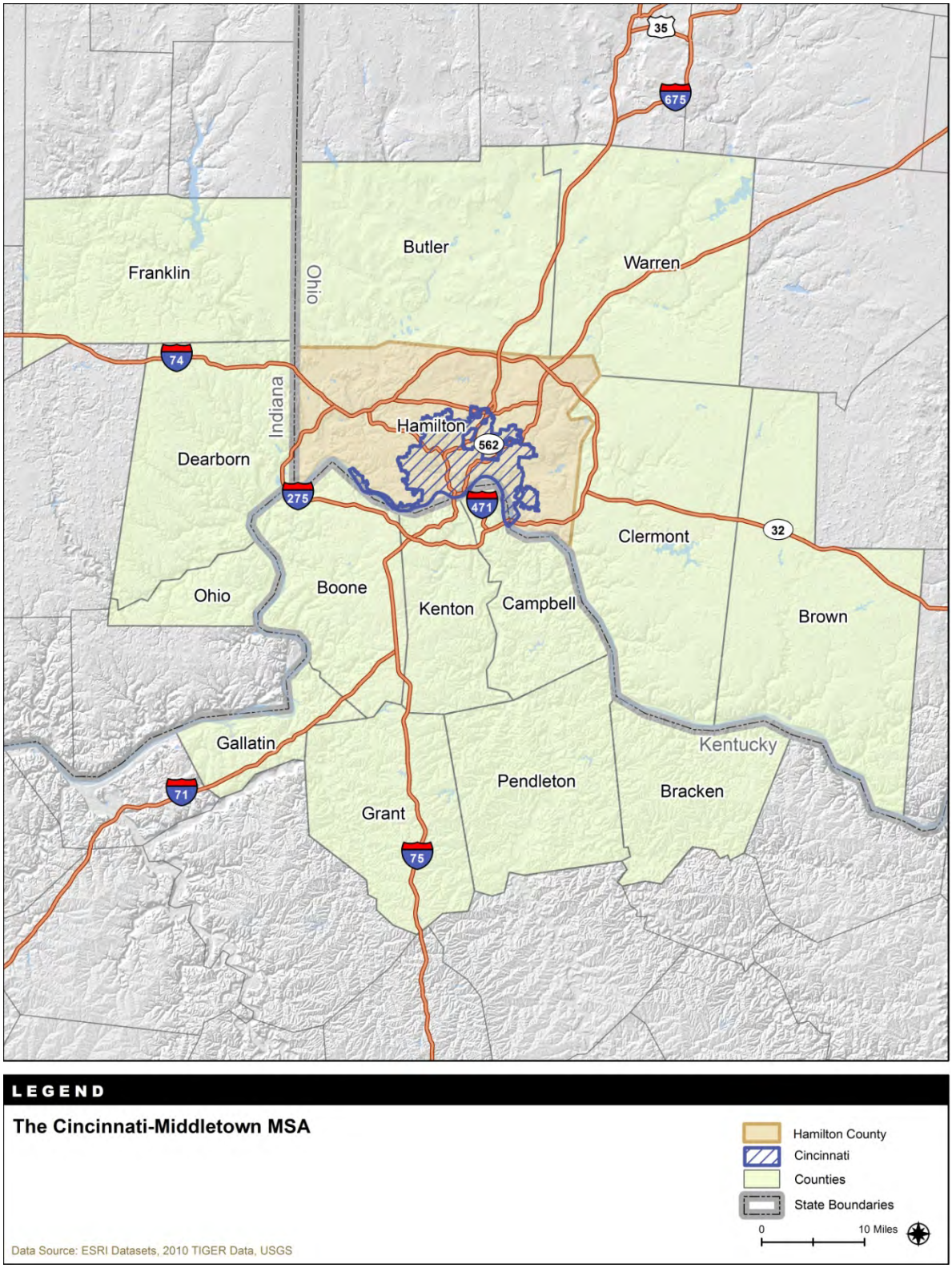
The high growth forecast scenario shows a population increase in Hamilton County of 0.18 percent per year over the forecast horizon. Under this scenario, 47,601 more persons than in the medium growth scenario or 93,182 more persons than in the low growth scenario are predicted. This scenario shows a reverse in the population decline seen over the previous 40-year period, and would bring the population close to the levels of 2000. Again, there are many possible economic and social factors that may contribute to a change in Hamilton County's population growth trends, and the high forecast scenario addresses housing demands under positive population growth conditions.

A diagram displaying the projected population over this time period for the City of Cincinnati can be found in Appendix F.

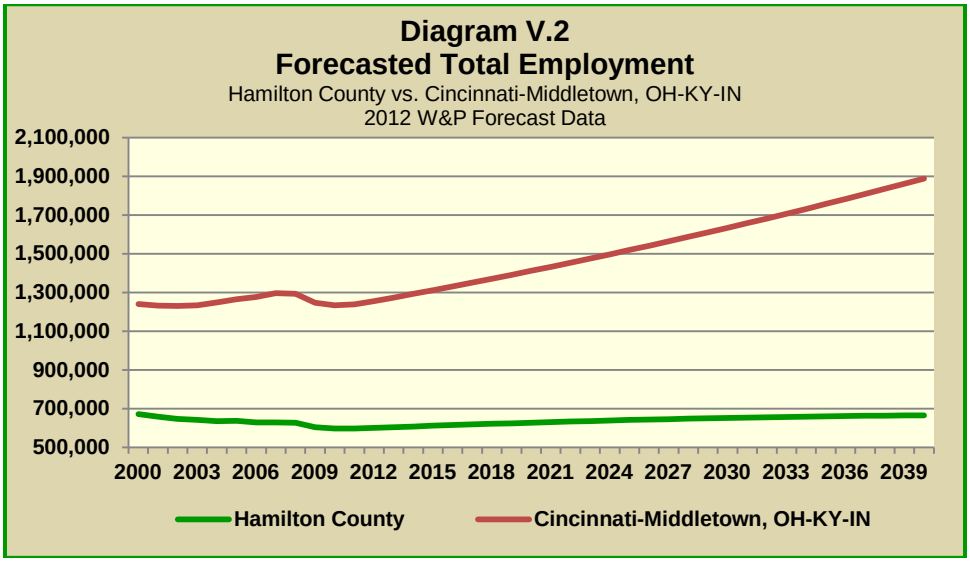
B. REGIONAL ECONOMIC CONTEXT

Regional economic factors will play a primary role in the changing population and its housing needs. Hamilton County is part of the greater Cincinnati-Northern Kentucky metropolitan area, and as such is included in the Metropolitan Statistical Area (MSA) known as the Cincinnati-Middletown, OH-KY-IN MSA, as defined by the Census Bureau. The MSA is made up of all surrounding areas, bringing regional data together to be analyzed as a whole. Map V.1, on the following page, shows Hamilton County and the surrounding areas in the region.

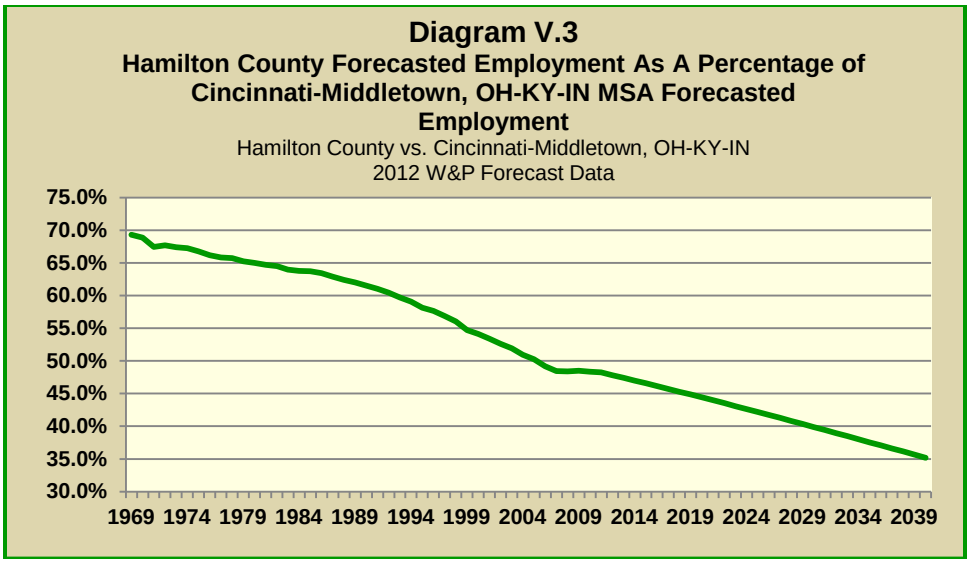
Map V.1
Cincinnati-Middletown, OH-KY-IN MSA
Cincinnati-Northern Kentucky Metropolitan Area
2010 Census Data



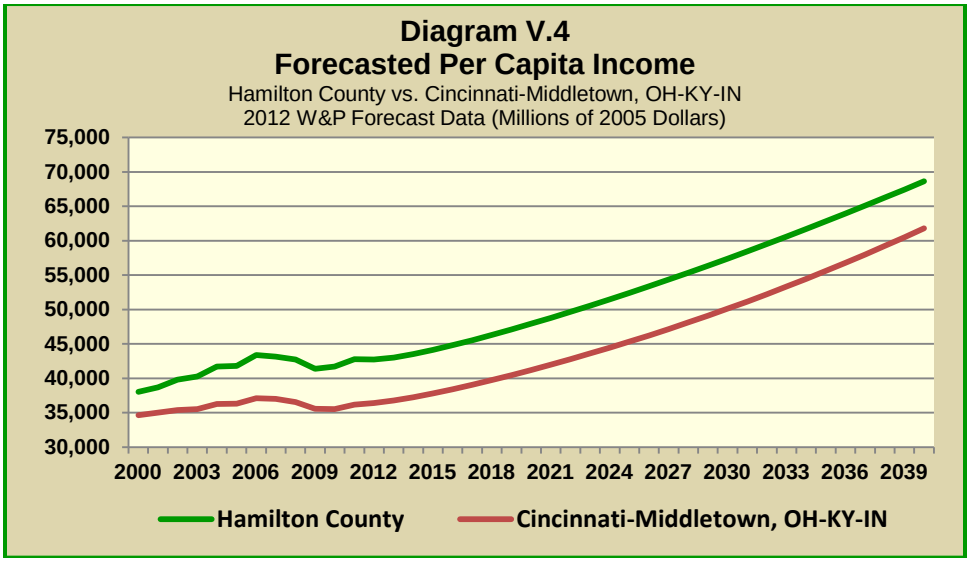
W&P data provide a rough estimate of the economic climate in Hamilton County until 2040, and offer the context on which population and household forecasts are based. Diagram V.2, below, shows the W&P forecast estimates for total employment for both Hamilton County and the Cincinnati-Middletown, OH-KY-IN MSA. Although Hamilton County is a part of the MSA, it is interesting to the note the relative growth of forecasted employment for each entity. The Cincinnati-Middletown MSA has a forecasted employment growth rate of 1.8 percent per year from 2010 to 2040, as opposed to the smaller forecasted employment growth rate of 0.4 percent per year for Hamilton County.



Since Hamilton County is a part of the MSA, the smaller growth rate implies Hamilton County's total share in the region's employment will fall over the forecast horizon. This can be seen in Diagram V.3, on the following page. In 1969, 69.3 percent of all workers within the MSA lived in Hamilton County. This share fell to below 50 percent after the early 2000s, and is projected to continue to fall as jobs in the MSA move to areas outside Hamilton County and as the County's population decreases. By 2040, Hamilton County's employment share is forecasted to fall to only 35 percent of the MSA's total.



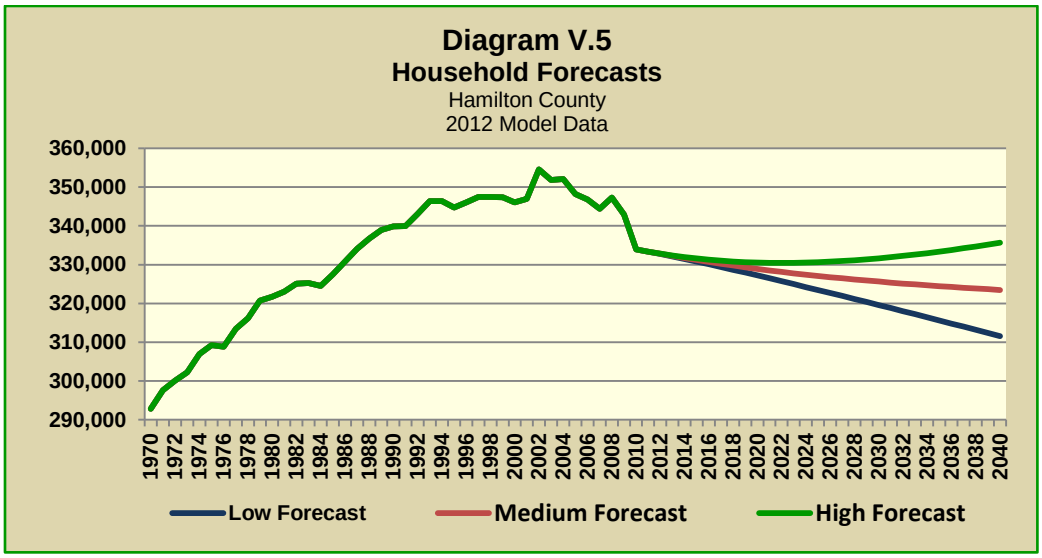
Although Hamilton County's employment share of the MSA is expected to continue to fall, employees in Hamilton County are forecasted to earn more than others in the Cincinnati-Middletown MSA, as they have done historically. Diagram V.4, below, shows the W&P forecast estimates for per capita income in both areas; both projections show an increase in this measure. Per capita income in Hamilton County for the employees whose jobs remain in the County is expected to remain above the MSA's per capita income.



C. HOUSEHOLD FORECASTS

Based on the population forecast provided by W&P, the numbers and characteristics of households were projected for this study using an original model based on statistically significant econometrically derived equations, which are driven by the population forecast and other relevant variables. This model uses 2010 Census data reporting the number of households in that year, and 2006 though 2010 American Community Survey (ACS) data regarding household income and tenure.

The low, medium, and high growth scenarios present estimate data original to this study, and correspond to the population forecasts. Each of the three scenarios presents forecasted household characteristics, and therefore housing demand, through 2040. As shown below in Diagram V.5, in both the low and medium forecasts, the number of households is expected to decline. In the high forecast, there are predicted to be slightly more households in 2040 than there were in 2010.



In the low growth household forecast, the number of households in Hamilton County will decrease from 333,945 in 2010 to 311,558 in 2040, at an average annual decrease of 0.22 percent per year over the forecast horizon.

According to the medium growth scenario, total households in Hamilton County will decrease to 323,482 in 2040, at an average annual decrease of 0.104 percent per year. This forecast projects 11,924 more households than expected in the low forecast scenario, but still shows the total number at a low level not seen since the early 1980s.

Assuming growth factors accounted for in the high growth forecast, by 2040 there are projected to be 335,661 households, building at an average annual increase of 0.017 percent per year over the forecast horizon. This forecast is expected to add an additional 12,179 households over the medium forecast scenario and an additional 24,103 over the low forecast scenario and bring the number of households close to that seen in 2010.

Additional household forecast diagrams and tables for all three scenarios for the City of Cincinnati are presented in Appendix F, and show similar patterns of household formation and tenure by income as described on the following pages for the entire County.

LOW GROWTH SCENARIO

This section reports a prediction of Hamilton County's household features for the years 2010 through 2040 based on the population forecast released by Woods & Poole Economics, Inc., termed the low growth scenario in this study.

Household Formation

From 1970 to 2010, the number of persons per household in Hamilton County declined, and consumer choice, family size, and other socio-economic factors are expected to contribute to household size continuing to decline through 2040. As shown in Table V.1, at right, the number of persons per household is expected to decline from 2.40 in 2010 to 2.39 in 2020, but then to increase to 2.41 by 2040. This change will likely be due to the strong slowdown in housing formation relative to less strong population decrease toward the end of the forecast horizon.

Table V.1
Persons Per Household: Low Growth
Hamilton County
2012 Model Data

Year	Persons
1970	3.16
1980	2.71
1990	2.55
2000	2.44
2010	2.40
2020	2.39
2030	2.40
2040	2.41

Tenure by Income

The forecast of household formation was further segmented by tenure and income, expressed as a percentage of Median Household Income (MHI). The number of households in 2010 was reported in the 2010 Census, and the tenure and income figures were calculated based on 2006 to 2010 ACS estimates. Income levels were broken down into five groups: those with incomes from 0 to 30 percent of MHI, from 31 to 50 percent of MHI, 51 to 80 percent of MHI, 81 to 95 percent of MHI, and all those above 95 percent of MHI.

In this scenario, owner households with incomes from 0 to 30 percent of MHI are expected to decrease from 10,689 households in 2010 to 9,987 by 2040. Owner households with incomes from 51 to 80 percent of MHI are projected to fall from 23,787 in 2010 to 22,224 by 2040. These data are presented in Table V.2, on the following page.[72] Renter households with incomes for 0 to 30 percent of MHI, considered extremely low income, will decrease from 40,874 to 38,053, but will still represent 12.2 percent of all households in Hamilton County and 30.2 percent of all renter households and therefore rental housing demand.

[72] Figures may not sum precisely to totals due to rounding.

Table V.2
Households by Tenure and Income: Low Growth
Hamilton County
2012 Model Data

Year	0–30% MHI	31–50% MHI	51–80% MHI	81–95% MHI	96% MHI	Total
Owner						
2010	10,689	12,967	23,787	12,909	138,398	198,750
2015	10,591	12,848	23,568	12,790	137,126	196,923
2020	10,479	12,712	23,319	12,655	135,679	194,845
2025	10,361	12,570	23,058	12,513	134,156	192,657
2030	10,240	12,423	22,788	12,367	132,585	190,402
2035	10,115	12,271	22,509	12,216	130,964	188,074
2040	9,987	12,115	22,224	12,061	129,306	185,693
Renter						
2010	40,874	24,778	26,457	9,310	33,776	135,195
2015	40,469	24,532	26,195	9,218	33,441	133,855
2020	40,018	24,259	25,903	9,115	33,068	132,364
2025	39,547	23,974	25,598	9,008	32,679	130,807
2030	39,062	23,680	25,285	8,898	32,279	129,203
2035	38,563	23,377	24,961	8,784	31,866	127,550
2040	38,053	23,068	24,631	8,668	31,445	125,865
Total						
2010	51,563	37,745	50,244	22,219	172,174	333,945
2015	51,059	37,380	49,763	22,008	170,567	330,778
2020	50,497	36,971	49,222	21,771	168,747	327,208
2025	49,909	36,543	48,656	21,521	166,835	323,464
2030	49,302	36,102	48,072	21,264	164,864	319,605
2035	48,677	35,647	47,470	20,999	162,830	315,624
2040	48,040	35,183	46,855	20,729	160,751	311,558

MEDIUM GROWTH SCENARIO

The medium growth scenario housing needs forecast was prepared with the same econometric analysis and modeling techniques as was the low growth scenario, but with a more aggressive set of population and variable inputs for determining the forecasted values.

Household Formation

The number of persons per household in Hamilton County declined, as shown in Table V.3, at right, falling to 2.40 in 2010. The medium growth scenario population estimates assume regional economic, demographic, and housing factors that lead to a slight decrease in the number of households, as presented previously in Diagram V.5, and therefore a slight increase in the persons per household is expected to increase over the forecast horizon. In the medium growth scenario, households will be made up of an average of 2.47 residents as compared to 2.41 in the low growth case.

Table V.3
Forecasted Persons Per Household: Medium Growth
Hamilton County
2012 Model Data

Year	Persons
1970	3.16
1980	2.71
1990	2.55
2000	2.44
2010	2.40
2020	2.43
2030	2.45
2040	2.47

Tenure by Income

In the medium growth scenario, by the year 2040, 40,878 households countywide are anticipated to have extremely low incomes of 30 percent or less of MHI. Renters are projected to make up 40.4 percent of all households in 2040, and 30.2 percent of these, or 39,509 renter households, will be extremely low-income.

By the year 2040, there are forecasted to be 192,800 owner households, and 69.6 percent of these will have incomes above 95 percent of MHI. The number of homeowners in the low-income categories will place the extremely low-income householder at risk of deferred maintenance or of losing their homes; this translates into prospective higher demand for assistance. Under this forecast, there are likely to be 10,369 homeowners by 2040 with incomes of 30 percent or less of MHI, making up 5.4 percent of all homeowner households. These data are presented in Table V.4, below.

Table V.4
Households by Tenure and Income: Medium Growth
Hamilton County
2012 Model Data

Year	0–30% MHI	31–50% MHI	51–80% MHI	81–95% MHI	96% MHI	Total
Owner						
2010	10,689	12,967	23,787	12,909	138,398	198,750
2015	10,605	12,865	23,599	12,807	137,308	197,185
2020	10,534	12,779	23,441	12,721	136,387	195,863
2025	10,477	12,710	23,316	12,653	135,656	194,813
2030	10,433	12,657	23,218	12,600	135,086	193,993
2035	10,398	12,614	23,139	12,557	134,626	193,333
2040	10,369	12,579	23,075	12,523	134,255	192,800
Renter						
2010	40,874	24,778	26,457	9,310	33,776	135,195
2015	40,523	24,565	26,230	9,230	33,485	134,032
2020	40,227	24,386	26,038	9,163	33,241	133,055
2025	39,990	24,242	25,885	9,109	33,045	132,270
2030	39,799	24,126	25,761	9,065	32,888	131,640
2035	39,641	24,030	25,659	9,029	32,757	131,117
2040	39,509	23,951	25,574	8,999	32,648	130,682
Total						
2010	51,563	37,745	50,244	22,219	172,174	333,945
2015	51,127	37,430	49,829	22,038	170,793	331,217
2020	50,761	37,164	49,480	21,884	169,629	328,918
2025	50,467	36,952	49,200	21,762	168,701	327,083
2030	50,232	36,783	48,979	21,666	167,973	325,634
2035	50,039	36,644	48,797	21,587	167,383	324,450
2040	49,878	36,530	48,649	21,522	166,903	323,482

HIGH GROWTH SCENARIO

If prospective and emerging trends are stronger than currently anticipated, population in Hamilton County may increase, as shown previously, and an alternative household forecast was prepared based on this higher population growth rate.

Household Formation

As in the low and medium growth scenarios, the number of persons per household is predicted to increase over the forecast period, from 2.4 in 2010 to 2.52 in 2040, as shown in Table V.5, at right. This projection assumes faster population growth than household formation, as presented previously. As such, persons per household is expected to increase more strongly than in the medium growth scenario (2.47 persons) and the low growth forecast (2.41) by 2040.

Table V.5
Forecasted Persons Per Household: High Growth
Hamilton County
2012 Model Data

Year	Persons
1970	3.16
1980	2.71
1990	2.55
2000	2.44
2010	2.40
2020	2.46
2030	2.50
2040	2.52

By the year 2040, 51,822 households are anticipated to have extremely low incomes of 30 percent or less of MHI according to the high growth forecast. Among renter households, which are expected to make up 40.5 percent of all households in 2040, 30.2 percent, or 41,077, will be extremely low-income.

Homeowner households with incomes from 0 to 30 percent of MHI will increase from 10,689 households in 2010 to 10,745 by 2040. Homeowner households with incomes from 51 to 80 percent of MHI will increase from 23,787 in 2010 to 23,912 by 2040. These data are presented in Table V.6, below.[73]

Table V.6
Households by Tenure and Income: High Growth
Hamilton County
2012 Model Data

Year	0–30% MHI	31–50% MHI	51–80% MHI	81–95% MHI	96% MHI	Total
Owner						
2010	10,689	12,967	23,787	12,909	138,398	198,750
2015	10,615	12,878	23,622	12,820	137,441	197,376
2020	10,581	12,836	23,547	12,779	137,000	196,742
2025	10,583	12,839	23,552	12,781	137,031	196,787
2030	10,616	12,879	23,624	12,821	137,452	197,391
2035	10,671	12,946	23,747	12,888	138,169	198,421
2040	10,745	13,035	23,912	12,977	139,126	199,796
Renter						
2010	40,874	24,778	26,457	9,310	33,776	135,195
2015	40,582	24,601	26,268	9,244	33,534	134,228
2020	40,450	24,521	26,182	9,214	33,425	133,792
2025	40,459	24,526	26,189	9,216	33,433	133,824
2030	40,583	24,602	26,269	9,244	33,536	134,234
2035	40,794	24,729	26,405	9,292	33,710	134,931
2040	41,077	24,901	26,588	9,356	33,943	135,865
Total						
2010	51,563	37,745	50,244	22,219	172,174	333,945
2015	51,197	37,478	49,890	22,063	170,975	331,603
2020	51,031	37,357	49,729	21,992	170,425	330,534
2025	51,043	37,366	49,741	21,997	170,464	330,611
2030	51,199	37,480	49,893	22,065	170,987	331,625
2035	51,466	37,675	50,153	22,180	171,879	333,352
2040	51,822	37,936	50,500	22,333	173,069	335,661

[73] Figures may not sum precisely to totals due to rounding.

The high forecast growth scenario is the only scenario that estimates an increase in the housing demand in Hamilton County, but all three forecasts predict a continued demand for lower-income rental housing.

D. HOUSING FORECAST

Based on the population forecast provided by W&P, the numbers of households with housing problems, or unmet housing needs, were projected for this study using an original model based on statistically significant econometrically derived equations. This model uses 2005 to 2009 HUD Comprehensive Housing Affordability Strategy (CHAS) data that include reports about housing problems and income as a percentage of HUD area median family income (HAMFI). Housing problems as defined by HUD are overcrowding, cost burden, and incomplete kitchen or plumbing facilities. Households with any of these problems are considered to have unmet housing needs.

The medium growth scenario, corresponding to the population forecasts presented previously, was used to estimate data on households with unmet housing needs and was based on the model original to this study.

UNMET HOUSING NEEDS

Housing problems, including cost burden, overcrowding, incomplete kitchen facilities, and incomplete plumbing facilities, most commonly occurred in Hamilton County among low-income households, and are also of most concern for low-income households who have fewer resources to address such problems. As such, households with incomes of less than 80 percent of HUD Area Median Family Income (HAMFI), as presented in **Section III** of this study, are examined and forecasted until 2040 using the medium growth scenario.

Table V.7, on the following page, shows these lower-income households, compared to the forecasted housing demands under the medium growth scenario until 2040. In order to forecast the number of households with unmet housing needs, the figure from 2010 is used as a base and is modified based on the change in all households in this income category. As shown, the number of households earning 80 percent or less of HAMFI is expected to decrease by 4,495 by 2040, as is the number of such households with unmet housing needs. Thus, in 2040 there will be 87,065 households with unmet housing needs assuming the medium growth forecast.

Table V.7
Household with Incomes of 80% or Less of HAMFI with Unmet Housing Needs: Medium Growth
Hamilton County
2012 Model Data

Year	Households	Change Since 2010	With Unmet Needs: 2010	With Unmet Needs
2010	139,552	.	91,560	91,560
2015	138,386	-1,166	91,560	90,394
2020	137,405	-2,147	91,560	89,413
2025	136,619	-2,933	91,560	88,627
2030	135,995	-3,557	91,560	88,003
2035	135,480	-4,072	91,560	87,488
2040	135,057	-4,495	91,560	87,065

These results suggest that while the unmet housing needs of low-income households are of high priority, they are expected to decrease by 2040 along with the County's total number of households. As such, the need for rehabilitated housing will be lower. There will be less need for improvements to housing with incomplete plumbing or kitchen facilities, for example, and it may be most efficient to demolish some of the dilapidated housing stock and apply more resources to rehabilitate the remaining units.

E. SUMMARY

Hamilton County experienced a steady decrease in population from 1970 to 2010, and although total employment is forecasted to increase, it is expected to do so at a much slower rate than that of the region as a whole. This may indicate a population shift from Hamilton County to surrounding areas, even though per capita income within Hamilton County has been consistently above the per capita income seen in the MSA.

The three forecasts address a range of possibilities for Hamilton County's population and household needs by examining falling, neutral, and increasing population scenarios. Both the low and medium growth scenarios forecast a decrease in the number of households and housing demand, with only the high growth scenario forecasting a rise in the number of units needed.

In all three scenarios, extremely low-income renters are expected to make up roughly 12 percent of all households requiring housing, and 30 percent of the rental demand. In the medium household forecast, 87,065 households are expected to have unmet housing needs due to housing problems in 2040, or 4,495 fewer than did in 2010. The number of housing units in need of rehabilitation will also be lower; these issues should be considered when making future housing policy decisions.

VI. RESEARCH CONCLUSIONS

This analysis of housing needs in Hamilton County was informed by the background housing data presented previously, including the characteristics of the housing stock, patterns of home production and purchase, and existence of housing problems, in the context of the demographic and economic environment of Hamilton County. The wide variety of data evaluated previously, such as Census Bureau, Bureau of Economic Analysis (BEA), Bureau of Labor Statistics (BLS), Hamilton County Auditor, and other data, illustrated recent patterns in the Hamilton County housing climate. The housing needs assessment was also informed by public involvement data and 2005 though 2009 Comprehensive Housing Affordability Strategy (CHAS) data, which are created to measure housing problems and housing needs particularly among low-income households, to address specific housing needs in the County.

A. OVERVIEW OF FINDINGS

DEMOGRAPHIC AND ECONOMIC BACKGROUND

According to the Census Bureau, between 2000 and 2010, the population in Hamilton County fell from 845,303 to 802,374 persons, or by 5.1 percent. Data for population by age showed that the County's population slowly shifted to comprise more persons over the age of 55, although the age groups with the largest populations were those aged 5 to 19 and 35 to 54.

Census Bureau data showed that since 2000, the racial and ethnic composition of the County also changed. While the white population decreased by 10.4 percent between 2000 and 2010, several racial and ethnic minorities showed double digit percent increases in population. Native Hawaiian, Hispanic, and "other" groups all showed percentage increases of more than 97 percent. Further evaluation of black, Asian, and Hispanic population data in geographic terms showed large increases in concentration of these groups in Census tracts in northern parts of the County over the past decade.

Economic data for the past several decades demonstrate economic downturn in Hamilton County. Data from the BLS show that the labor force, defined as persons either working or looking for work, decreased from around 440,000 persons in 1990 to around 410,000 in 2010. However, from about 2000 on, employment figures declined more sharply. As a result, the unemployment rate had increased to 8.6 percent by 2010, but had been generally below the statewide rates seen over the period. Data from the BEA showed that average earnings per job in Hamilton County increased fairly steadily from 1969 to 2010, falling slightly in 2007 and 2009, but still outpacing statewide increases. Data on household income by tenure showed that large shares of renter households had low incomes, and the shares of renter households earning at or below 50 and 60 percent of area median income (AMI) increased from 2000 to 2010, thus increasing the need for housing affordable for these households. In Hamilton County, the poverty rate average from 2006 through 2010 was 15.4 percent, with 120,354 persons considered to be living in poverty. This group was concentrated primarily in Cincinnati, although poverty rates outside the City increased sharply from 2000 figures.

HOUSING BACKGROUND

The number of housing units in Hamilton County increased by 1.1 percent from 2000 to 2010, from 373,393 to 377,364 units, and in both years the majority of the housing stock was built before 1940. Of the units reported in the County in the 2000 Census, more than 59 percent were single-family units, and more recent data from the Census Bureau showed that this percentage increased very slightly in the 2006 to 2010 data. In the 2000 Census, 92.9 percent of units were occupied, and of these, 59.8 percent were owner-occupied and 40.2 percent were renter-occupied. Of the 26,603 unoccupied housing units counted in Hamilton County in 2000, 6,310 were "other vacant" units, which are not available to the marketplace and can contribute to blighting influences. Data from the 2010 Census showed that the percentage of this type of unit increased by more than 107 percent to 13,078 units.

The Hamilton County Auditor data showed that there were 259,113 residential buildings in the County as of April 2012, and 80.7 percent of these were single-family homes. However, duplex and triplex buildings represented more than one unit each, and 7,349 apartment structures had four or more units. When examined by year built, the era with the most homes constructed was the pre-1940 period, and home construction decreased in each decade following. Single-family homes averaged 1,760 square feet, while multi-family buildings averaged more than 2,000 square feet. Most residential buildings, 112,322, were reported to be in average condition, with another notable share in good condition, and the majority of buildings were of average quality building materials, or grade, with 148,797. By year built, the largest shares of average and good condition homes were built between 1940 and 1979, but the majority of very good and excellent condition homes were built before 1940. In terms of grade, most average grade homes were built before 1959, but larger numbers of good and excellent grade homes were built after 1980. When mapped geographically, data points for each building showed most of the good and excellent grade were seen outside Cincinnati and in the eastern County, and most fair and poor condition homes were seen in and directly north of Cincinnati boundaries. With the goal of improving neighborhoods and the built environment, analysis of both grade and condition of homes showed good opportunities for demolition and redevelopment in central Cincinnati and just north of the City, and good opportunities for renovation or rehabilitation throughout the City as well as north and northeast of the City.

As shown in Census Bureau data, the annual number of building permits issued showed a general decrease after 1988, with another dramatic decrease after 2007. The value of permitted single-family units showed an all-time high in 2007, but then fell drastically. Home values for all single-family homes were not distributed evenly through the County, with the highest values seen in the eastern suburban areas. Median gross rent costs were also not evenly seen across the County, but the highest values were observed in different areas than the sales data. The County Auditor data about single-family home sales showed that such sales prices climbed through the 1990s and early 2000s but generally declined after 2007, reaching $125,446 in the first few months of 2012; this was lower than the 1990 to 2012 average of $156,910. Over the more than 21-year period, homes built between 2000 and 2009 averaged the highest sales prices of $324,893 on average, more than twice the total average of $159,910. Homes sold in 2008 were compared to homes sold in 2011 on geographic maps and showed that, while in both years most of the highest price homes were on the eastern side of the County and the

lowest values were seen in and north of Cincinnati, in 2011 there were far more homes sold in the lower price ranges, indicating that opportunities exist for more affordable housing acquisition.

Notably, the incidence of overcrowding decreased over the decade but the incidence of households living in unsuitable facilities or with housing cost burdens increased. At the time of the 2000 Census, 1.5 percent of households were overcrowded and another 0.6 percent of households were severely overcrowded; this housing problem was more common in renter households than in owner households and decreased for all categories by 2010. In 2000, 0.6 and 0.9 percent of all households were lacking complete plumbing or kitchen facilities, respectively, but these figures more than tripled in more recent data. Additionally, in 2000, 15.1 percent of households had a cost burden and 11.3 percent of households had a severe cost burden, and 2006 to 2010 data averages showed that both of these percentages have increased since that time, with close to half of all renters cost-burdened or severely cost-burdened in 2010.

Across all household types and income categories, 110,675 experienced at least one housing problem and so had unmet housing needs. About 91,560 of these households had incomes of 80 percent or less of HAMFI, and elderly or extra-elderly households represented 32,195 of the County's households with housing problems. Among the particularly sensitive group of households earning 30 percent or less of HAMFI, there were 43,118 households with unmet housing needs, and these households were particularly concentrated inside and just north of Cincinnati boundaries.

There were an estimated 120,006 owner-occupied homes and 78,813 renter-occupied units with the potential for lead-based paint risks, mostly located in and around Cincinnati. Among owner-occupied households, this problem was more common for the wealthiest families, but among renters, the burden was most commonly seen for families in the lowest income level.

Evaluation of the location of public and other forms of assisted housing in the County, such as Section 8 properties and housing choice voucher use, demonstrated that these housing options were more plentiful in the central and northern parts of the County, and were sometimes seen in parts of tracts with the highest poverty rates, although such housing does not appear to be evenly distributed in some areas. Large parts of the County, and some parts of high poverty tracts, were not served with such housing.

An analysis of special needs housing showed that OHFA policy requires that housing built with state funds be visitable for persons with disabilities, meeting several specific accessibility criteria. Across the state, 1,150 visitable housing units were built, most of them single-family homes; such construction was highest in 2008 and declined by 2011. OHFA tax credit funding also supported the construction of several multi-family projects in Cincinnati and two outside the city, including 298 elderly units which are assumed to be visitable. More than 50 assisted living facilities are located in Hamilton County.

An analysis of energy-efficient building in the County revealed that the majority of green buildings, including a variety of housing types, were built in the City of Cincinnati, perhaps

due to tax incentives. The majority of LEED-certified homes were custom detached single-family homes, although several mid- and low-rise multi-family projects, of both new and renovated construction, were also seen. Some of these were built as affordable or senior housing.

PUBLIC INVOLVEMENT

The 2012 Housing Needs Survey was completed by 511 persons in Hamilton County. The results showed that the highest levels of need were for rehabilitation of existing homes, both for owner- and renter-occupied housing, with particular need in the affordable and moderate-income price ranges. Regarding specialized housing, medium and high needs were seen for senior and disabled housing, particularly for neighborhood-integrated, non-institutional housing choices for seniors. Perceived needs for financing activities were seen to be highest for owner-occupied housing, in the forms of home rehabilitation assistance, low interest rate loans, and first-time homebuyer assistance. High needs were not noted as frequently for rental housing financing activities. The services most commonly listed as being in high need were the demolition of dilapidated units, the addition of pedestrian-friendly infrastructure, and the updating and retrofitting of older homes, particularly for senior needs. These results suggest that a visitability policy directed to renovation rather than new construction would be most useful.

Public forums held in Hamilton County in June 2012 allowed citizens and agencies to review preliminary findings and share concerns. Comments received at these forums focused on:

- Concerns about providing sufficient housing for disabled, elderly, and large family populations in the future;
- Interest in poor grade, poor condition housing that may need to be torn down before new housing is built; and
- Questions about population forecasts that show a decline in many demographic groups.

HOUSING NEEDS FORECASTS

Hamilton County experienced a steady decrease in population from 1970 to 2010 and although total employment is forecasted to increase, it is expected to do so at a much slower rate than that of the region as a whole. This may indicate a population shift from Hamilton County to surrounding areas, even though per capita income within Hamilton County has been consistently above the per capita income seen in the Metropolitan Statistical Area (MSA).

The three forecasts address a range of possibilities for Hamilton County's population and household needs by examining falling, neutral, and increasing population scenarios. Both the low and medium scenarios forecast a decrease in the number of households and housing demand, with only the high scenario forecasting a rise in the number of units needed.

In all three scenarios, extremely low income renters are expected to make up roughly 12 percent of all households requiring housing, and 30 percent of the rental demand. In the medium household forecast, 87,065 households are expected to have unmet housing needs

due to housing problems in 2040, or 4,495 fewer than did in 2010. The number of housing units in need of rehabilitation will also be lower; these issues should be considered when making future housing policy decisions.

B. Conclusions and Recommendations

The CMHA undertook the Comprehensive Housing Study and Needs Analysis to evaluate and address current and future housing needs in Hamilton County. The goals of the study were to identify, measure, and predict affordable housing needs faced by County residents. The results are meant to aid the CMHA in its affordable housing plans, and will benefit Hamilton County, the City of Cincinnati, and the entire region. The analysis was informed through a set of robust primary and secondary research activities, and was strengthened through a large body of quantitative and qualitative data that included a survey of perceptions of housing need and several public input meetings.

Consequently, the completion of this study puts the CMHA in a much stronger position to address the most critical affordable housing needs of Hamilton County residents. The list of recommended actions presented on the following pages is based on the area's identified housing challenges and will help the CMHA enhance policy and programs to address current and future affordable housing needs, thereby forming a strong foundation for the CMHA and its future decisions.

Housing Challenges

The primary housing challenges facing Hamilton County, as identified in the study, fell into the following eight categories:

- **Aging Housing Stock.** In 2010, more than 80 percent of the County's housing was built before 1980.
- **Increasing Vacancy Rates.** Vacant units increased by 63.2 percent from 2000 to 2010.
- **Declining Home Values.** Sales prices of single-family construction fell after 2007.
- **Unmet Housing Needs for Many Low- and Moderate-Income Households.** More than 90,000 households earned 80 percent or less of HAMFI and had unmet housing needs in 2009.
- **Lack of Sufficient Senior Housing.** Many elderly households had housing problems and unmet housing needs in 2009, and public input comments noted high needs for independent and assisted living housing options for seniors.
- **Lack of Sufficient Housing for Disabled Persons.** Survey and public meeting comments noted lack of accessible housing, and the majority stock of older homes may not be accessible.

- **Insufficient Financial Assistance.** Poverty increased from 2000 to 2010 and the share of jobs in Hamilton County compared to the in region declined; survey respondents consistently noted needs for a range of rental and home purchase assistance.

- **Desire for Additional Contemporary Housing and Neighborhood Features.** Survey respondents noted the need for tools to improve and update the housing stock and make neighborhoods more desirable.

RECOMMENDATIONS TO ADDRESS HOUSING NEEDS

Each of the eight housing challenges indicates three major needs: rehabilitation, redevelopment, and the inclusion of contemporary housing and neighborhood features. Geographic maps of County Auditor data, presented and discussed in the Comprehensive Housing Study and Needs Analysis, indicate specific areas containing the most opportunities for rehabilitation and redevelopment. Each recommendation is followed by mention of one or more best practices examples where similar goals were achieved in other cities across the U.S.

The following recommendations are designed to address the three basic housing needs, with these areas of opportunity in mind:

Recommendation 1: Rehabilitation

Data indicated little or no need for new affordable housing construction. Rather, they suggest the need for housing rehabilitation and the improvement of existing housing. Some of the County's homes also have incomplete facilities or are inaccessible to seniors or persons with disabilities. Properties that are most suitable for rehabilitation are units of above average grade but below average condition; these could be rehabilitated cost-effectively. If neighborhoods and homes meeting these criteria are rehabilitated, their architectural uniqueness and historic qualities can be not only preserved, but also restored to their previous vitality.

Actions:

1. Identify opportunity areas for rehabilitation targets; direct resources toward:
   a. Purchasing and rehabilitating affordable rental homes in these areas to better serve future occupants; and
   b. Evaluating the feasibility of a pilot affordable homeownership program in which prospective homeowners can purchase and rehabilitate the home. This type of program could take advantage of current housing market realities.
2. Partner with other agencies to identify, acquire, and rehabilitate rental housing that meets long-term neighborhood goals.
3. Encourage and support the creation of policies that encourage accessible and visitable housing for all rehabilitated housing.

Best Practices Examples:

- Norfolk Redevelopment and Housing Authority (NHRA), in Norfolk, Virginia, which has also experienced a population decline since 1960,[74] offers a number of programs for housing rehabilitation and homeownership assistance. Much of Norfolk's housing stock is aging, so programs like the PRIDE Program offer purchase-renovation assistance to buyers to restore and upgrade historic homes, making them energy-efficient and accessible while maintaining historic character.[75] The NHRA partners with the City of Norfolk and operates in 18 neighborhoods, each with specific area improvement plans, and focuses on 15 conservation areas and nine redevelopment project sites.[76] In addition, it operates nearly 4,000 assisted rental units and provides Housing Choice Vouchers.[77] For first-time homebuyers, the NHRA partners with local lenders, real estate agents, and other housing service providers to offer one-on-one home buying and credit counseling; a first-time homebuyer education class; qualified lender, real estate agent, and legal service referrals; a discounted interest rate program; a savings account matching program; and other services.[78] The NHRA partners with the City of Norfolk and the Virginia Housing Development Authority for both funding assistance and neighborhood planning to make its rehabilitation and redevelopment efforts most effective.
- In St. Paul, Minnesota, Community Neighborhood Housing Services (CNHS) partnered with other local nonprofits and lenders to improve a pilot area of several blocks, which included 425 homes. The project began in 1999 when CNHS purchased and rehabilitated several homes and sold them to first-time homebuyers; then, the agency provided financial assistance to other owners and buyers in the neighborhood.[79]
- Rehabilitation efforts can be enhanced through the adoption of "smart codes," or building and construction codes that encourage renovation and reuse of existing buildings by imposing adjusted standards rather than the more rigorous new building codes. These can include a rigid "25–50 percent rule," wherein new building standards must be used if the value of the rehab is equal to 50 percent or more of the value of the building, or can be more flexible and account for the hazard rating increases, if any exist, due to the new renovation.[80] Such codes can be tailored to specific infill development projects or even neighborhoods, such as the Maryland "Smart Neighborhood" code.[81]
- Public agency incentive policies, such as the policy created by the Vermont Housing and Conservation Board, can combine affordable housing development incentives with priority rankings for projects that rehabilitate existing buildings in target areas, encourage the development of affordable housing, or foster reinvestment in target areas.[82]

[74] U.S. Census Bureau Data, 1960–2010
[75] NRHA, Pride Program, http://www.nrha.us/content/pride-program
[76] NHRA, Neighborhoods, http://www.nrha.us/redevelopment/neighborhoods
[77] NHRA, Applying for Assisted-Rental Housing, http://www.nrha.us/rent/applyforpublichousing
[78] NHRA, HomeNet Homeownership Center, http://www.nrha.us/rent/applyforpublichousing
[79] NeighborWorks America, Community Neighborhood Housing Services Winifred Improvement Initiative, http://www.nw2.org/WinningStrategies/display.asp?strategy=1161&offset=43
[80] HUD, *Smart Codes in Your Community: A Guide to Building Rehabilitation Codes*, http://www.huduser.org/Publications/pdf/smartcodes.pdf
[81] National Trust for Historic Preservation, *Smart Codes: Smart Growth Tools for Main Street*, http://www.preservationnation.org/information-center/sustainable-communities/smart-growth/additional-resources/toolkit_codes.pdf
[82] HUD, *Best Practices for Effecting the Rehabilitation of Affordable Housing: Volume I Part 2: Barriers Strategy Guide—Best Practices for Affordable Housing Rehab*, http://www.huduser.org/publications/pdf/BarriersVol1_part2.pdf

Recommendation 2: Redevelopment

Again, the findings of the study suggest that no new affordable housing construction is needed now or in the near future. While some properties can be cost-effectively repaired, others are not suitable for such rehabilitation, such as units of below average grade and below average condition. Consequently, these housing units are better suited for demolition and redevelopment. When located in close proximity to one another, such homes present excellent opportunities to aggregate parcels for neighborhood redevelopment and revitalization, thereby enhancing the quality and desirability of existing Hamilton County neighborhoods.

Actions:

1. Identify areas of good opportunity for affordable housing redevelopment. Direct resources toward acquisition and aggregation of redevelopment parcels in selected areas that can better meet neighborhood goals. Such redevelopment can have affordable homeownership opportunities, offer affordable renter housing, or provide a combination of both types of housing.
2. Partner with other agencies to identify, acquire, and demolish dilapidated units unsuitable for rehabilitation, then aggregate redevelopment parcels for affordable housing to better meet the local neighborhood goals. These redevelopment units can be designed for affordable home ownership opportunities, provide affordable renter units, or include a combination of both types of housing.
3. Facilitate the creation of policies that encourage accessible and visitable housing for all redeveloped affordable housing.

Best Practices Examples:

- In partnership with the City of Philadelphia, the Philadelphia Housing Authority (PHA) and the City received a 2012 Choice Neighborhoods Initiative Implementation Grant for $30 million for the North Central Philadelphia Transformation Area, a neighborhood faced with high crime, struggling schools, lack of jobs and services, high vacancy rates, and other issues due to 60 years of declining population and disinvestment. More than two-thirds of the grant are dedicated to relocation, demolition, and new construction, which will be conducted by the PHA with the goals of energy efficiency, quality, accessibility, and affordability for a wide range of residents. The plan includes 553 new housing units, including rental, for-sale, and public housing units, located near public transit. Additional neighborhood improvements such as vacant land management, economic development efforts, and a workforce development center are also included in the plan.[83]
- In the Minneapolis-St. Paul area, the Twin Cities Community Land Bank nonprofit operates as an innovative policy driver that supports land acquisition and redevelopment to meet the changing housing needs of Twin Cities neighborhoods. Its initiatives include strategic acquisition of vacant and foreclosed homes, homebuyer assistance services, partnerships

[83] Philadelphia Housing Authority, Choice Neighborhoods – North Central, http://www.pha.phila.gov/housing/development-initiatives/choice-neighborhoods-north-central.aspx

with other nonprofits and public agencies, and land banking of properties for short or long periods of time in order to develop larger strategies for achieving community goals.[84]

- In Michigan, the City of Detroit Ordinance 290-H established the Dangerous Buildings and Demolition Division, which identifies and demolishes several thousand "dangerous residential structures" each year, charging property owners for the demolition costs.[85] The program is funded through the Michigan State Housing Authority's Neighborhood Stabilization Program.

Recommendation 3: Encouragement of Contemporary Housing and Neighborhood Features

While many specific housing needs were addressed in the survey and identified in other data sources, applying contemporary housing features to redevelopment or rehabilitation projects would appeal to a broader audience, such as seniors, families, the disabled, and persons interested in energy efficiency, community amenities, and pedestrian-friendly streets. The addition of these housing and neighborhood features in such projects will increase quality of life for all residents and will increase both the value and desirability of neighborhoods throughout Hamilton County.

Actions:

1. Encourage local governments to add visitability policies, thereby making all housing accessible.
2. Develop options within selected redevelopment projects for senior housing, such as mixed or shared community housing projects or programs that help seniors stay in their homes.
3. Partner with local government to encourage or directly seek funding for energy efficient housing redevelopment and retrofitting during rehabilitation.
4. Partner with local government and transportation agencies to connect neighborhoods with pedestrian, bicycle, and public transit routes as well as other urban design features that appeal to a variety of residents.
5. Partner with local government and neighborhood organizations to facilitate equitable distribution of quality community features such as schools, police, shopping, parks, grocery stores, pharmacies, and other social and retail amenities.

Best Practices Examples:

- Ways to encourage community government and other players in the housing realm to put greater focus on forward-thinking housing policies such as visitability and energy efficiency include:
    - Educating residents and stakeholders about the benefits of visitable, accessible, sustainable, or transit-oriented housing;

[84] Twin Cities Community Land Bank, http://www.tcclandbank.org/
[85] City of Detroit, Dangerous Buildings, http://71.159.23.2/BSEOnline/division.action?pageId=300

  - Recommending strategies to city and county planning and building departments to encourage developers to incorporate green building initiatives into building policies;
  - Offering training and assistance to local builders, developers, and housing providers;
  - Monitoring national trends in cutting edge building practices; and
  - Investigating federal grant and loan programs that can be leveraged for sustainable development projects. Programs include the Green Retrofit Program for Multifamily Housing,[86] the Energy Efficient Mortgage Program,[87] and the Weatherization Assistance Program.[88]
- Developing projects that exemplify goals such as accessibility or sustainability can encourage public sector policy changes that incentivize such characteristics. In Portland, Oregon, the Housing Authority of Portland (HAP) worked with public and private sector stakeholders to redevelop an underused 82-acre public housing site for increased economic, community, and environmental benefit. The "New Columbia" neighborhood includes twice as many housing units, with the addition of some for-sale units, and amenities such as community college classrooms, a school, parks, and retail. The site itself also includes energy-efficient features in its streets and drainage systems, and received a LEED certification. The City of Portland held public input workshops for local residents during the development of the project, working with the HAP to strengthen the outcome for maximum community benefit. The neighborhood project also received the National Award for Smart Growth from the U.S. Environmental Protection Agency.[89]
- Another leader in redevelopment, the High Point neighborhood in Seattle was developed by the Seattle Housing Authority (SHA) and was awarded a 2007 National Award for Smart Growth. The SHA encouraged accessible, energy-efficient redevelopment across the city by transforming the formerly high crime and run-down 120-acre neighborhood into a mixed-use, mixed-income, environmentally sensitive community. The project more than doubled the number of housing units in the neighborhood but used less in energy resources due to its efficient construction. It also included many Breathe Easy rental units, designed and built for asthma sufferers. The neighborhood design included connectivity with community facilities such as parks, a public library, and health services.[90]
- The Pennsylvania Housing Finance Agency (PHFA) offers two programs that encourage contemporary features in rehabilitation projects. The Smart Rehab Program offers financial assistance for capital improvements of multi-family projects, and features a specific Weatherization Assistance Program.[91] For staff at affordable housing properties, the PHFA developed a toolkit of resources to encourage energy conservation. Services are also available for renters and service providers, tailoring resources to their needs.[92]

[86] HUD Office of Affordable Housing Preservation, http://portal.hud.gov/hudportal/HUD?src=/recovery/programs/green
[87] HUD Energy Efficient Mortgage Program, http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/eem/energy-r
[88] U.S. Department of Energy, http://apps1.eere.energy.gov/weatherization/recovery_act.cfm
[89] National League of Cities, *Creating Green Affordable Housing*, http://www.nlc.org/.../creating-green-affordable-housing-mag-fall09
[90] *Ibid.*
[91] Pennsylvania Housing Finance Agency, Preservation, http://www.phfa.org/developers/preservation/
[92] Pennsylvania Housing Finance Agency, Housing Services ,http://www.phfa.org/developers/serviceprovider/default.aspx

Attachment D

CITY OF CINCINNATI
2010-2014 CONSOLIDATED PLAN
STRATEGIC PLAN

November 15, 2009

GENERAL

EXECUTIVE SUMMARY

INTRODUCTION

The 2010-2014 Consolidated Plan provides the vision for housing and community development actions in the City of Cincinnati. The U.S. Department of Housing and Urban Development (HUD) requires recipients of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) formula programs to prepare a Consolidated Plan every five years. In addition to meeting program submission requirements, it provides an opportunity for the City to shape housing and community development programs to create effective, coordinated improvement strategies for the City's neighborhoods.

The Consolidated Plan includes four main elements:

- Assessment of needs, including needs related to housing, homeless, economic development, quality of life, and non-homeless special needs populations.
- Identification of priority needs, including needs related to housing, homeless, economic development, quality of life, and non-homeless special needs populations.
- Identification of specific objectives to address identified housing, homeless, economic development, quality of life, and non-homeless special needs populations needs.
- An analysis of how the proposed activities will address the needs and objectives identified by the plan.

BASIC STATUTORY PROGRAM GOALS

Federal statutes for the CDBG, HOME, ESG, and HOPWA programs establish three basic goals: decent housing, a suitable living environment, and expanded economic opportunity.

- Decent housing includes the following:
  - Assisting homeless persons to obtain affordable housing;
  - Assisting persons at risk of becoming homeless;
  - Retaining the affordable housing stock;
  - Increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of

disadvantaged minority groups without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;

- Increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independently; and
- Providing affordable housing that is accessible to job opportunities.

- A suitable living environment includes the following:
  - Improving the safety and livability of neighborhoods;
  - Eliminating blighting influences and the deterioration of property and facilities;
  - Increasing access to quality public and private facilities and services;
  - Reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
  - Restoring and preserving properties of special historic, architectural, or aesthetic value; and
  - Conserving energy resources and use of renewable energy resources.
- Expanded economic opportunities include the following:
  - Job creation and retention;
  - Establishment, stabilization and expansion of small businesses (including micro-businesses);
  - The provision of public services concerned with employment;
  - The provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
  - Availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
  - Access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
  - Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

The Consolidated Plan addresses how the City will pursue these basic goals through housing and community development programs.

SUMMARY OF OBJECTIVES

The following objectives address the highest priority needs for housing, community development, homeless, and non-homeless special needs populations in the City of Cincinnati. Detailed project descriptions can be found in the *Recommended Consolidated Plan Budget*.

Decent Housing Specific Objectives

- Improve the quality of owner housing (Housing Maintenance Services; Compliance Assistance Repair for the Elderly (Care) - 7287 housing units) (Homeowner Rehab Loan Program – 2,000 Other) (Neighborhood Capacity Building and Technical Assistance – 60 organizations)

- Improve access to affordable rental units (Tenant Assistance; Fair Housing Services – 23,500 people) (Section 8 Tenant Counseling and Placement – 200 households)

- Improve the quality of affordable rental housing (Code Enforcement Relocation – 1,000 households) (Rental Rehabilitation Program – 500 units) (Tenant Representation – 2,750 people)

- Increase the number of homeless persons moving into permanent supportive housing (Homeless to Homes – 600 housing units)

- Increase the availability of affordable owner housing (Strategic Housing Initiative Program – 115 housing units) (Emergency Mortgage Assistance – 225 households) (Tap/Permit Fee Assistance Program – 75 housing units) (Downpayment Initiative – 225 households) (Property Holding Costs – 225 public facilities/parcels) (Blueprint for Success – 10 housing units)

- Increase the supply of affordable rental housing (Tenant Based Rental Assistance – 170 households)

Suitable Living Environment Specific Objectives

- Increase the availability of affordable owner housing (Property Holding Costs – 225 public facilities/parcels) (Blueprint for Success – 10 housing units. Increase the availability of affordable owner housing (Tap/Permit Fee Assistance Program – 75 housing units)

- Increase the number of homeless persons moving into permanent housing (Bethany House; Interfaith Hospitality Network; Lighthouse Youth Crisis Center; Mercy Franciscan at St. John Over-the Rhine Temporary Housing; Mercy Franciscan at St. John Anna Louise Inn; Salvation Army Emergency Shelter; Shelterhouse/Drop Inn Center; YWCA Battered Women's Shelter – 21,915 households)

- Increase the range of housing options and related services for persons with special needs (Caracole House; Cincinnati Center for Respite Care; STOP AIDS Case Management; Northern Kentucky Independent Health District – 2,600 households)

- Improve economic opportunities for low-income persons (Blueprint for Success – 250 people)

- Improve the quality of affordable rental owner housing (Concentrated Code Enforcement; Hazard Abatement Program; Lead Hazard Program – 22,430 housing units)

- Improve quality/increase quantity of neighborhood facilities for low income persons (Millcreek Greenway Restoration – 5 public facilities)

Economic Opportunity Specific Objectives

- Remediate and redevelop brownfields (Strategic Program for Urban Redevelopment (SPUR) – 9 public facilities/acres)
- Improve economic opportunities for low-income persons (Earned Income Tax Credit (EITC) Outreach and Financial Literacy; Youth Employment Programs – 20,890 people)
- Improve quality/increase quantity of public improvements for lower income persons (Neighborhood Business District (NBD) Improvement Program – 425 businesses) (Neighborhood Business District (NBD) Property Holding Costs – 50 public facilities) (Avondale/Burnet NBD Improvements – 1 organization)
- Improve economic opportunities for low-income persons (Small Business Technical Assistance – 1,000 businesses) (Small Business Loan Fund – 30 jobs) (Corporation for Findlay Market – 5 organizations)

2010-2014 CONSOLIDATED PLAN RECOMMENDATIONS

The following Consolidated Plan recommendations address housing, economic development, quality of life, homeless, and non-homeless special population needs. City policies, reports, and plans, and community input were considered in the development of recommendations.

Development Vision Statement

Cincinnati and its neighborhoods will be strengthened by strategic efforts to increase the quality and diversity of housing, reduce crime and blight, and improve the vitality of small neighborhood business districts as well as large employment centers.

Overall Development Goal

Develop and support comprehensive efforts to expand choices and opportunities for individuals and families to enjoy decent housing, a suitable living environment, and expanded economic opportunities. Decent housing is affordable, safe, and accessible. A suitable living environment is safe, livable, free from blighting influences, and economically integrating.

Housing Goals

Housing Goal 1: Expand the diversity and quality of the housing stock.

Housing Objective 1 (H-1): Promote and retain affordable homeownership through new construction and renovation of housing units. Priority should be given to the conversion or occupancy of vacant buildings. Affordable and market rate homeownership units should be integrated to create mixed-income housing opportunities. Whenever possible, sustainable, energy-efficient, green building technologies and universal design principles should be used in the development of housing units and sites.

Housing Objective 2 (H-2): Develop and retain rental units that are affordable for persons of low and very low-incomes in a manner that is consistent with City policy.

Units should be located near or within neighborhood business districts to create stronger mixed-use districts. Rental units are encouraged to be developed in conjunction with market rate units and in areas with lower levels of poverty to create stable mixed-income communities and support economic integration. Whenever possible, sustainable, energy-efficient, green building technologies and universal design principles should be used in the development of housing units and sites.

Housing Goal 2: Provide supportive services to assist moderate, low and very low-income persons in finding and remaining in housing that is affordable, safe, and accessible.

Housing Objective 3 (H-3): Assist moderate-income renters make the transition to homeownership.

Housing Objective 4 (H-4): Provide assistance to low and very low-income persons in finding and retaining high-quality affordable rental units. The assistance should consider accessibility features, economic integration, proximity to jobs, and access to transportation networks when locating prospective units.

Housing Objective 5 (H-5): Provide assistance, including housing maintenance services and emergency mortgage assistance, to ensure that low and very-low income homeowners can remain in housing units.

Housing Objective 6 (H-6): Affirmatively further fair housing in accordance with the Fair Housing Act and the Impediments to Fair Housing Choice in Hamilton County, Ohio.

Economic Development Goals

Economic Development Goal 1: Promote commercial and industrial development and redevelopment.

Economic Development Objective 1 (ED-1): Support the development of new and expanded retail and office uses through funding assistance and public improvements. Whenever possible, sustainable, energy-efficient and green building technologies should be used in the development of new and expanded uses. Support should be targeted to redevelopment of existing commercial areas, focusing on designated NBDs and prioritizing those within designated Neighborhood Revitalization Strategy Areas (NRSAs). Where necessary, NBDs should be stabilized by reduction in NBD size through housing development in peripheral areas and/or on upper floors of commercial buildings.

Economic Development Objective 2 (ED-2): Encourage the development of new and expanded low-intensity industrial uses and the remediation and redevelopment of vacant and underutilized industrial property into light-industrial or commercial uses. Whenever possible, sustainable, energy-efficient and green building technologies should be used in the development of new and expanded uses. Support in the form of funding assistance and public improvements should be targeted to the designated Strategic Program for Urban Redevelopment (SPUR) districts, prioritizing the traditional industrial corridors in the Mill Creek valley, and to the growth opportunity areas identified by the GO Cincinnati Report (2008).

Economic Development Goal 2: Improve the economic conditions of people and organizations in order to promote business development and employment opportunities.

Economic Development Objective 3 (ED-3): Support financial education and technical assistance and capacity building for small businesses, Community Development Corporations (CDCs), and low-income individuals. Services should increase the number of financially secure residents; successful, sustainable businesses; and the stability of commercial districts in Cincinnati.

Economic Development Objective 4 (ED-4): Provide support for job-training and placement services and other employment opportunities for adults and adolescents. Services should target neighborhoods with rising levels of poverty and/or unemployment despite increasing educational and/or income levels. Whenever possible services should foster increased connections between employers and schools.

Quality of Life Goal

Quality of Life Goal: Promote sustainable neighborhoods through elimination of blighting influences and improved health and safety.

Quality of Life Objective 1 (QOL-1): Support the mitigation and/or removal of blighting influences such as non-code compliant buildings and properties; vacant and abandoned buildings and properties; abandoned automobiles; and environmental contamination, including underground storage tanks and lead hazards. Support positive methods of combating blight through development of parks and greenspace, and preservation and renovation of historic properties. Efforts should focus on primarily residential neighborhoods and designated NBDs, prioritizing those areas designated as NRSAs.

Quality of Life Objective 2 (QOL-2): Support health services and reduce lead hazards. Services should target uninsured and low-income individuals and families.

Quality of Life Objective 3 (QOL-3): Support and encourage public facilities improvements. Improvements should focus on primarily residential neighborhoods and designated NBDs, prioritizing those areas designated as NRSAs.

Quality of Life Objective 4 (QOL-4): Provide assistance to people and community groups aggressively working to improve the safety and perception of safety in their neighborhoods through Block Watch, Citizens on Patrol, Community Problem Oriented Policing (CPOP), and other crime reduction activities. Services should focus on primarily residential neighborhoods and designated NBDs, prioritizing those areas designated as NRSAs.

Homeless Population Goals

The homeless population goals and objectives were developed with input from the *Homeless to Homes* report and the City Administration. The Hamilton County Department of Community Development was also consulted during the development of the recommendations in order to ensure that the Continuum of Care is positioned to receive the maximum number of points in the Continuum of Care scoring system.

Several objectives contain language regarding the fair distribution and concentration of beds or housing units throughout the City and County. Following the adoption of the Consolidated Plan, the City, County, and the Continuum of Care, at a minimum, will work collectively to further define these terms. In addition to geography, housing characteristics that will help to ensure the needs of the participants are met through the housing location will be considered. These may include, but not be limited to, elements identified by the *Homeless to Homes* report: access to mass transportation (buses) and proximity and access to community amenities, including grocery stores and recreation, medical, training, mental health or substance use disorder treatment, and mainstream benefit/resource facilities.

Homeless Population Goal 1: *Need* — Information regarding the numbers, scope, and needs of homeless persons is accurate and current.

A. Specific to Chronic Homeless

Homeless Population Objective 1 (HP-1): Conduct on an annual basis a point-in-time study to provide accurate data on the number of chronically homeless persons.

B. All Homeless Individuals and Families

Homeless Population Objective 2 (HP-2): Conduct regular audits of the validity of the data in the HMIS system.

Homeless Population Objective 3 (HP-3): Continue the engagement of homeless persons in determining unmet needs.

Homeless Population Objective 4 (HP-4): Expand the process to track and document the causes/issues for recidivism.

Homeless Population Goal 2: *Quantity* –A sufficient quantity of suitable housing is available to meet the needs of the homeless population in the City of Cincinnati and in Hamilton County that is fairly distributed between the City and County and is not concentrated in any one area.

A. Specific to Chronic Homeless

Homeless Population Objective 5 (HP-5): Create permanent supportive housing units or tenant based rental assistance to meet the needs of the chronically homeless.

Homeless Population Objective 6 (HP-6): Ensure, to the extent possible, that housing units for homeless are fairly distributed within the City and County.

Homeless Population Objective 7 (HP-7): Ensure, to the extent possible, that beds and housing units for homeless are not concentrated in any one area based on a population ratio of the number of beds or units per Census Tract as reported in the most recent U.S. Census.

B. All Homeless Individuals and Families

Homeless Population Objective 8 (HP-8): Maintain the existing number of emergency shelter beds (as recommended in the *Homeless to Homes* report).

Homeless Population Objective 9 (HP-9): Increase the number of transitional housing beds for single individuals (as recommended in the *Homeless to Homes* report) with a fair distribution between areas of the City and County.

Homeless Population Objective 10 (HP-10): Increase the number of permanent supportive housing units for single individuals (as recommended in the *Homeless to Homes* report) with a fair distribution between areas of the City and County.

Homeless Population Objective 11 (HP-11): Continue the provision of permanent supportive housing for homeless persons in appropriate, diversified locations, according to individual need.

Homeless Population Objective 12 (HP-12): Increase temporary emergency shelter beds for families for seasonal overflow and poor economic conditions with a fair distribution between areas of the City and County.

Homeless Population Objective 13 (HP-13): Create new scattered-site transitional housing beds and permanent supportive housing options for families with a fair distribution between areas of the City and County.

Homeless Population Objective 14 (HP-14): Ensure, to the extent possible, that beds and housing units for homeless are not concentrated in any one area based on a population ratio of the number of beds or units per Census Tract as reported in the most recent U.S. Census.

Homeless Population Goal 3: *Quality* – Quality housing and services are available to meet the needs of homeless persons.

A. Specific to Chronic Homeless

Homeless Population Objective 15 (HP-15): Maintain the requirement that all emergency shelters meet minimum standards for shelter prior to approval for funding.

Homeless Population Objective 16 (HP-16): Continue to increase the quality and quantity of case management services.

Homeless Population Objective 17 (HP-17): Create new methods to ensure substance abuse and mental health treatment is sufficiently available to address the needs of the chronically homeless.

Homeless Population Objective 18 (HP-18): Ensure that beds and housing units are compatible with the neighborhood and will not have an adverse impact on the character of the area or the public health, safety, and general welfare.

Homeless Population Objective 19 (HP-19): Develop criteria for good neighbor plans/agreements and require that all new beds or housing units be reviewed and approved by the appropriate reviewing authority for conformance with the good neighbor plan/agreement.

Homeless Population Objective 20 (HP-20): Any new or additional housing or service programs for the homeless located in the City and the County must be coordinated with the appropriate department.

B. All Homeless Individuals and Families

Homeless Population Objective 21 (HP-21): Maintain the requirement that all emergency shelters meet minimum standards for shelter prior to approval for funding.

Homeless Population Objective 22 (HP-22): Continue Front Line Worker Training (FLWT), updating curriculum at least annually based on needs data and expanding offerings to provide training for aides/advocates/ house manager level workers.

Homeless Population Objective 23 (HP-23): Support agency use of HMIS data in determination of program effectiveness and for staff evaluations.

Homeless Population Objective 24 (HP-24): Ensure that beds and housing units are compatible with the neighborhood and will not have an adverse impact on the character of the area or the public health, safety, and general welfare.

Homeless Population Objective 25 (HP-25): Develop criteria for good neighbor plans/agreements and require that all new beds or housing units be reviewed and approved by the appropriate reviewing authority for conformance with the good neighbor plan/agreement.

Homeless Population Objective 26 (HP-26): Institute a template for case plan maintenance, which will follow the homeless client.

Homeless Population Objective 27 (HP-27): Any new or additional housing or service programs for the homeless located in the City and the County must be coordinated with the appropriate department.

Homeless Population Goal 4: Access/Paradigm Shift - Homeless persons efficiently and effectively obtain any and all mainstream resources and community systems or services for which they are eligible.

A. Specific to Chronic Homeless

Homeless Population Objective 28 (HP-28): Maintain the current level of coordination and services for outreach to chronically homeless street persons and increase the level for young adults and persons with substance abuse issues.

Homeless Population Objective 29 (HP-29): Expand the Central Access Point (CAP) program to enable the single homeless individuals to connect with information and referral services.

B. All Homeless Individuals and Families

Homeless Population Objective 30 (HP-30): Implementation of systems to improve access to housing/services needed by the homeless population exclusive of the chronically homeless.

Homeless Population Objective 31 (HP-31): Maintain the Central Access Point (CAP) program for families to enable homeless families to gain access to emergency shelter or family homelessness prevention services.

Homeless Population Objective 32 (HP-32): Expand the Central Access Point (CAP) program to enable the single homeless individuals to connect with information and referral services.

PAST PERFORMANCE

Past performance issues are discussed throughout this plan.

CITY OF CINCINNATI FIVE YEAR STRATEGIC PLAN

The mission of this plan is to provide strategic guidance for the City of Cincinnati for the next five years in the areas of housing, non-housing community development, homeless, and non-homeless special needs populations. The development vision and overall development goal are provided in the *2010-2014 Consolidated Plan Recommendations* section of this plan (page 4).

GENERAL QUESTIONS

GEOGRAPHIC AREA FOR HOUSING AND OTHER COMMUNITY DEVELOPMENT ACTIVITIES

Consolidated Plan activities will address needs City-wide, with funding targeted to low- to moderate-income individuals and families.

Population Characteristics

Following is a discussion of the City-wide and neighborhood population characteristics, including total population, number of households and families, race and ethnicity, and income and poverty status. The most current data available to assess the needs addressed by the Consolidated Plan is from the 2000 U.S. Census. More current information has been included when available.

Total Population

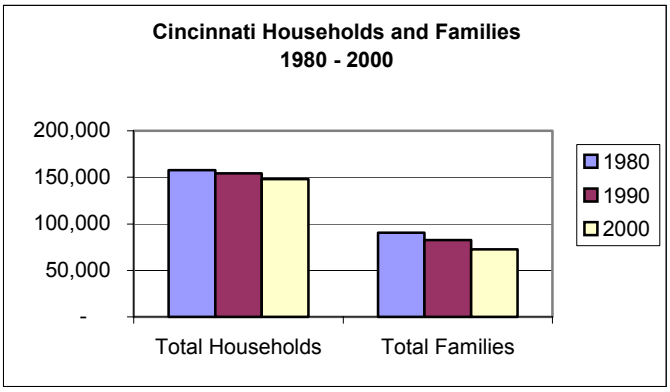
Between 1980 and 2000, Cincinnati's population dropped 14%. The loss was most critical in low- and moderate-income (LMI) neighborhoods due to the substantial decrease in residents and tax revenue. All neighborhoods in Cincinnati were losing residents, specifically those under the age of 25. Overall, the City has been losing family households and gaining female heads of households, non-family households, and single-person households.

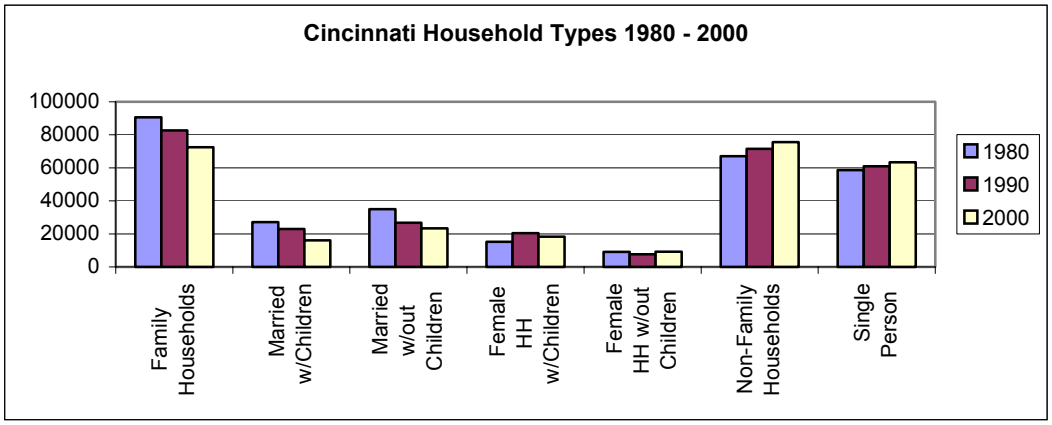
The trend of population decrease has reversed in recent years. Based on U.S. Census Bureau estimates, the population of the City increased between 2000 and 2007 from 331,285 to 332,458. A recent report prepared by Social Compact, Inc. in 2007, *Cincinnati Neighborhood Market DrillDown: Catalyzing Business Investment in Inner City Neighborhood*, also found that the population of Cincinnati had increased since 2000.

Households and Families

The total number of households in the City of Cincinnati has decreased 6% in the last twenty years. The number of total families in the City has decreased more dramatically. The number of families has dwindled 20% since 1980 (from 90,644 to 72,496), with the largest loss experienced of married parents, which has decreased 41%. Subsequently, the number of female-headed households with children has increased 20%.

Cincinnati Households and Families, Household Types





Race and Ethnicity

The racial statistics that are used in the following analysis were gathered from U.S. Census data collected from 1980, 1990, and 2000. For the first time in Census history, the 2000 racial classification was based on self-identification. People could classify themselves as members of one or more races. The 2000 Census also considered ethnicity to be separate from race. People of Hispanic origin could also align themselves with a racial category. It must be noted that this change in reporting inhibits 2000 data from being directly compared to that of previous years.

The 2000 Census identified Cincinnati's most predominant races as African American and White. Whites comprise the majority of the City's population at nearly 53%, while African Americans comprise nearly 43% of the City's population, making them the largest minority population in Cincinnati. Cincinnati's Hispanic and Latino population is the fastest growing minority group in the City. They comprise nearly 2% of the total population.

Cincinnati's White Population

In the past decade (from 1990 Census to 2000 Census) the White population in Cincinnati has been decreasing. The neighborhoods of California, Hyde Park, Linwood, Mt. Adams, Mt. Lookout, Mt. Lookout-Columbia Tusculum, Mt. Washington, Sayler Park, and West Price Hill all have White concentrations of 90% or more. Sixteen of Cincinnati's 48 Statistical Neighborhood Areas have a White concentration of 75% or more.

Appalachians in Cincinnati

Cincinnati has a significant proportion of residents that began migrating from Appalachia in the 1960s in hope of finding opportunity. Being poor, many Appalachians originally settled in Over-the-Rhine and formed a large ethnic enclave with complex social networks; however, as individuals gained education and economic prosperity, many migrated outward, leaving Over-the-Rhine as a primarily African American community.[1] In more recent decades Appalachian migration to Cincinnati has slowed, but it continues to comprise the largest immigrating population into Cincinnati.

Appalachians are historically characterized as a predominantly poor group with large households and high drop out, teen pregnancy, and unemployment rates; however, tracking statistical data for the group is difficult because Appalachians are very hard to identify. The Census does not track 'Appalachian' as an ethnicity, nor do all individuals from Appalachia identify themselves as Appalachian. Even lower is the number of Appalachian descendents who categorize themselves as such.

A study entitled, "The Social Areas of Cincinnati: An Analysis of Social Needs" used six criteria to identify the neighborhoods in which Appalachians reside. The study suggests that Appalachian neighborhoods must meet the following criteria: 1) greater than 16% of families living below the poverty line, 2) less than 39% African American, 3) less than 76% of persons 25 years and older are high school graduates, 4) more than 15% of the persons 16-19 years old who are not in school, are not high school graduates, 5) more than 31% of the persons 16-19 years old are jobless (persons unemployed plus persons under 65 years not in the civilian labor force), have more than 3.1 persons per family on average.

Advocates and scholars have acknowledged ten of Cincinnati's Statistical Neighborhood Areas as being large Appalachian communities. They are Camp Washington, Carthage, the East End, East Price Hill, Linwood, Lower Price Hill, Northside, Riverside-Sayler Park, Sedamsville-Riverside, and South Fairmount, with the largest concentrations in Lower Price Hill, Northside, Camp Washington and the East End. All Appalachian neighborhoods are LMI eligible.

While the neighborhoods that produced the City's highest unemployment and drop out rates were Appalachian communities, a recent study suggests that poverty, unemployment, and high school drop out rates among Appalachians are declining: "The vast majority of Appalachians in the metropolitan area are not poor, not on welfare, and are not high school

[1] The Appalachian population is Cincinnati is comprised of both whites and African Americans; however, the presented data only represents the white portion of the population because they are easier to identify. Most African American Appalachians align themselves with the African American population because they are larger, better mobilized, and have a more well-developed support system.

dropouts. Most own their homes and have relatively stable families. They are a predominantly blue-collar group. About 10 percent hold managerial and professional jobs."[2]

Cincinnati's African American Population

The African American population in the metropolitan area increased rapidly from 1950 into the early 1960s in conjunction with the great northward migration of African Americans out of the American rural south. During that period of time, the number of African Americans increased nearly 3 percent a year.

After the Second World War, the larger African American population moved beyond the West End community where it had previously been confined by restrictive real estate practices. The City made several dramatic attempts at urban renewal, including the bulldozing of large sections of the West End. African American residents of the area had to move, first into Avondale and Evanston, and since then, more slowly into the City's western communities. Since 1960, the increase in the size of the African American population has been a more modest 1.3 percent a year.

Currently twelve of Cincinnati's 48 Statistical Neighborhood Areas contain a high concentration of African American minorities. These communities have African American population of 75% or more. They are Avondale, Bond Hill, Evanston, Fay Apartments, Kennedy Heights, North Fairmount-English Woods, Over-the-Rhine, Roselawn, South Cumminsville-Millvale, Walnut Hills, the West End, and Winton Hills.

Cincinnati's Hispanic and Latino Population

The City of Cincinnati's Hispanic and Latino population is the fastest growing minority group. The presence of Hispanics and Latinos has almost doubled in the past ten years (from 0.66% of the total population to 1.28%).

The population is dispersed across the City. Westwood currently houses the largest Hispanic/Latino population of 334 individuals who comprise less than 1% of the neighborhood's total population. Lower Price Hill contains the largest concentration of Hispanics at nearly 11%. The next highest concentration of Hispanics is 2.24% in Mt. Airy.

Nearly 73% of Hispanics and Latinos in Cincinnati are citizens of the United States. The majority of Hispanics have at least some college; most have a Bachelor's degree or higher. Seventy-one percent of respondents identified that they speak only English or speak English "very well." Only 6.35% (primarily the older Hispanic residents) do not speak English at all. The majority of the adult population is between the ages of 22 and 39, and the majority of the children are under the age of nine. The median age is 26.2 years old. Households are typically 2 person families or adults living alone. The number of family and non-family households are generally even (48% family households, 52% non-family households). A vast majority of Hispanics in Cincinnati are renters (74%). The population's primary means of transportation are personal vehicles. Twenty-three percent of Hispanics live below the poverty line, the majority of them are females.

[2] Maloney, Michael and Christopher Auffrey. 2004. The Social Areas of Cincinnati: An Analysis of Social Needs. Fourth Edition. A report sponsored by the University of Cincinnati's School of Planning and the UC Institute for Community Partnerships (UCICP).

Racial Disputes

Race and ethnicity have been important topics in Cincinnati's history. Racial disputes between Irish and German residents were common during the 1800s. Disputes between African Americans and Whites were not uncommon in Cincinnati's history, but they became extremely prevalent in the latter half of the 1900s, with the most recent unrest occurring in 2001. In April, 2001 the shooting death of an unarmed African American teenager that was fleeing from Police sparked three days of protests and unrest in the City. While the destruction that resulted did not rival that of the race riots of the 1960s, it made all Cincinnatians painfully aware that racial discrimination and segregation are still significant issues that must be dealt with before Cincinnati can offer a decent quality of life for all residents.

Areas of Racial/Ethnic Concentration, 2000

SNA #	Statistical Neighborhood Area	Total	Black		Hispanic		White	
		No.	No.	%	No.	%	No.	%
31	Avondale	16,298	14,839	91.05%	113	0.69%	1,116	6.85%
29	Bond Hill	9,682	9,032	93.29%	95	0.98%	402	4.15%
16	California	475	0	0.00%	5	1.05%	473	99.58%
8	Camp Washington	1,506	382	25.37%	32	2.12%	1,068	70.92%
27	Carthage	2,412	225	9.33%	41	1.70%	2,095	86.86%
3	CBD-Riverfront	3,189	1,246	39.07%	78	2.45%	1,780	55.82%
32	Clifton	8,546	1,283	15.01%	193	2.26%	6,425	75.18%
37	College Hill	15,269	8,476	55.51%	113	0.74%	6,388	41.84%
10	Corryville	3,830	1,904	49.71%	50	1.31%	1,610	42.04%
15	East End	1,692	223	13.18%	14	0.83%	1,439	85.05%
43	East Price Hill	17,964	3,869	21.54%	240	1.34%	13,287	73.96%
41	East Walnut Hills	3,630	1,209	33.31%	56	1.54%	2,286	62.98%
12	Evanston	7,928	6,996	88.24%	49	0.62%	735	9.27%
13	Evanston-East Walnut Hills	1,805	1,017	56.34%	16	0.89%	743	41.16%
7	Fairview- Clifton Heights	7,366	1,436	19.49%	137	1.86%	5,379	73.02%
39	Fay Apartments	2,453	2,326	94.82%	13	0.53%	79	3.22%
26	Hartwell	4,950	1,034	20.89%	80	1.62%	3,638	73.49%
21	Hyde Park	13,640	416	3.05%	199	1.46%	12,723	93.28%
25	Kennedy Heights	5,296	4,016	75.83%	60	1.13%	1,113	21.02%
20	Linwood	1,042	6	0.58%	13	1.25%	1,019	97.79%
42	Lower Price Hill	1,309	140	10.70%	142	10.85%	1,044	79.76%
23	Madisonville	10,827	6,521	60.23%	100	0.92%	3,865	35.70%
5	Mt. Adams	1,514	25	1.65%	17	1.12%	1,452	95.90%
38	Mt. Airy	9,710	4,514	46.49%	235	2.42%	4,684	48.24%
6	Mt. Auburn	6,516	4,755	72.97%	67	1.03%	1,551	23.80%
19	Mt. Lookout	3,236	20	0.62%	29	0.90%	3,143	97.13%
18	Mt. Lookout- Columbia Tusculum	3,081	158	5.13%	29	0.94%	2,862	92.89%
17	Mt. Washington	11,691	447	3.82%	123	1.05%	10,896	93.20%
30	North Avondale- Paddock Hills	6,212	3,256	52.41%	83	1.34%	2,772	44.62%
40	North Fairmount- English Woods	4,510	3,657	81.09%	44	0.98%	741	16.43%
34	Northside	9,389	3,637	38.74%	97	1.03%	5,425	57.78%
22	Oakley	11,244	935	8.32%	223	1.98%	9,846	87.57%
4	Over-the-Rhine	7,638	5,876	76.93%	172	2.25%	1,482	19.40%
24	Pleasant Ridge	8,872	3,158	35.60%	117	1.32%	5,378	60.62%
1	Queensgate	641	465	72.54%	11	1.72%	155	24.18%
47	Riverside-Sayler Park	1,451	168	11.58%	6	0.41%	1,241	85.53%
28	Roselawn	6,806	5,245	77.06%	47	0.69%	1,337	19.64%
48	Sayler Park	3,233	74	2.29%	25	0.77%	3,091	95.61%
46	Sedamsville-Riverside	2,223	207	9.31%	14	0.63%	1,921	86.41%
35	South Cumminsville- Millvale	3,914	3,696	94.43%	29	0.74%	136	3.47%
41	South Fairmount	3,251	1,479	45.49%	75	2.31%	1,556	47.86%
9	University Heights	8,753	1,616	18.46%	141	1.61%	5,745	65.63%
11	Walnut Hills	7,790	6,555	84.15%	71	0.91%	1,038	13.32%
44	West Price Hill	17,115	1,223	7.15%	182	1.06%	15,406	90.01%
2	West End	8,115	7,066	87.07%	119	1.47%	850	10.47%
45	Westwood	35,730	11,744	32.87%	334	0.93%	22,370	62.61%
36	Winton Hills	5,204	4,524	86.93%	48	0.92%	566	10.88%
33	Winton Place	2,337	1,080	46.21%	53	2.27%	1,141	48.82%
	TOTAL	**331,285**	**142,176**	42.92%	**4,230**	1.28%	**175,492**	52.97%

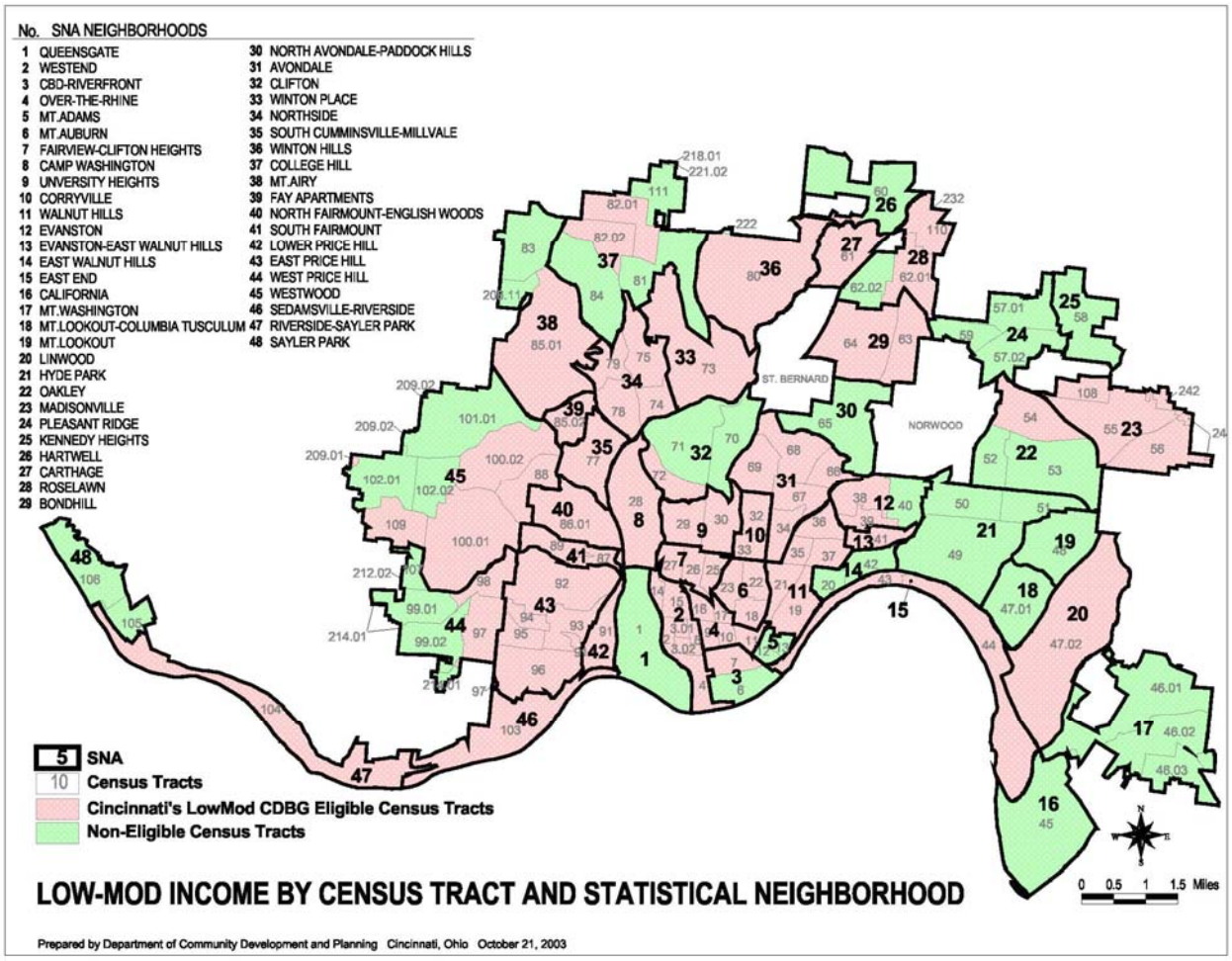
* Concentrations of 75% or greater are highlighted. Percentages do not total 100% because not all race classifications are included (American Indian and Alaska Native alone; Asian alone; Native Hawaiian and Other Pacific Islander alone; some other race alone; or Two or more races not included).

Income and Poverty

The 2000 Census revealed that the City's median household income had increased to $29,493 in 1999. In 2000, 69,722 persons and 13,227 families were living below the poverty line. Unfortunately, poverty still plagues a large portion of Cincinnati's population. Between 2000 and 2007, the poverty rate in the City has increased. In 2000 the poverty rate was 21.5 percent. In 2007 it had jumped to 25.7 percent (American Community Survey S1701 Poverty Status in the Past 12 Months 2005-2007 3-Year Estimates).

Thirty-two of the City's 48 Statistical Neighborhood Areas (SNAs) are LMI eligible. LMI eligibility is defined as having 51% or more residents living at 80% or below the area's median income (AMI). There are seven neighborhoods that are close to becoming LMI eligible. They are Clifton, College Hill, East Walnut Hills, Hartwell, Kennedy Heights, Mt. Washington, and Sayler Park. These neighborhoods have at least 45% of residents qualifying as LMI individuals. Conversely, while Evanston-East Walnut Hills, Mt. Airy, Riverside-Sayler Park, West Price Hill, and Westwood are currently LMI eligible, the percentage of their residents living at 80% AMI or below is less than the City average of 60.3%, and therefore these neighborhoods could improve enough to lose LMI eligibility.

LMI By Census Tract and Statistical Neighborhood



Of all groups, African Americans are most likely to be living in poverty. Many predominantly African American neighborhoods also have high concentrations of poverty. Fay Apartments, North Fairmount-English Woods, Over-the-Rhine, South Cumminsville-Millvale, the West End, and Winton Hills all have high concentrations of African American residents and over 50% of the total neighborhood population lives in poverty. When defining high concentrations as neighborhoods with poverty levels that are higher than the City-average (21.5%), then 19 neighborhoods qualify which account for a more diverse racial population.

37,986 African American households, 33,984 White households, and 788 Hispanic households earn less than the City's median household income of $29,493. Nearly 65% of all African American households earned less than the median household income, while approximately 40% of all White households and nearly 54% of all Hispanic households earned less than the median household income. For all households with the very lowest incomes, those earning less than $10,000, 60% are African American while African American households make up only 40% of all households.

Race by Percent of Income Distribution, 2000

	Cincinnati	% of Total Households	White	% of Total White Households	Black	% of Total Black Households	Hispanic	% of Total Hispanic Households
Households: Total	**147,979**		**83,830**		**58,579**		**1,479**	
Less than $10,000	26,690	18.04%	9,354	11.16%	16,189	27.64%	229	15.48%
$10,000 to $14,999	12,786	8.64%	6,173	7.36%	6,106	10.42%	155	10.48%
$15,000 to $19,999	12,013	8.12%	5,868	7.00%	5,703	9.74%	172	11.63%
$20,000 to $24,999	12,396	8.38%	6,589	7.86%	5,361	9.15%	116	7.84%
$25,000 to $29,999	11,102	7.50%	6,000	7.16%	4,627	7.90%	116	7.84%
$30,000 to $34,999	10,095	6.82%	6,062	7.23%	3,691	6.30%	79	5.34%
$35,000 to $39,999	8,561	5.79%	5,375	6.41%	2,816	4.81%	78	5.27%
$40,000 to $44,999	7,397	5.00%	4,672	5.57%	2,491	4.25%	93	6.29%
$45,000 to $49,999	6,214	4.20%	3,984	4.75%	1,960	3.35%	68	4.60%
$50,000 to $59,999	9,885	6.68%	6,768	8.07%	2,848	4.86%	87	5.88%
$60,000 to $74,999	10,566	7.14%	7,479	8.92%	2,680	4.58%	89	6.02%
$75,000 to $99,999	9,282	6.27%	6,745	8.05%	2,236	3.82%	74	5.00%
$100,000 to $124,999	4,359	2.95%	3,436	4.10%	771	1.32%	32	2.16%
$125,000 to $149,999	1,942	1.31%	1,454	1.73%	411	0.70%	28	1.89%
$150,000 to $199,999	2,025	1.37%	1,743	2.08%	195	0.33%	21	1.42%
$200,000 or more	2,666	1.80%	2,128	2.54%	494	0.84%	42	2.84%

Persons Below Poverty Level in 2000 by SNA

NEIGHBORHOOD	Number of persons for whom poverty status is determined	Number of persons below poverty level;	% Persons Below Poverty Level
Avondale	15,386	5,785	**37.60%**
Bond Hill	9,571	1,999	**20.90%**
California	1,039	33	**3.20%**
Camp Washington	1,341	473	**35.30%**
Carthage	2,375	378	**15.90%**
CBD- Riverfront	2,004	531	**26.50%**
Clifton	8,406	1,378	**16.40%**
College Hill	15,912	1,780	**11.20%**
Corryville	3,571	1,222	**34.20%**
East End	1,652	294	**17.80%**
East Price Hill	17,555	4,414	**25.10%**
East Walnut Hills	3,635	566	**15.60%**
Evanston	7,882	2,201	**27.90%**
Evanston-East Walnut Hills	1,627	214	**13.20%**
Fairview/Clifton Heights	7,242	2,723	**37.60%**
Fay Apartments	2,265	1,373	**60.60%**
Hartwell	5,392	719	**13.30%**
Hyde Park	13,404	631	**4.70%**
Kennedy Heights	5,671	456	**8.00%**
Linwood	1,081	264	**24.40%**
Lower Price Hill	1,145	618	**54.00%**
Madisonville	11,300	1,446	**12.80%**
Mt. Adams	1,466	122	**8.30%**
Mt. Airy	8,846	1,346	**15.20%**
Mt. Auburn	5,850	1,519	**26.00%**
Mt. Lookout	3,192	82	**2.60%**
Mt. Lookout/Columbia Tusculum	3,120	162	**5.20%**
Mt. Washington	13,788	844	**6.10%**
North Avondale/Paddock Hills	5,010	608	**12.10%**
North Fairmount/English Woods	4,509	2,354	**52.20%**
Northside	9,385	2,104	**22.40%**
Oakley	10,983	836	**7.60%**
Over-the-Rhine	7,757	4,354	**56.10%**
Pleasant Ridge	9,297	989	**10.60%**
Queensgate	32	32	**100.00%**
Riverside-Sayler Park	1,522	327	**21.50%**
Roselawn	6,846	1,058	**15.50%**
Sayler Park	3,277	335	**10.20%**
Sedamsville/Riverside	1,991	388	**19.50%**
South Cumminsville/Millvale	3,901	2,118	**54.30%**
South Fairmount	3,267	1,108	**33.90%**
University Heights	5,908	2,008	**34.00%**
Walnut Hills	7,451	2,767	**37.10%**
West End	7,880	4,163	**52.80%**
West Price Hill	18,043	2,178	**12.10%**
Westwood	35,508	5,151	**14.50%**
Winton Hills	5,345	3,400	**63.60%**
Winton Place	2,358	228	**9.70%**
CITY	325,988	70,079	**21.50%**

GEOGRAPHIC AREA FOR HOMELESS ACTIVITIES

The Homeless Section of the 2010 Consolidated Plan has been developed for both the City of Cincinnati and Hamilton County, Ohio as part of the Continuum of Care for the Homeless (CoC) program of the combined jurisdictions. The CoC process is managed jointly with the City of Cincinnati and Hamilton County.

The Cincinnati EMSA includes 15 counties: five in Ohio, seven in Kentucky, and three in Indiana.

BASIS FOR INVESTMENT ALLOCATION AND PRIORITY ASSIGNMENT

The assignment of priority need levels is based on City-wide development objectives established through an evaluation of City policies and the public participation in the planning process. The basis for assigning priority levels for housing (page 49), homeless (page 75), and community development (page 89) are detailed throughout this plan.

Basis for Homeless Allocation

The Continuum of Care (CoC) process is a single, coordinated and inclusive process for priority setting and decision making. Annually, funding is applied for from HUD and received directly by the applicant organizations. All organizations who provide housing and/or services for the homeless within the jurisdiction participate in the CoC process (40 plus agencies, 200 different programs) In addition, representatives of local government, state government, community foundations, the Cincinnati Police Department, local business leaders, and other non-profit and neighborhood groups are also full participants in the process and in the assignment of relative priority for the purpose of the annual CoC application to HUD.

The Emergency Shelter Grant fund allocation process is an inclusive process of the ESG provider network. Providers gather annually to review the needs within the community and to allocate funds. Applications for ESG funds are reviewed and community decisions on allocations are made. Allocation recommendations are forwarded to the City of Cincinnati's Office of Budget and Evaluation for inclusion in the annual budget presented to City Council for final approval. In 2010, there will be changes to the Emergency Shelter Grant allocation process in response to recently passed federal legislation which will significantly change the nature of the funding. The Emergency Shelter Grant becomes the Emergency Solutions Grant and emphasizes the use of funding for homelessness prevention and rapid rehousing, in addition to current ESG activities.

The HOPWA fund allocation process is an inclusive process of the HIV/AIDS community. To allocate funds in the Greater Cincinnati EMSA, an annual HOPWA Advisory Committee is convened which includes state HOPWA officials, Ryan White representatives, provider applicants, consumers, and advocacy organizations.

The Cincinnati EMSA includes 15 counties: five in Ohio, seven in Kentucky, and three in Indiana. The estimate of each county's need is determined by assessing the number of HIV/AIDS cases as a percentage of the total. This estimation of need is then applied as a guide for allocating funds. Since there is no Indiana sponsor agency, the Indiana portion is typically allocated to the Kentucky or Ohio agency that has committed to serving Indiana clients. Applications for HOPWA funds are reviewed and community decisions on allocations are made. Allocation recommendations are forwarded to the City of Cincinnati's Office of

Budget and Evaluation for inclusion in the annual budget presented to City Council for final approval.

OBSTACLES TO MEETING UNDERSERVED NEEDS

Housing and Other Community Development Underserved Needs

As this plan will demonstrate, the need for housing, community development, and quality of life services and activities that are used to assist those in need, especially low- and moderate-income individuals, families, and neighborhoods, is tremendous. The greatest obstacle to serving underserved needs is funding. While the City has programs to address the full range of underserved needs, the amount of funding available for those programs is insufficient to produce outcomes that ensure the basic statutory goals of providing decent housing, a suitable living environment, and expanded economic opportunities are met for all Cincinnati residents and businesses, especially those with the most need.

Homeless Underserved Needs

The lack of enough permanent supportive housing and the lack of funding to provide adequate services to move persons out of homelessness remain obstacles to meeting the needs of the underserved.

MANAGING THE PROCESS (91.200 (b))

LEAD AGENCY

The Department of City Planning and Buildings, in collaboration with the Department of Community Development and the Office of Budget and Evaluation, has overseen the development of the Consolidated Plan.

The Office of Budget and Evaluation within the City Manager's Office administers the City's Consolidated Plan grants. In 2010 individual projects will be administered by the following City Departments or through qualified sub-recipients selected by them: Department of Community Development, the Finance Department, the Law Department, the Parks Department, the Department of Public Services, and the Health Department.

The lead entity for overseeing the development of the homeless section of the Consolidated Plan is the Cincinnati/Hamilton County Continuum of Care for the Homeless, Inc. (CoC, Inc.). The CoC, Inc. is responsible for facilitation of the year-round planning, coordination and program implementation processes for homeless housing and services within the jurisdiction and facilitation of the annual grant application process to HUD and other collaborative grant initiatives. The City of Cincinnati assumes primary responsibility for funding/contracting with the CoC, Inc. to provide planning, implementation and oversight.

PLANNING PROCESS, PUBLIC PARTICIPATION, AND CONSULTATIONS

The Consolidated Plan process requires consultation with public and private agencies that provide assisted housing, health services, and social service agencies including those providing services to children, elderly persons, homeless persons, persons with disabilities,

persons with HIV/AIDS and their families to ensure that the Consolidated Plan is a comprehensive document that addresses statutory purposes.

In April of 2009, City Staff held five focus groups open to the public to discuss the following issues addressed by the Consolidated Plan:

- Affordable Rental Housing
- Community Development Corporation (CDC) Programs and Activities
- Accessibility Issues
- Cincinnati Metropolitan Housing Authority (CMHA) Housing Programs
- Affordable Homeownership (including home repair and foreclosures)

The focus groups provided an opportunity for City Staff from the Department of City Planning and Buildings, the Department of Community Development, and the Office of Budget and Evaluation to receive input from service providers and advocates on the needs and opportunities for various issues addressed in the Consolidated Plan. A summary of focus group input is included as an attachment.

Preliminary housing, economic development, and quality of life goals and objectives were presented to the newly formed Human Services Advisory Committee/Community Development Advisory Board (HSAC/CDAB) at their June 4, 2009 meeting for review and comment. Recommendations in the Consolidated Plan incorporate the HSAC/CDAB feedback.

Consolidated Plan updates and preliminary housing, economic development and quality of life goals and objectives were also reviewed by Affordable Housing Advocates (AHA). AHA is a group of housing providers, advocates, and consumers dedicated to the goal of ensuring good, safe, accessible, and affordable housing for all people in Southwest Ohio. AHA offered comments on the preliminary goals and objectives (see attached). Several of the AHA comments address program priorities and program activity levels. These comments will be considered as priorities and program activities are developed. Other AHA comments have been addressed in the recommendations contained in this report. Recommendations were also reviewed by the Metropolitan Area Religious Coalition of Cincinnati (MARCC) at their September 9, 2009 meeting.

For the first time in our region, a plan for ending homelessness used actual data of homeless persons in the community. In 2008, a Steering Committee and five subcommittees consisting of local experts in the homeless services field, local funders, community stakeholders including representatives of service providers, government agencies, NGO's, businesses, and faith-based organizations, convened to undertake a comprehensive planning approach for homeless individuals. The recommendations of the Steering Committee, or the Homeless to Homes plan, are incorporated into the Homeless sections of the 2010 – 2014 Consolidated Plan that pertain to homeless individuals.

The process included two "homeless think tanks", focus groups designed exclusively to empower the homeless to provide input on what works/what needs to change in the community. One homeless think tank is conducted annually as a part of the general CoC process, but two additional think tanks were convened especially for homeless individuals for the purposes of the Homeless to Homes plan.

Separately, the Family Shelter Partnership Program (FSPP) undertook its own planning process, the results of which have likewise been incorporated into the Homeless Section of the 2010 – 2014 Consolidated Plan.

The Cincinnati/Hamilton County CoC uses an inclusive, community process to set local priorities and allocate HUD funding for new and renewal programming. This process has been inclusive of social service agencies serving the homeless or addressing related issues (e.g. poverty), Hamilton County Job and Family Services (Adult Protective Services, Child Protective Services, etc.), all local Family Shelters which serve homeless households with children, agencies which provide Permanent Supportive Housing (to those who are homeless and disabled), and local HIV services organizations (Stop AIDS, Caracole, etc.)

Citizen Participation (91.200 (b))

SUMMARY OF CITIZEN PARTICIPATION PROCESS

A public hearing on the 2010 Requested Consolidated Plan Budget and 2010-2014 Consolidated Plan was held in City Council Chambers on September 24, 2009, to receive citizen input on proposed resource allocations for 2010 and to discuss the new five year plan. A notice of the public hearing appeared in the Cincinnati Enquirer, the newspaper of general circulation, on September 11, 2009. In addition, notice of the public hearing was mailed or e-mailed to all 52 of the City's neighborhood Community Councils on September 16, 2009, and run in the City Bulletin on September 22, 2009. The meeting was also advertised and broadcast on the City's CITICABLE local access channel. The Requested Budget was been posted on the City's web site since September 15th at the following address: http://www.cincinnati-oh.gov/cmgr/pages/-12848-/.

The public hearing was held in City Hall, which is an accessible facility. Other accommodations for sight or hearing-impaired persons and for non-English speaking persons were available if requested.

As of September 24, 2009, the City published the 2010 Action Plan/Requested Consolidated Plan budget for a 30-day comment period. The Proposed Consolidated Plan Budget is made available for citizen review online at: http://www.cincinnati-oh.gov/cmgr/pages/-12848-/, and in the Office of Budget and Evaluation, City Hall, 801 Plum Street, Cincinnati. A paid advertisement notifying the public of the availability of the 2010 Action Plan/Requested Consolidated Plan budget was run on September 11, 2009 in the Cincinnati Enquirer, a widely distributed newspaper. The 2010 Action Plan/Requested Consolidated Plan and proposed five year Consolidated Plan was made available to all interested parties, in both electronic and paper format, who request one by calling the Office of Budget and Evaluation, (513) 352-3232, or at the public hearing.

In finalizing its 2010 Consolidated Plan Budget, the City considered comments received from citizens at the public hearing or in writing 30 days after the publication of the 2010 Action Plan/Consolidated Plan budget. The City has provided a summary of these views and a summary of the reasons such views or comments are or are not accepted below.

SUMMARY OF CITIZEN COMMENTS

As stated above, a public hearing was held in City Council Chambers on September 24, 2009, to receive public comments on the Requested Consolidated Plan Budget. That budget

was available for review and comment on the City's web site beginning September 15, 2009. Opening comments and introductions were made by Oren J. Henry, Community Development Administrator. Those in attendance were informed of the types and amounts of HUD funding (CDBG, HOME, ESG, and HOPWA) expected to be available in 2010, and the kinds of projects that may be undertaken with those funds. Five of the individuals in attendance spoke formally and their comments are as follows:

1. Ms. LaTonya Springs representing Housing Opportunities Made Equal provided written comments and spoke to highlight the lack of accessible housing in Cincinnati. She stated because of the age of Cincinnati's housing stock, few properties are accessible to people with disabilities. She stated the City uses CDBG funds to provide accessibility modifications for homeowners, but not for renters. She stated the City's recently completed Analysis of Impediments included recommendations that accessibility modifications be provided for renters. She urged the proposed Action Plan include funding for this activity.

2. Ms. Rina Saperstein representing Affordable Housing Advocates (AHA) provided written comments on the following topics. Cincinnati has an affordable housing gap that must be addressed. The City should set a goal of 500 more affordable housing units per year. The City should preserve and improve existing affordable rental housing, and protect low and moderate income homeowners from foreclosure. Should work to end homelessness but not support the ban on housing programs in Census Tract 9. Promote accessible housing, meaning use of green building technologies, Universal Design principles, and increase accessibility for people with disabilities.

3. Ms. Kat Lyons representing the Center for Independent Living Options thanked the City for including many community organizations in focus groups for the writing of the five-year Consolidated Plan this year. Ms. Lyons provided a written statement and stated verbally as well that there is a shortage of accessible, affordable, and integrated housing in Cincinnati that leads to the unnecessary institutionalization of people of all ages. She recommended a program to provide free modifications, with the landlord's permission, to enable people with disabilities to stay in or return to their own homes.

4. Ms. H.F. (Pat) Coyle representing the Metropolitan Area Religious Coalition of Cincinnati provided written comments with two goals and stated the City should expand the diversity and quality of the housing stock. That development and retention of affordable rental units needs to be given priority over home ownership. She supported the Homeless to Homes report including increasing transitional housing, permanent supportive housing, emergency shelter, and housing for disabled people. A quality of life goal promotes sustainable neighborhoods through elimination of blighting influences and improved health and safety.

5. Ms. Alice Skirtz provided written comments and verbal comments arising from her work with homeless families in the city as the Case Work Supervisor for the Family Shelter Partnership Program under the auspices of Bethany House Services. She recommended including the Homeless to Homes recommendations in the Consolidated Plan, but to include homeless families as well as singles. She also recommended for families, especially poor and homeless families, priority in the Consolidated Plan and the Action Plan should be shifted from home ownership to retention and development of affordable rental housing.

No additional formal comments were made by citizens at the meeting. The City did receive other comments outside the formal hearing process including the following:

1. An e-mail, dated September 30, 2009, was received from Mr. Jim McNulty, Westwood Neighborhood, requested allowing the maximum amount - 30% or $3.5 million of CDBG funding to the purpose of slum and blight removal - specifically for the acquisition and demolition of blighted multi-family building, for each year during the next cycle, 2010-2014. He stated they have an urgent need to remove blight from neighborhoods, and the need far outstrips the current resources.

2. An e-mail, dated October 14, 2009, received from Mr. John Sess, representing the Westwood Civic Association, stated the Requested CDBG budget allocated less than the 30% available for blight removal in the City of Cincinnati. He stated the Westwood Civic Association requests the FULL 30% be spent for blight removal, specifically targeting multi-unit apartment buildings which are in disrepair. He continued that Westwood's single largest problem is fighting slumlords who receive tax dollars to perpetuate blight in the Westwood Neighborhood. He asked the Administration reconsider allocating the full 30% of funding available for blight removal.

SUMMARY EFFORTS TO BROADEN PUBLIC PARTICIPATION

Citizen participation is a major component of the Consolidated Planning process, and of the City's overall budget process. In addition to the above public hearing and public comment processes described above, the City encourages citizen participation in the following ways.

Community Priority Requests - Neighborhoods

For neighborhood needs, the City asks its fifty-two community councils what their priorities are for the City Budget on a biennial basis. City staff from the Department of Community Development and the Department of Planning and Buildings are available to assist neighborhoods with this process. Additionally, in 2009 a coalition of five civic sector organizations provided additional assistance in preparing requests to a pilot group of neighborhoods. The civic sector organizations included: the Cincinnatus Association, Citizens for Civic Renewal, the League of Women Voters, Urban League, and Women's City Club. The City then considers these priorities in putting together its Operating, Capital and Consolidated Plan budgets.

Continuum of Care Process – Homeless Housing

Annually, the City of Cincinnati sponsors a professionally facilitated Continuum of Care process that includes the Hamilton County Community Development Department and the Greater Cincinnati Coalition for the Homeless. Participating are nonprofit providers of housing and services, state and local governments/agencies, private sector representatives, housing developers, foundations and other community organizations, as well as homeless or formerly homeless persons. The outcome of the process is an application for Continuum of Care Homeless Assistance funding in which the participants reached a consensus on the needs, gaps and relative priorities for grant funding.

Citizen Advisory Committees

In addition to neighborhood participation, the City's budget process has several citizen advisory groups that are involved in reviews of budget proposals for City funding.

- Human Services Advisory Committee and Community Development Advisory Board. Historically the City has had a Community Development Advisory Board (CDAB) which evaluated program requests and made recommendations in coordinating City programs with service providers. Additionally the Human Services Advisory Committee (HSAC) reviewed requests for human services and human service facility renovations. The City Council and the Administration have been working to revise this process throughout 2009. An interim combined HSAC/CDAB board was in existence during part of 2009. The Administration provided this board with the 2010 Requested Budget and an opportunity to comment on the Requested Budget. No formal review process by this interim HSAC/CDAB board took place.

- HOPWA Advisory Committee. Since the City of Cincinnati became a HOPWA entitlement grantee in 1998, the City has utilized an ad hoc advisory committee comprised of representatives of the principal agencies serving persons with HIV/AIDS, and advocacy groups, within the twelve-county eligible metropolitan statistical area (EMSA). The HOPWA Advisory Committee makes recommendations to the City.

- Fair Housing Committee. An update to the combined City and Hamilton County's Impediments to Fair Housing study was completed in May 2009 as part of the preparation of the City's 2010-2014 Consolidated Plan. A combined committee composed of representatives of Hamilton County and the City are reviewing the updated Impediments to Fair Housing Study recommendations, reviewing available information, and various implementation strategies are being considered.

- Neighborhood Business Districts. Proposals for funding for neighborhood business district (NBD) improvements are made through a special process managed by the Department of Community Development. Request-For-Proposal packages are mailed to community leaders in early March. Information may be obtained from the Department of Community Development by calling (513) 352-6146. NBD proposals are reviewed by the Cincinnati Neighborhood Business Districts United (CNBDU), an association of NBD members. Their recommendations are made to the Department of Community Development, which in turn requests funding from CDBG or City Capital resources.

Consolidated Plan Amendments

A substantial amendment to the Consolidated Plan Budget requires public notice in the City Bulletin and a newspaper of general circulation with a 30-day opportunity to comment, and a public hearing before the City Council. The City considers all comments from citizens prior to the submission of the substantial amendment, and explains reasons for accepting or not accepting such comments as part of its amendment process.

A substantial amendment is defined to include the following situations:

- major budget adjustments related to final resources;

- reallocation of program dollars exceeding $3,000,000, except for the annual sunset process;

- a proposed change in the allocation or selection criteria for generic programs such as loan programs or competitive development programs; and

- proposed uses of HUD 108 Loan Authority or CDBG Float loans.

A public hearing before the City Council will be held, if necessary, to consider the amendment to the Consolidated Plan related to the allocation of final resources.

In addition, a public hearing will be held at any other time during the year concerning any substantial amendment to the Consolidated Plan. A notice of the public hearing will appear in a newspaper of general circulation and in the City Bulletin approximately 15 days before the hearing. In addition, community organizations will be sent notices by surface mail or e-mail. The public hearing will be held in City Hall, which is an accessible facility. Other accommodations for sight or hearing-impaired persons and for non-English speaking persons will be made upon request.

Performance Reviews

Citizens are encouraged to comment on the performance of city and nonprofit agencies in implementing Consolidated Plan programs and projects and in meeting program objectives.

While the Consolidated Plan documents the proposed use of funds, the Consolidated Annual Performance Evaluation Report (CAPER) identifies the progress and performance of projects, programs and services funded during the prior program year. The CAPER is available in March annually. At the beginning of March, the Office of Budget and Evaluation will publish a notice in the City Bulletin and in a general publication newspaper that the performance reports are available and locations where they may be reviewed. A link to the City's web site where the draft CAPER is posted is provided in the advertisement. Citizens may request paper or electronic copies by calling the Office of Budget and Evaluation (513) 352-3232. Comments by citizens on the City's performance will be considered by the City and included in the submission of the Performance Report to HUD.

Access to Records

Citizens may have reasonable and timely access to information and records relating to Cincinnati's Consolidated Plan and its use of funds for the preceding five years. Consolidated Plan program history, in the form of previous reports, CDBG Consolidated Plans, and CDBG Grantee Performance Reports can be reviewed in the Office of Budget and Evaluation, Rm. 142, City Hall, between the hours of 8:00 A.M. and 4:00 P.M., or by calling (513) 352-3232. The adopted Consolidated Plan summary is available on the City's web site (www.cincinnati-oh.gov) at this link: http://www.cincinnati-oh.gov/cmgr/pages/-12848-/ Printed copies are available for review in Room 142 of City Hall and in the Public Library of Hamilton County.

Technical Assistance

Community groups may receive assistance with proposals for potential Consolidated Plan program funding through the following resources. All requests that fall outside of the established funding process should be submitted no later than May 15 annually in order to be considered in department funding requests.

City Departments:

Department of Community Development: Housing, Human Services, and Neighborhood Economic Development:

Michael Cervay

Director, (513) 352-6146

Community Non-profits:

Neighborhood Network, Lois Broerman,

(513) 421-3954; (513) 921-5842

General Eligibility Questions

Oren J. Henry, (513) 352-6264

Susan Pratt, (513) 352-6281

Cincinnati Development Fund

(Pre-development grants for non-profits), Jeanne Golliher, (513) 721-7211

DISCUSSION OF COMMENTS NOT ACCEPTED

In response to citizen comments not accepted the City replies:

1. City Response #1

    a. Accessibility:

    Ms. LaTonya Springs spoke to highlight the lack of accessible housing in Cincinnati and need for CDBG funds to provide accessibility modifications for renters. She stated the City and Hamilton County's recently completed Analysis of Impediments update included recommendations accessibility modifications be provided for renters. The City has formed a working committee with Hamilton County to review the recommendations of the Analysis of Impediments update including recommendations on accessibility modifications for renters. Based on that review the City will determine if such a program is necessary and feasible, and may include during this Consolidated Plan period.

2. City Response # 2

    a. Affordable Housing/End Foreclosure & Homelessness/Green & Universal Design:

    Ms. Rina Saperstein said the City should set a goal of 500 more affordable housing units per year, preserve and improve existing affordable rental housing, protect homeowners from foreclosure, work to end homelessness but not support the ban on housing programs in Census Tract 9, and promote accessible housing, green building, Universal Design, and accessibility for people with disabilities. The City is working to provide affordable housing units within resources and with partners with workable plans. The City has programs to assist in preventing foreclosure and works

with local partners in ending homelessness. The City is embracing green building and Universal Design on an increasing basis. The City has formed a working committee with Hamilton County to review the recommendations of the Analysis of Impediments update including recommendations on accessibility modifications for renters. Based on that review the City will determine if such a program is necessary and feasible, and may include during this Consolidated Plan period.

3. City Response #3

   a. Accessibility:

      Ms. Kat Lyons stated there is a shortage of accessible, affordable, and integrated housing for renters. The City has formed a working committee with Hamilton County to review the recommendations of the Analysis of Impediments update including recommendations on accessibility modifications for renters. Based on that review the City will determine if such a program is necessary and feasible, and may include during this Consolidated Plan period.

4. City Response #4

   a. Quality of Life:

      Ms. H.F. (Pat) Coyle stated the City should expand the diversity and quality of the affordable rental housing stock and support Homeless to Homes report. The City continues to work to expand the diversity and quality of the affordable rental housing stock through the Rental Rehabilitation Program. The Homeless to Homes report is part of the 2010-2014 Consolidated Plan.

5. City Response #5

   a. Affordable Housing and Homeless:

      Ms. Alice Skirtz recommended including the Homeless to Homes recommendations in the Consolidated Plan, but to include homeless families as well as singles. She also recommended for families priority in the Consolidated Plan and the Action Plan should be the development of affordable rental housing. The Homeless to Homes report is part of the 2010-2014 Consolidated Plan and has an additional section on homeless families. The City continues to work to expand the diversity and quality of the affordable rental housing stock through the Rental Rehabilitation Program and other programs that assist in the development or stabilization of rental housing.

6. City Response First E-mail

   a. Slum and Blight:

      Mr. Jim McNulty, requested allowing the maximum amount - 30% or $3.5 million of CDBG funding to the purpose of slum and blight removal - specifically for the acquisition and demolition of blighted multi-family building, for each year during, 2010-2014. City programs that qualify under the Slum and Blight national objective are recommended for funding

totaling $2,716,262 in 2010, which is below the estimated cap of $3.3 million. Funding for the Hazard Abatement Program specifically will total $957,582 in 2010. In addition, the Hazard Abatement Program received $2,381,533 in Neighborhood Stabilization Program funds in 2009, that are just getting underway. Due to resource limitations the City cannot recommend any additional funding for the Hazard Abatement Program. It is noted the City uses a number of strategies to address blighted properties. Concentrated Code Enforcement is funded at $575,000 in 2010. The Strategic Program for Urban Redevelopment addresses abandoned properties and brownfields and is funded at $625,000 in 2010. The Blueprint for Success program rehabilitates vacant houses for resale and is funded at $250,000 in 2010 in CDBG funding and an additional $200,000 in HOME program funds. The recently implemented CDBG-R Program is providing funding for Private Lot Abatement of $214,466 specifically to clean up blight on lots, and the vacant American Can Building is receiving $1.6 million to facilitate its redevelopment.

7. City Response Second E-mail

    a. Slum and Blight:

    Mr. John Sess, stated FULL 30% be spent for blight removal, specifically targeting multi-unit apartment buildings which are in disrepair. City programs that qualify under the Slum and Blight national objective are recommended for funding totaling $2,716,262 in 2010, which is below the estimated cap of $3.3 million. Funding for the Hazard Abatement Program specifically will total $957,582 in 2010. In addition, the Hazard Abatement Program received $2,381,533 in Neighborhood Stabilization Program funds in 2009, that are just getting underway. Due to resource limitations the City cannot recommend any additional funding for the Hazard Abatement Program. It is noted the City uses a number of strategies to address blighted properties. Concentrated Code Enforcement is funded at $575,000 in 2010. The Strategic Program for Urban Redevelopment addresses abandoned properties and brownfields and is funded at $625,000 in 2010. The Blueprint for Success program rehabilitates vacant houses for resale and is funded at $250,000 in 2010 in CDBG funding and an additional $200,000 in HOME program funds. The recently implemented CDBG-R Program is providing funding for Private Lot Abatement of $214,466 specifically to clean up blight on lots, and the vacant American Can Building is receiving $1.6 million to facilitate its redevelopment.

INSTITUTIONAL STRUCTURE (91.215 (i))

Several organizations are involved in the development of the Consolidated Plan/Action Plan. In addition, the majority of Consolidated Plan programs are implemented by private organizations which use City funding (including the General Fund) for programs that support Consolidated Plan objectives.

For the past several years the City has used CDBG funding to improve neighborhood capacity building and provide technical assistance. In 2009 the City increased its financial support for the community development corporation network by using up to 5% of the City's HOME funds to provide operating assistance to 7 community housing development organizations (CHDOs). The operating assistance is administered through the Community

Development Corporations Association of Greater Cincinnati (CDCA). The CDCA is the trade association in the Greater Cincinnati and Northern Kentucky area for Community Development Corporations (CDCs), housing service providers, financial institutions, community resources, and committed individuals.

Historically the City has had a Community Development Advisory Board (CDAB) which evaluated program requests and made recommendations in coordinating City programs with service providers. Additionally the Human Services Advisory Committee (HSAC) reviewed requests for human services and human service facility renovations. The City Council and the Administration have been working to revise this process throughout 2009. An interim combined HSAC/CDAB board was in existence during part of 2009. The Administration provided this board with the 2010 Requested Budget and an opportunity to comment on the Requested Budget. No formal review process by this interim HSAC/CDAB board took place for the 2010 Action Plan.

In 2009 the City Administration proposed combining the Economic Development Division that is part of the Office of the City Manager and a Business Development Division that is part of the Department of Community Development to form a Department of Economic Development. This proposal was not approved by the City Council so the following CDBG funded activities, Neighborhood Business District Improvement Program, Neighborhood Business District Property Holding Costs, Strategic Program for Urban Redevelopment/GO Cincinnati, Small Business Services and Technical Assistance, and the Small Business Loan Fund remain under the jurisdiction of the Department of Community Development.

In 2009, in accordance with HUD's new emphasis on fiscal coordination for Continuums of Care, our local CoC has established itself as a 501 (c) 3 organization to provide enhanced institutional structure for the jurisdiction. The new entity's name is the Cincinnati/Hamilton County Continuum of Care for the Homeless, Inc.

Recent audits conducted by the HUD Office of Inspector General (OIG) of the HOME Program has led the Department of Community Development to review its practices and procedures. The result is the Department is working to improve the effectiveness and efficiency across all programs including the HOME Program. The Columbus HUD Office provided the City with technical assistance through ICF International to assist with resolving issues and closing old projects while developing a policy/procedures manual. Coordination is being enhanced between the Department of Community Development, Law Department, Accounts and Audits and the Office of Budget and Evaluation through increased training, better written agreements, and more frequent and regular meetings on improving performance. It is anticipated that the use of the new, web based, Integrated Disbursement and Information System (IDIS) will speed up the flow of information to all staff and provide better data in evaluating program effectiveness. There is enhanced effort in monitoring activities and sub recipients in closing out old projects. New procedures are in place to improve the information retained in files and there is more use of electronic forms. Servicing of loans within the housing programs has been moved to a new servicing provider at lower cost and with greater efficiency.

In addition to the normal HUD programs the City administers, CDBG, HOME, ESG, and HOPWA, the City received various grants from HUD in 2009 to mitigate the effects of foreclosed properties, provide economic stimulus, and offer assistance to those likely to become homeless or who had recently become homeless. These grants were provided in the form of substantial amendments to existing programs in the 2008 Action Plan.

A substantial amendment for FY 2008 was submitted and approved for the Neighborhood Stabilization Program (NSP I) for $8,361,592 of formula funds for the purpose of the redevelopment of abandoned and foreclosed homes and residential properties. The Department of Community Development is administering this program within its existing structure although this CDBG format like program requires the use of the HUD Disaster Recovery Grant Reporting (DRGR) system and procedures. This reporting system has distinct differences from the HUD IDIS system. The City is working with ten neighborhoods as partners to implement strategies to stabilize, demolish, rehabilitate, and redevelop abandoned and foreclosed homes. The HUD Office of Inspector General (OIG) has also conducted an audit of the Cincinnati NSP I Program that has led the Department of Community Development to review its planned practices and procedures in implementing this program.

In addition to the NSP I the City has also joined a consortium led by Hamilton County to apply for competitive NSP II funds. The City intends to follow a similar structure in the administration of these funds in Cincinnati if awarded in 2010 though Hamilton County will have lead responsibility.

A substantial amendment for the FY 2008 Action Plan was submitted and approved for the Homelessness Prevention and Rapid Re-Housing Program (HPRP) for $5,339,182 of formula funds. The City of Cincinnati and Hamilton County plan for and administer homeless housing and services in a combined effort with the Cincinnati/Hamilton County Continuum of Care for the Homeless. The Homeless and Special Needs of both jurisdictions' Consolidated Plans reflect the work of the entire continuum effort. HPRP is blended into the current activities of the Continuum and is consolidated to ensure service to any eligible person/family within either jurisdiction. Reporting on accomplishments is made by the Continuum into the Homeless Management Information System (HMIS), along with required data by the City into IDIS. This program also requires registration and quarterly reporting at recovery.gov for its duration. The City established a team across several departments to administer the requirements of the recovery.gov reporting for all applicable grants.

A substantial amendment for the FY 2008 Action Plan was submitted and approved for the Community Development Block Grant Recovery Program (CDBG-R) for $3,490,694 of formula funds. The funds using the CDBG framework are an effort to jumpstart the economy, by saving and creating jobs, and addressing long-neglected community challenges so communities can thrive in the future. In Cincinnati the funding is being used to help the economy in the areas of public services, neighborhood development, business development, streetscapes, drug elimination, and abatement of blight on private lots. The Department of Community Development, Department of Transportation and Engineering, Police Department, and Department of Public Services are administering this program within their existing structure and with community partners. Reporting will be using the web based IDIS, although this program requires the use of the HUD Recovery Act Management and Performance System (RAMPS) for tracking the environmental review status of each project activity. The RAMPS reporting system is new for use with CDBG type projects. In addition to IDIS, CDBG-R requires registration and quarterly reporting at recovery.gov for its duration. The City established a team across several departments to administer the requirements of the recovery.gov reporting for all applicable grants.

The CoC planning process is a coordinated, collaborative effort by the City of Cincinnati, Hamilton County, the Greater Cincinnati Coalition for the Homeless, and the CoC Working Groups under the umbrella of the 501(c)3 –Cincinnati/Hamilton County Continuum of Care for the Homeless, Inc. (CoC, Inc.). The CoC, Inc. is the lead agency registered with HUD for the CoC annual grant application process and is the entity responsible for the submission of

Exhibit 1. Over the course of the Consolidated Plan period this entity will also assume the responsibility for financial management of the grants pursuant to changes regulated by HUD.

A clear strength of the system is its inclusive nature. The **Continuum of Care (CoC)** process is a *single, coordinated and inclusive process* for priority setting and decision making. All organizations who provide housing and/or services for the homeless within the jurisdiction participate in the CoC process (40 plus agencies, 200 different programs) In addition, representatives oflocal government, state government, community foundations, the Cincinnati Police Department, local business leaders, and other non-profit and neighborhood groups are also full participants in the process and in the assignment of relative priority for the purpose of the annual CoC application to HUD.

Between October 2008 and March 2009, the CoC developed a new comprehensive plan for how to better serve homeless individuals in Cincinnati/Hamilton County. The Homeless to Homes Plan summarizes recommendations made by local and national experts in the homeless services field, local funders, and community stakeholders including representatives of service providers, government agencies, NGOs, businesses, and faith-based organizations. The process for developing the plan constituted the first time in our region that a plan for ending homelessness used actual data of homeless persons in the community; real numbers, real ages, and real special needs became a foundation for the work. Because this plan was created using a "blank slate" problem solving method, it reflects what the steering committee and working subcommittees believe are the best of what could and should happen for homeless single individuals in the community.

The plan represents a significant shift in the ways our community responds to those who are homeless. The Homeless to Homes report responds to the need for a new, comprehensive plan that changes how our community provides homeless housing and services, how homeless individuals are expected to respond, and how public and private funding systems can work cooperatively and with a clear emphasis to support the initiatives of this plan.

The prioritization of the Homeless to Homes recommendation is not yet complete, but the following recommendations are likely to be the first implementation steps, as they directly address gaps in the current system:

- Increase the number of Transitional Housing beds.
- Increase the number of Permanent Supportive Housing units.
- Development of a Central Access System to be used by homeless households to access emergency shelter, housing, and services.
- Decreasing the ratio of case managers to clients so as to provide a higher level of services.
- Restructure the current number of emergency shelter beds so as to better meet the needs of emergency shelter residents.
- Improve access to services through increased collaboration and coordination between CoC homeless services and the Mental Health and Recovery Services Board.
- Divert homeless people away from incarceration and toward transitional housing.

MONITORING (91.230)

The Office of Budget and Evaluation administers the City's Consolidated Plan grants. Administration includes the following functions:

- Reviewing all proposals for funding at the budget phase for eligibility with grant program requirements.
- Reviewing grant budgets in their entirety for compliance with program caps (CDBG) and program set asides (HOME CHDO requirements).
- Reviewing all activities at the implementation phase for compliance with grant requirements in conjunction with the implementing department and the City staff in the Law Department.
- Monitoring activities to ensure commitment of funds in a timely manner, in particular the Emergency Shelter Grants and CHDO commitments for HOME funds.
- Monitoring ongoing expenditures during the course of the program year to ensure program caps are not exceeded and that the CDBG program as a whole is in compliance with national benefit standards and timeliness standards.
- Monitoring achievement of plan goals and objectives through periodic and annual reports and through the budget review process.

Additional monitoring activities include:

The Action Plan and the CAPER include prior year performance as compared to five-year goals. Funding is reallocated as necessary to ensure needs are met.

Housing projects are monitored during construction and throughout the affordability period. City staff inspects units during construction and upon completion. A contractor ensures compliance with both housing codes and affordability requirements.

Subrecipients are required to submit quarterly performance reports to their City contract administrator. The contract administrator monitors through site visits on a periodic basis.

ESG, HOPWA, and Shelter Plus Care (SPC) grants are monitored by The CoC, Inc.

- Monthly ESG and HOPWA invoicing includes a review of dollars expended by provider agencies, matching spending to the approved budget allocations and to HUD allowable expenditures.
- ESG providers give to the City, via HMIS reports, a City demographic report that details persons served to IDIS data standards and provide proof of contracted service delivery.
- HOPWA providers provide an annual report to the City, with specific excerpts from the HOPWA APR reported according to activity funded.
- Annual on-site monitoring visits are conducted of each ESG, HOPWA, and SPC program by CoC staff. Monitoring tools used are calibrated annually with the HUD field office monitoring tools to ensure consistency with HUD requirements.

HUD Supportive Housing Program (SHP) grants are monitored by HUD field office staff. Locally, at least annually each SHP funded agency's Annual Progress Report is reviewed and monitored by the CoC, Inc. prior to submission to HUD.

PRIORITY NEEDS ANALYSIS AND STRATEGIES (91.215 (a))

As this plan will demonstrate, the housing, economic development, quality of life, homeless, and non-homeless special needs populations is tremendous. In addition to the demonstrated need and public input receive throughout the consolidated planning process, existing city policies also inform the priority given to each category of priority need. Following is a summary of these city policies.

Impaction Ordinance

The Impaction Ordinance (346-2001), passed by City Council in 2001, set City policy in the budgeting and expenditure of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funds and in the approval of low income tax credit projects to:

- Support homeownership through projects such as down payment assistance, emergency foreclosure assistance, lead abatement assistance, rehabilitation loans for owner-occupants, and the creation of new ownership units;
- Reduce the concentration of poverty through project such as HOPE VI and provide ramps to homeownership;
- Rehabilitate vacant and abandoned buildings;
- Preserve existing stock of affordable housing by supporting rehabilitation and upkeep projects;
- Provide supportive services to expand affordable housing opportunities outside of the City of Cincinnati;
- Improve affordable housing by giving priority to projects where four- or five-unit buildings are converted into more attractive and affordable buildings with fewer units and larger living spaces that meet modern living standards;
- Combat the abuses of absentee owners by giving priority to projects where the owner commits to occupy a dwelling within the project; and
- Oppose the construction of new publicly-assisted low-income rental units unless the construction reduces the concentration of poverty or are intended for occupancy by the elderly.

The Housing Advisory Council (HAC)

The HAC was directed by Cincinnati City Council to recommend and develop programs to address the rental needs of low-income families in Hamilton County, including the City of Cincinnati. Secondarily, the HAC was charged with focusing on the identification of methods and programs to increase market rate rental and homeownership opportunities in the City of

Cincinnati. The recommendations of the HAC were adopted in 2004. These recommendations were:

1. Retention of single-family units for ownership by reducing the number of single-family units converted from homeownership units to rental units.

2. Tracking voucher concentrations and target high neighborhood or jurisdictional concentrations for reduction by offering incentives

3. Reduction of the number of homeowners negatively affected by predatory lending practices in order to prevent conversion of owner-occupied units to rental units and preserve the homes of owner-occupants

4. Improvement of community education and responsiveness to community concerns in order to break the stereotypical link between subsidized housing and crime and decay by: 1) improving citizen perceptions and acceptance of affordable housing, and 2) increasing acceptance and appreciation of diversity

5. Targeted rehabilitation of rental units through the creation of incentives for high-quality landlords to rent to low-income families

6. Dispersion of affordable rental units by increasing the number of affordable rental units in areas where few exist

7. Progressive enforcement of Housing Choice Voucher Program standards in order to improve housing for residents and improve perceived Program quality

8. Creation of a Housing Voucher Program Landlord Briefing Program in order to reduce landlord error and encourage landlords to participate in the Program

9. Creation of new affordable owner-occupied housing units

10. Creation of new affordable rental housing units and ensuring that there is an adequate supply of public housing in low-poverty census tracts both within the City of Cincinnati and throughout Hamilton County

11. Enhancement of web-based information available on low-income housing opportunities

Neighborhood Strategy

The Neighborhood Strategy, approved by City Council in 2007, includes a housing policy that places emphasis on increasing opportunities for homeownership and highlights the importance of creating mixed income neighborhoods, reducing homelessness, and streamlining the development process. The housing policy includes five priority areas, including the following:

1. Sustainable homeownership, including pre and post homebuyer education, housing counseling, loss mitigation, advocacy against predatory lending, periodic policy review, aging in place programming, access to quality loan products;

2. Focused initiatives addressing condemned/abandoned structures;

3. Support focused housing production creating mixed income neighborhoods;

4. Collaboration with community stakeholders to reduce homelessness; and

5. Streamlining the development process

Rental Rehabilitation Community Council Consideration

A motion adopted by City Council June 27, 2007 states the following: "that vacant property be ineligible to receive rental rehab assistance from the City without consideration from the neighborhood community council being affected and authorization of council".

Analysis of Impediments to Fair Housing Choice

The *Impediments to Fair Housing Choice (2009),* completed by Housing Opportunities Made Equal identifies seven impediments to fair housing choice for Cincinnati and Hamilton County. The seven impediments, including recommendations to lessen their effects, are as follows:

- *NIMBYism ("Not In My Backyard" reaction) based on Stereotypes*

    1. City and County need to work with CMHA to provide accurate information about the Housing Choice Voucher programs.

    2. City and County should support, encourage, and participate with neighborhood groups who value inclusion and welcome new neighbors.

    3. The Cincinnati Planning Department and Hamilton County Regional Planning Commission could take the lead in creating a positive image of diverse, mixed income communities.

    4. Elected officials and candidates should be asked to sign a pledge to refrain from inflaming racism and prejudice and to show respect for all citizens and their neighborhoods in campaign advertising and rhetoric.

- *Improve the Choice in the Housing Choice Voucher Program*

    5. CMHA, the City, and the County should collaborate on active programs to recruit landlords in low poverty areas and provide information and support to families with Section 8 vouchers interested in making integrative moves.

    6. The City and the County should ask CMHA to refrain from actions that limit housing choice such as using tenant-based vouchers to create project-based units or ways to restrict access to certain neighborhoods.

    7. The City and County should involve Section 8 tenants in community meetings, including upcoming meetings to develop a Cincinnati Comprehensive Plan and community meetings to discuss community development funding.

    8. The City and County should work with CMHA to establish a Community Advisory Committee that includes Section 8 tenants and advocates, landlords, and representatives of communities concerned about the impact of families with vouchers moving to their neighborhoods.

- *Predatory Lending and Lending Discrimination*

9. Assertive law enforcement action is needed on fraudulent foreclosure prevention scams, the next generation of predatory lending that is targeting minority communities.

10. The City and County should ask the banks in Hamilton County to review their HMDA data and where racial disparities exist to conduct self-testing and establish Mortgage Review Committees to ensure that loan originators and underwriters are not letting stereotypes and prejudice affect their decisions.

11. The City and County should work with major lenders to place more branches in minority and low- and moderate-income neighborhoods.

- *Discrimination against people with Mental Disabilities*

12. Training needs to be provided to government officials and local zoning boards in Hamilton County on the Fair Housing Act rights of people with disabilities and the liability of jurisdictions who violate the law.

13. The City Planning Department and Hamilton County Regional Planning Commission should provide siting assistance programs that enable the siting of special needs housing by providing community education, dispute resolution services and tools such as Good Neighbor Agreements.

- *A Lack of Accessible Housing*

14. When the City and County issue occupancy certificates for new multifamily buildings, the inspectors should ensure that the minimal accessibility requirements of the Fair Housing Act are met.

15. The City and the County should expand their programs providing accessibility modifications for existing housing to serve renters as well as homeowners.

16. Information on accessible rental units needs to be made more readable available.

- *Discrimination Against Families with Children*

17. A significant marketing campaign could open the housing market to families by raising public awareness that housing discrimination against families with children is illegal.

- *Sexual Harassment*

18. Educate female tenants that sexual harassment by landlords is illegal and should be reported to HOME.

2005-2009 Consolidated Plan

The *2005-2009 Consolidated Plan* established a strategic approach to City-wide neighborhood revitalization. It established Strategic Investment Areas (SIA). These SIAs consist of neighborhoods that may become LMI (low- to moderate-income)-eligible and those that may become non-eligible. A statistical neighborhood area (SNAs) is LMI eligible when more than 51% of the population has an annual income of 80% or less than the area median income (AMI).

The SNAs that may become LMI-eligible are those with where more than 45% but less than 51% of the population has an annual income of 80% or less than the AMI. These include Clifton, College Hill, East Walnut Hills, Hartwell, Kennedy Heights, Mt. Washington, and Sayler Park.

The SNAs that may become non-eligible are those that are currently eligible but where no more than 60% of the population has an annual income of 80% or less than the AMI. These include Evanston/East Walnut Hills, Mt. Airy, Riverside/Sayler Park, West Price Hill, and Westwood.

As the *2005-2009 Consolidated Plan* finds:

> *Each of these neighborhoods is at a critical point. By strategically directing funding and support to these 12 neighborhood, or Strategic Investment Areas, there is an opportunity to influence major improvements to housing, business development and quality of life with relatively less cost and effort than if conditions were to worsen. The additional support can be directed to these neighborhoods by spending CDBG dollars for housing and community development improvements in eligible census tracts and through other targeted means such as the establishment of NRSA[Neighborhood Revitalization Strategy Area]s. Additionally, the City can support the Strategic Investment Areas by directing non-CDBG dollars to the areas through execution of capital projects such as streetscape improvements; implementation of key recommendations from approved plans; transportation improvements; technical assistance for CDCs and other community capacity building activities; and other projects or programs that work to improve housing opportunities and conditions, the business environment and quality of life in these neighborhoods.*

Given the limited funds for housing and community development, this strategic investment strategy can help ensure the investment of CDBG and HOME dollars has the greatest impact for the City.

BASIS FOR INVESTMENT ALLOCATION AND PRIORITY ASSIGNMENT

The assignment of priority need levels is based on City-wide development objectives established through an evaluation of City policies and the public participation in the planning process. The basis for assigning priority levels for housing (page 49), homeless (page 75), and community development (page 89) are detailed throughout this plan.

OBSTACLES TO MEETING UNDERSERVED NEEDS

The need for decent housing for low- and moderate income individuals and families is tremendous. The greatest obstacle to serving underserved needs is funding. While the City has programs to address the full range of underserved needs, the amount of funding available for those programs is insufficient to produce outcomes that ensure the basic statutory goals for all Cincinnati residents, especially those with the most need.

LEAD-BASED PAINT (91.215 (g))

HOUSING UNITS CONTAINING LEAD-BASED PAINT HAZARDS

Ninety-three percent of Cincinnati's occupied housing units were built prior to 1980, with over 52 percent of it housing stock predating 1950. Homes built before 1978 may have lead-based paint which can deteriorate and create a hazardous condition. According to the table below, homes within the City that were built before 1978 includes almost 94 percent of the owner-occupied units and 92 percent of the renter-occupied units. In 2000, there were 90,336 occupied rental units (60.1%) in Cincinnati and 57,655 dwelling units (39%) that were owner occupied. Of the 147,922 total dwelling units, 105,569 (60.8%) were in structures containing two or more units. In the table below is the percentage of the City's housing stock by age by dwelling unit and occupancy.

Tenure by Year Structure Built – 2000 Census

Year Built	Renter Occupied	%	Owner Occupied	%	Total	%
Pre 1950	37,972	42%	39,090	68%	77,062	52%
1950-1959	14,850	16%	9,165	16%	24,015	16%
1960-1969	17,288	19%	4,297	7%	21,585	15%
1970-1979	13,140	15%	1,756	3%	14,896	10%
1980-2000	7,086	8%	3,347	6%	10,433	7%
Total	90,336	100%	57,655	100%	147,992	100%

Source: 2000 Census

From studies conducted by the Ohio Department of Health and from lead risk assessments conducted on Cincinnati structures, buildings built between 1950 and 1978 have only minor amounts of lead-based paint identified. However, lead dust wipes test have identified levels exceeding HUD guidelines in units built before 1978 even with minor lead-based paint identified. Only about 7 percent of Cincinnati's housing stock can be considered lead-free based on the age of the housing stock.

Based solely on the age of housing, 37,972 occupied rental units and 39,090 owner-occupied dwelling units have a high potential for lead-based paint hazards if deteriorated paint is present. At a more minor risk level 45,278 occupied rental units and 15,218 owner occupied dwelling units may have lead-based paint hazards if deteriorated paint is present based on the age of housing (built between 1951 and 1979). When factoring in households below 80% of median income with the assumption that the property is unlikely to be free of deteriorated paint due to some level of deferred maintenance, it is estimated that 20,000 owner-occupied dwellings have lead hazards.

Household Income as a Percent of Family Income by Occupancy

Household Income as a % of Family Income	Renter Households	%	Owner Households	%	Total Occupied Dwelling Units	%
0-30%	30,294	33.60%	4,899	8.50%	35,193	23.80%
31-50%	16,931	18.80%	5,245	9.10%	22,176	15.00%
51-80%	19,897	22.00%	10,621	18.40%	30,518	20.60%
>80%	23,155	25.60%	36,872	64.00%	60,027	40.60%
Total	90,277	100.00%	57,637	100.00%	147,914	100.00%

Note: Income adjusted for Family Size; Source: HUD Estimate for CHAS

Lead and Children

The Centers for Disease Control and Prevention (CDC) has stated that lead poisoning is the number one environmental health threat for children, and is entirely preventable. Lead is dangerous to persons of all ages and can damage kidneys, red blood cells, and the nervous system. For children under the age of six years, lead poisoning has been defined at blood lead levels of 10 μg/dL, although current research has indicated that serious health threats may also exist at lower lead levels and at continual low-level exposure. Lead can accumulate in the soft tissues in the body (brain, kidneys), bone and blood. Even the smallest amounts of lead can interfere with a child's brain development and can result in a permanent reduction in intelligence and may cause behavioral and learning problems. Testing children and educating parents are key elements in the success of protecting children from the dangers of lead. There is an urgency to conduct these activities to align with the National Goal of Eliminating Lead Poisoning by 2010. Ohio has the third highest incidence of lead poisoning in the nation. The 2003 CLBS City-level summary data for Ohio ranks Cincinnati second in confirmed elevated blood lead levels in children.

There is an imperative need to screen the children that are at-risk for lead poisoning. According to the Ohio Department of Health, 98% of the zip codes within Hamilton County are considered at-risk for childhood lead poisoning. According to the 2000 census, Cincinnati has a population of 331,285, out of which 28,424 are children under the age of 6 years. In 2006, there were 68,129 children under the age of six years residing in Cincinnati and at-risk for lead poisoning; only 11,872 of those children were tested for lead. Cincinnati is documented to have a high incidence of lead poisoning in young children that is well above National and State averages, yet less than 17.5% of City of Cincinnati children are currently being screened for lead poisoning. In Hamilton County, the testing rates for eligible children were only at 19.9% for 2008. The Ohio Department of Health (ODH), in collaboration with the Center for Biostatistics at Ohio State University, developed a Lead Risk model to determine the high-risk zip codes in Ohio. Their method calculated thirty-four (34) such zip codes in Hamilton County. Using Medicaid statistics provided by the Ohio Department of Job and Family Services, it was determined that of those thirty-four (34) zip codes, twenty-two (22) Cincinnati zip codes have testing rates below 50% of those eligible.

Cincinnati Children Six Years and Younger with Elevated Blood Lead Level >14 µg/dL

Year	# Children Screened	15-19 µg/dL	20-44 µg/dL	45+ µg/dL	Total >14 µg/dL	% of Age >6 Tested
1994	5,568	239	217	15	471	8.50%
1995	8,772	179	151	6	336	3.80%
1996	9,650	178	150	8	336	3.50%
1997	7,176	80	61	9	150	2.10%
1998	6,682	62	36	7	105	1.60%
1999	6,419	66	41	6	113	1.80%
2000	3,526	39	32	2	73	2.10%
2001	3,337	36	35	2	73	2.20%
2002	5,314	101	75	9	185	3.50%
2003	6,781	123	100	9	232	3.40%
2004						
2005	7,805					
2006	11,872					
2007	13,301					
2008	13,589					
Total	63,225	1,103	898	73	2,074	3.30%
Annual Avg.	6,323	110	90	7	207	3.30%

Note: Age of children tested is <6 years of age; Source: Cincinnati Health Department

Statistics	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**	**2008**
Elevated EBLL children investigated	148	133	123	149	145	158	113
Risk Assessments	185	180	127	121	152	147	108
Male children investigated	86	74	63	88	80	86	66

Female children investigated	62	59	60	85	89	72	58
White children investigated	27	19	29	31	28	42	20
Black children investigated	111	98	84	125	127	108	96
Mixed Race children investigated	8	13	7	9	4	3	5
Asian children investigated	1	0	0	3	0	0	0
Hispanic children investigated	0	0	3	2	7	5	3
Native American children investigated	1	0	0	2	0	0	0
Children with single parent	118	101	97	147	130	142	111
Children with married parents	30	32	26	26	16	16	13
Children in low income	121	80	103	163	146	152	123
Children in low to moderate income	25	51	19	6	2	**5**	1
Children in high income	2	0	1	1	0	1	0
Primary Housing Units investigated	126	105	107	135	117	110	91
Supplemental Housing Units investigated	27	21	12	15	14	11	9
Relocation Housing Units investigated	32	54	35	20	35	23	20
Referrals of units for investigation	208	195	185	192	145	158	124
Re-inspections for compliance	246	366	288	264	1,085		
Orders issued to abate lead hazards	1,991	1,085	1,100	506	96		79
Properties with final clearance	52	159	85	95	77		
Properties abated and files closed	104	159	102	104	84	49	54
Properties access refused	11	21	32	15	7	1	4
Owners/residence unable to contact	0	0	14	11	18	10	10

Source: Cincinnati Health Department

The risk of lead poisoning has been correlated to both housing characteristics and socio-economic characteristics. According to an Ohio Department of Health and Center for Biostatistics of Ohio University study in 2003, the greatest predictive factors for lead poisoning are income, a high percentage of female-headed households with children under six years of age, a high percentage of population with less than a high school diploma, a high percentage of the population that is black and non-Hispanic, a high percentage of the families on public assistance, and a high percentage of houses built before 1950, and housing density. The highest concentration of children who are tested having blood lead levels above 10 µg/dL was in the neighborhoods of Evanston, Avondale, and Price Hill with over 17% (on average over the last two years). The pattern and concentration of at-risk lead poisoned children are centered in the Empowerment Zone neighborhoods, Lower Price Hill, East Price Hill, Northside and Madisonville. These are communities with older housing stock where lower income families reside.

LEAD POISONING PREVENTION EFFORTS

The Cincinnati Health Department (CHD) Childhood Lead Poisoning Prevention Program (CLPPP) was started to provide community education on health problems associated with lead poisoning, to conduct mass screenings of children to identify those with elevated blood lead levels, to arrange appropriate medical treatment for identified children, and to monitor those children through their preschool years. In 1976, the CHD issued a regulation prohibiting the sale and use of lead-based paint for surfaces accessible to children, thus allowing it to enforce modifications to housing units to reduce the lead-based paint hazards in the community.

The Cincinnati Health Department's CLPPP has been in operation since 1972 and has issued Cincinnati Board of Health orders to property owners in violation. In December 2005, the Cincinnati Board of Health revised the old laws and incorporated laws based on Ohio's House Bill 248 and Ohio Department of Health law 3701. These enabled CLPPP to immediately and aggressively pursue legal actions with non-complaint property owners.

There are on a yearly basis approximately 300 lead abatement orders issued from Cincinnati Health Department dating back to 1994. Since 2003, a lead inspection is triggered with a child under the age of six years whose lead level is 10 µg/dL or higher. There is nurse case management to educate the parents of the child with elevated blood lead levels of 10 µg/dL and above. The child is case managed until he/she is no longer considered lead poisoned. There are also public health nurses within CLPPP who are involved with early intervention between the blood lead levels of 5 – 9 µg/dL. Early intervention involves home visits, distribution of educational information and counseling of parents. The City of Cincinnati was the first in the country to initiate intensive case management and primary prevention activities towards reducing lead poisoning in children. Primary prevention activities continue to be the focus of interventions regarding the public health problem of lead poisoning in Cincinnati. Early interventions at levels between 5 – 9 µg/dL have aided in fewer lead poisoning cases.

An analysis of the 2008 list of lead hazard reduction orders indicates that approximately 79% percent of the children identified as having elevated blood lead levels (EBLL) live in single or two-family dwelling units and approximately 43% of these are in owner occupied structures. An elevated blood level case in a low-income, owner occupied structure is the most difficult situation to address.

CLPPP outreach and education functions are performed by the Southwest Regional Resource Center (SWRRC), which has been operating solely on a grant provided by the Ohio

Department of Health (ODH) since 1984 for community education and outreach. The original purpose of the RRC was to provide assistance with the coordination of medical and environmental follow-up services, education and training, outreach support; and, technical assistance. The SWRRC is assigned a 22-county region of the state to increase childhood lead poisoning awareness and screening. SWRRC is responsible for ensuring that parents with children at high risk for lead poisoning have access to and receive accurate, appropriate and culturally sensitive education about the causes, effects and prevention of childhood lead poisoning, children at high risk for lead poisoning are screened, and health care providers are aware of risks, screening recommendations, treatment and management of lead poisoning for children in the communities they serve. Cincinnati's CLPPP has been consistently awarded this grant for meeting ODH goals and objectives set forth each year. Primary prevention initiatives are underway to educate and mitigate hazards through educational seminars with various organizations to address vacant and occupied units before children get lead poisoned and educating new moms in the maternity wards of hospitals before they leave the hospital with their newborn.

With the SWRRC link into the health care community, the Cincinnati Health Department has been able to provide an increased awareness of the statewide screening plan, community risk factors, screening, and follow-up. This experience with lead poisoning prevention has been extremely beneficial to the twenty-two southwest counties that the Cincinnati Health Department administers though the State grant granted by the Ohio Department of Health.

The Cincinnati Health Department CLPPP has expanded its working partnerships to include WIC (Women, Infant and Children) clients, local health department (Maternal and Child Health) nurses, local hospitals, Community Councils, REIA (Real Estate Investment Association) and Santa Maria and Su Casa Centers. CHD has already established a working relationship with HUD and U.S.EPA Region V. In 2006, CHD provided HUD's legal office in Washington, DC with the database of recalcitrant property owners. In response, HUD has aided CHD with prosecuting these property owners. In March 2007, officials from HUD and U.S.EPA conducted joint inspections in the Cincinnati area addressing the lead disclosure law. CHD plays a vital role in the City's administrative organization in collaboration with our Departments of Buildings and Inspections, Law, Community Development and Cincinnati Metropolitan Housing Authority (CMHA).

On September 12, 2006, Cincinnati City Council passed a Resolution identifying the actions the City was going to undertake to eliminate childhood lead poisoning by 2010. Those actions include: prohibiting uncontrolled water blasting, requiring residential landlords to maintain paint in pre-1978 housing and follow essential maintenance practices, increase blood lead screenings, and prohibiting the issuance of building permits for dwellings with unclosed lead orders issued by the Cincinnati Health Department. Many of these resolutions came out of the Greater Cincinnati Lead Advisory 2010 Plan presented to the administration and City Council.

The University of Cincinnati was an early leader in occupational and environmental health research. The first major lead research project at UC was conducted in the 1920's in response to a public health crisis involving tetraethyl lead, an additive of gasoline. Researchers at the newly founded Kettering Laboratory (later changed to the Department of Environmental Health) conducted the research. Research on lead has continued uninterrupted to the present and has influenced national and state policy and regulations. In recent years, senior staff in the Department of Environmental Health has conducted the following major research projects:

1. The Cincinnati Soil Lead Abatement Demonstration Project which investigated the health impact of removing lead contaminated soil and dust on children less than seven years of age living in older Cincinnati neighborhoods. The Cincinnati Health Department was a partner in this project.

2. The Succimer Project was a field investigation of the efficacy of a drug used to remove lead from the body and whether or not it reduced the amount of neurological damage to young children.

3. The Department developed the model curriculum for the EPA-approved courses for lead abatement supervisors and contractors, both of which are taught nationwide.

4. Researchers have conducted environmental studies at ten U.S.EPA Superfund sites where lead, arsenic and zinc where the major contaminants. The findings of the studies helped EPA set cleanup levels.

5. Thirty year ago, the Department began a longitudinal study (The Cincinnati Lead Study) of lead exposure and child development in Cincinnati's urban environment. The study began with 200 newborn infants. In the past two years the 91 adults (aged 20 to 26) remaining from the original group agreed to undergo functional MRI and diffusion tensor imaging (DTI). The results showed significant abnormalities and smaller brain size related to the degree of lead exposure.

6. The Department played a significant role in the ten-year long evaluation of the HUD Lead-based paint Hazard Control Program.

7. Researchers in the Department have been conducting a study of the worldwide manufacture of lead-based paints concluding that many countries allow its manufacture and distribution for residential purposes.

8. Researchers have also been working on health and exposure studies in residential neighborhoods around lead smelters in Peru and Egypt.

Cincinnati has funded other efforts to reduce the hazards associated with lead poisoning of children. Since 1993, program funds have been used to assist families to vacate buildings due to badly deteriorated lead-based paint. The City was awarded $6 million in the 1993 HUD Lead-Based Paint Abatement program. With these funds, the City designated the Cincinnati Abatement Program (CAP) to test the effectiveness of a variety of hazard reduction methodologies on 280 housing units. The CAP was administered by the CHD with major program activities managed by the Department of Neighborhood Services and UC.

In 1999, the University of Cincinnati in conjunction with the City's Office of Environmental Services conducted studies on reducing the street lead dust levels. Studies found that vacuuming of sidewalks and streets in high-risk areas reduced lead levels but only temporarily. It recommended that lead hazard reduction control rules during building rehabilitation be more actively enforced; and that new regulations be adopted that would allow more direct action to be taken to prevent lead poisoning rather than waiting until a child has been diagnosed with lead poisoning. A follow up grant of $400,000 was awarded to conducted façade improvements on deteriorated buildings in the Over-the-Rhine neighborhood. The program completed the renovation of seven façades and was used to train and employee area residents in hazardous material removal.

In 2002, the City was awarded a $2.1 million HUD Lead Hazard Reduction grant in which 222 dwelling units were made lead safe. The original project goal was to make 160 dwelling

units lead safe, achieving 138% of this goal. The grant was awarded to the Department of Community Development in partnership with the University of Cincinnati and the Cincinnati Health Department. Again, UC's efforts were concentrated in the neighborhood of Over-the-Rhine with an emphasis on making the low-income dwelling units lead safe. Rental units under going rehabilitation through the City's rental rehabilitation program were assisted with lead hazard reduction grants on a citywide basis. The Cincinnati Health Department provided a Health Nurse to present at health fairs, neighborhood and church events, and community center activities which included information residents could use to protect themselves from everyday environmental contaminants and promote the healthy growth and development of their children.

In 2008, CHD CLPPP was awarded a three-year $3 million HUD Lead Hazard Control Grant. A total of 210 units, income-eligible owner-occupied and rental located throughout the City, will have lead hazard control work performed. DCD was awarded a three-year $3 million HUD Lead Hazard Reduction Demonstration Grant in 2009. The focus of this HUD grant proposal is on the seventeen neighborhoods where the City's elevated blood lead level caseloads are located. A total of 240 income-eligible owner-occupied housing units, where a child under the age of six resides or frequents, located within the target neighborhoods will have hazard control work performed. 17 neighborhoods have been documented as having a high prevalence of lead poisoning are: Westend, Over-the-Rhine, Mt. Auburn, Fairview-Clifton Heights, Corryville, Walnut Hills, Evanston, Madisonville, Avondale, Northside, South Cumminsville, North Fairmount, South Fairmount, East Price Hill, Lower Price Hill, West Price Hill, and Carthage. Nine neighborhoods are also located within the City of Cincinnati's Empowerment Zone.

The Department of Community Development has integrated HUD's lead-based paint regulations into its housing programs requiring risk assessments and lead hazard reduction work on projects where rehabilitation efforts with Federal assistance on structures built before 1978. Since 2000 through 2008, over 2,800 dwelling units have been assessed and over 1,600 dwelling units have been cleared as being lead safe (several of these units were identified as having no lead-based paint present from the lead risk assessment).

HOUSING

HOUSING NEEDS (91.205)

ESTIMATED HOUSING NEEDS

HUD Comprehensive Housing Affordability Strategy (CHAS) data provides estimates of the housing needs among very-low- (incomes less than 30 percent of area median income (AMI), low- (incomes 30 to 50 percent of AMI), and moderate- (50 to 80 percent of AMI) income households. The table below (and subsequent tables in the Priority Housing Needs section) documents housing and cost burden for renters and owners of various household types including the following: small elderly households (1 to 2 persons), small related households (2 to 4 persons), large related households (5 or more persons), and all other households. Housing units with housing problems are those where there is a cost burden and/or overcrowding (more than 1.01 persons per room) and/or incomplete kitchen or plumbing facilities. HUD defines cost burden as the fraction of a households total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant

plus utilities. For homeowners, housing costs include mortgage payment, taxes, insurance, and utilities.

The table below shows the number and percentage of very-low-, low-, and moderate-income households that have one or more housing problems.

Housing Problems by Household Income, 2000

Household Income	Renters			Owners		
	Total Number	# with Housing Problem	% with Housing Problem	Total Number	# with Housing Problem	% with Housing Problem
Less than 30% AMI	30,294	21,429	70.7%	4,899	3,679	75.1%
30% to 50% AMI	16,931	8,561	50.6%	5,245	2860	54.5%
50% to 80% AMI	19,897	3,327	16.7%	10,621	3,776	35.6%
Total	**67,122**	**33,317**	**49.6%**	**20,765**	**10,315**	**49.7%**

Cincinnati has 90,336 total rental units. Over 33,000 rental units are considered to have housing problems.

Of the 30,294 units with household income less than 30% AMI, 70% have housing problems. Of the 16,931 households with income between 30% and 50% of AMI, 50.6% have housing problems and 16.7% of the 19,897 households with income between 50% and 80% of AMI have housing problems. In total, Cincinnati has a need of 43,632 affordable units that need, are in need of repair, or pose a cost burden. While lower income households are more likely to experience housing problems, nearly 50 percent of all renters earning less than 80 percent of AMI have a housing problem.

DISPROPORTIONATE NEED

According to HUD a "disproportionately greater need" exists when the percentage of persons in a category of need who are members of a particular racial/ethnic group is at least 10 percentage points. The first calculation compares the percentage of total households in each income category to the total percentage of White, African American, and Hispanic Households. The percentages of households were found by dividing each income category by the total number of households in each race/ethnicity. In this instance, no group was found to have a disproportionately greater need, because no group comprised more than 10% of the total percentage. The closest category was African Americans who make under $10,000/year, which was 9.6% higher than the total average.

The second method of calculation compares each group's representation among total households to each group's representation per income category. The percent of income by race was determined by dividing the number of households in each race category by the total number of households in the income category. The percentages were then compared to the rate of racial representation in the total number of households. In this case African Americans were found to have a disproportionately greater need in the income category under $10,000. African Americans in that income bracket comprised over 20% of their proportional representation in the population as a whole. African Americans are at risk of having disproportionately greater need in two other categories: $10,000-$14,999; and $15,000-$19,999.

Rates of Racial Representation v. Rates of Income Distribution by Race

	Cincinnati	White	% White	Black	% Black	Hispanic	% Hispanic
Households: Total	**147,979**	**83,830**	**56.65%**	**58,579**	**39.59%**	**1,479**	1.00%
Less than $10,000	26,690	9,354	35.05%	16,189	**60.66%**	229	0.86%
$10,000 to $14,999	12,786	6,173	48.28%	6,106	47.76%	155	1.21%
$15,000 to $19,999	12,013	5,868	48.85%	5,703	47.47%	172	1.43%
$20,000 to $24,999	12,396	6,589	53.15%	5,361	43.25%	116	0.94%
$25,000 to $29,999	11,102	6,000	54.04%	4,627	41.68%	116	1.04%
$30,000 to $34,999	10,095	6,062	60.05%	3,691	36.56%	79	0.78%
$35,000 to $39,999	8,561	5,375	62.78%	2,816	32.89%	78	0.91%
$40,000 to $44,999	7,397	4,672	63.16%	2,491	33.68%	93	1.26%
$45,000 to $49,999	6,214	3,984	64.11%	1,960	31.54%	68	1.09%
$50,000 to $59,999	9,885	6,768	68.47%	2,848	28.81%	87	0.88%
$60,000 to $74,999	10,566	7,479	70.78%	2,680	25.36%	89	0.84%
$75,000 to $99,999	9,282	6,745	72.67%	2,236	24.09%	74	0.80%
$100,000 to $124,999	4,359	3,436	78.83%	771	17.69%	32	0.73%
$125,000 to $149,999	1,942	1,454	74.87%	411	21.16%	28	1.44%
$150,000 to $199,999	2,025	1,743	86.07%	195	9.63%	21	1.04%
$200,000 or more	2,666	2,128	79.82%	494	18.53%	42	1.58%

While Cincinnati has a significant number of Appalachians, it is impossible to determine whether they have a disproportionate need. The above analysis performed to determine whether African American or Hispanic households had a disproportionate need was based on race data provided by the U.S. Census Bureau. The U.S. Census Bureau race classifications includes information only for the following groups: White alone; Black or African American alone; American Indian and Alaska Native alone; Asian alone; Native Hawaiian and Other Pacific Islander alone; Some other race alone; or Two or more races.

PRIORITY HOUSING NEEDS (91.215 (b))

HOUSING NEEDS TABLE

The following tables provide estimates of the housing needs among very-low- (incomes less than 30 percent of area median income (AMI), low- (incomes 30 to 50 percent of AMI), and moderate- (50 to 80 percent of AMI) income households. The tables document housing and cost burden for renters and owners of various household types including the following: small elderly households (1 to 2 persons), small related households (2 to 4 persons), large related households (5 or more persons), and all other households. Housing units with housing problems are those where there is a cost burden and/or overcrowding (more than 1.01 persons per room) and/or incomplete kitchen or plumbing facilities.

Housing Problems for Very-Low Income Households, 2000

				Current % of Households	Current Number of Households
Estimated Houisng Needs for Households Earning Less than 30% of the Area Median Income	Renters	Elderly 1 & 2 member households	NUMBER OF HOUSEHOLDS	100%	6,364
			Any housing problems	64.6	4,114
			Cost Burden > 30%	64.3	4,089
			Cost Burden > 50%	37.1	2,359
		Small Related (2 to 4 members)	NUMBER OF HOUSEHOLDS	100%	9,230
			Any housing problems	72.4	6,685
			Cost Burden > 30%	70.4	6,500
			Cost Burden > 50%	48.6	4,485
		Large Related (5 or more members)	NUMBER OF HOUSEHOLDS	100%	1,905
			Any housing problems	84	1,600
			Cost Burden > 30%	70.9	1,350
			Cost Burden > 50%	51.4	980
		All Other Households	NUMBER OF HOUSEHOLDS	100%	12,795
			Any housing problems	70.6	9,030
			Cost Burden > 30%	69.2	8,850
			Cost Burden > 50%	50.8	6,495
	Owners	Elderly 1 & 2 member households	NUMBER OF HOUSEHOLDS	100%	2,575
			Any housing problems	74.2	1,910
			Cost Burden > 30%	73.8	1,900
			Cost Burden > 50%	48.9	1,260
		Small Related (2 to 4 members)	NUMBER OF HOUSEHOLDS	100%	1,073
			Any housing problems	78.1	838
			Cost Burden > 30%	76.3	819
			Cost Burden > 50%	62.9	675
		Large Related (5 or more members)	NUMBER OF HOUSEHOLDS	100%	235
			Any housing problems	87.2	205
			Cost Burden > 30%	83	195
			Cost Burden > 50%	59.6	140
		All Other Households	NUMBER OF HOUSEHOLDS	100%	1,016
			Any housing problems	71.5	726
			Cost Burden > 30%	70.7	718
			Cost Burden > 50%	60.9	619

Housing Problems for Low Income Households, 2000

				Current % of Households	Current Number of Households
Estimated Houisng Needs for Households Earning Less than 30% to 50% of the Area Median Income	Renters	Elderly 1 & 2 member households	NUMBER OF HOUSEHOLDS	100%	3,068
			Any housing problems	46.5	1,428
			Cost Burden > 30%	45.8	1,404
			Cost Burden > 50%	12.5	385
		Small Related (2 to 4 members)	NUMBER OF HOUSEHOLDS	100%	5,459
			Any housing problems	43.5	2,374
			Cost Burden > 30%	39.8	2,174
			Cost Burden > 50%	5.5	300
		Large Related (5 or more members)	NUMBER OF HOUSEHOLDS	100%	1,194
			Any housing problems	71.9	859
			Cost Burden > 30%	33.4	399
			Cost Burden > 50%	4.5	54
		All Other Households	NUMBER OF HOUSEHOLDS	100%	7,210
			Any housing problems	54.1	3,900
			Cost Burden > 30%	52.5	3,785
			Cost Burden > 50%	8.9	645
	Owners	Elderly 1 & 2 member households	NUMBER OF HOUSEHOLDS	100%	2,635
			Any housing problems	36.8	970
			Cost Burden > 30%	36.8	970
			Cost Burden > 50%	18.8	495
		Small Related (2 to 4 members)	NUMBER OF HOUSEHOLDS	100%	1,239
			Any housing problems	70.9	879
			Cost Burden > 30%	70.9	879
			Cost Burden > 50%	31	384
		Large Related (5 or more members)	NUMBER OF HOUSEHOLDS	100%	398
			Any housing problems	73.6	293
			Cost Burden > 30%	67.6	269
			Cost Burden > 50%	27.4	109
		All Other Households	NUMBER OF HOUSEHOLDS	100%	973
			Any housing problems	73.8	718
			Cost Burden > 30%	73.4	714
			Cost Burden > 50%	45.7	445

Housing Problems for Moderate Low Income Households, 2000

				Current % of Households	Current Number of Households
Estimated Houisng Needs for Households Earning Less than 50% to 80% of the Area Median Income	Renters	Elderly 1 & 2 member households	NUMBER OF HOUSEHOLDS	100%	2,118
			Any housing problems	24.9	528
			Cost Burden > 30%	24	508
			Cost Burden > 50%	9.4	199
		Small Related (2 to 4 members)	NUMBER OF HOUSEHOLDS	100%	6,265
			Any housing problems	15.6	980
			Cost Burden > 30%	9.5	595
			Cost Burden > 50%	0.5	30
		Large Related (5 or more members)	NUMBER OF HOUSEHOLDS	100%	1,020
			Any housing problems	48	490
			Cost Burden > 30%	9.8	100
			Cost Burden > 50%	0	0
		All Other Households	NUMBER OF HOUSEHOLDS	100%	10,494
			Any housing problems	12.7	1,329
			Cost Burden > 30%	11	1,159
			Cost Burden > 50%	0.9	90
	Owners	Elderly 1 & 2 member households	NUMBER OF HOUSEHOLDS	100%	4,052
			Any housing problems	19.9	807
			Cost Burden > 30%	19.7	799
			Cost Burden > 50%	6.6	269
		Small Related (2 to 4 members)	NUMBER OF HOUSEHOLDS	100%	3,458
			Any housing problems	40	1,383
			Cost Burden > 30%	39.8	1,375
			Cost Burden > 50%	8.1	280
		Large Related (5 or more members)	NUMBER OF HOUSEHOLDS	100%	1,093
			Any housing problems	41.4	453
			Cost Burden > 30%	26.8	293
			Cost Burden > 50%	2.7	30
		All Other Households	NUMBER OF HOUSEHOLDS	100%	2,018
			Any housing problems	56.1	1,133
			Cost Burden > 30%	55.7	1,125
			Cost Burden > 50%	18.1	365

DETERMINING PRIORITY HOUSING NEEDS

In Cincinnati there are currently a total of 90,336 renter-occupied housing units and 57,655 owner-occupied housing units. Priority need levels were assigned for households by calculating the percent of total units that the unmet need comprised. A high priority level was assigned for household groups with unmet needs greater than 4 percent of the total number of renter or owner-occupied units. High priority was also assigned to all homeowners with housing problems living below 80 percent of AMI (area median income). A medium priority level was assigned to households with an unmet need between 1 and 4 percent. A low priority level was assigned to households with an unmet need of less than 1 percent.

Priority Housing Needs

		Priority Need Level (High, Medium, Low)		Unmet Need	5-Year Goal
Renter	Small Related (2 to 4 members)	0-30% AMI	H	6685	100
		31-50% AMI	M	2,374	36
		51-80% AMI	M	980	15
	Large Related (5 or more members)	0-30% AMI	M	1,600	24
		31-50% AMI	L	859	13
		51-80% AMI	L	490	7
	Elderly (1 and 2 member households)	0-30% AMI	H	4,114	62
		31-50% AMI	M	1,428	21
		51-80% AMI	L	528	8
	All Other	0-30% AMI	H	9,030	136
		31-50% AMI	H	3,900	59
		51-80% AMI	M	1,329	20
Owner	Small Related (2 to 4 members)	0-30% AMI	H	838	806
		31-50% AMI	H	879	846
		51-80% AMI	H	1,383	1,331
	Large Related (5 or more members)	0-30% AMI	H	205	197
		31-50% AMI	H	293	282
		51-80% AMI	H	453	436
	Elderly (1 and 2 member households)	0-30% AMI	H	1,910	1,838
		31-50% AMI	H	970	934
		51-80% AMI	H	807	777
	All Other	0-30% AMI	H	726	699
		31-50% AMI	H	718	691
		51-80% AMI	H	1,133	1,090
Non-Homeless Special Needs		0-80% AMI	NA		

The five-year goals include the number of new or improved housing units as well as households assisted through emergency mortgage assistance and through the downpayment initiative. Five-year goals for each household group were determined by multiplying the percentage of renter and owner households with incomes below 80 percent of AMI comprised by each group by the five-year targets for renter and homeownership activities outlined in the *Recommended Consolidated Plan Budget*. The goals do not reflect households and individuals assisted through the following programs: Tenant Assistance, Code Enforcement Relocation, Tenant Representation, Section 8 Tenant Counseling and Placement, Tenant Based Rental Assistance (TBRA), and Fair Housing Services.

OBSTACLES TO MEETING UNDERSERVED NEEDS

The need for decent housing for low- and moderate-income individuals and families is tremendous. The greatest obstacle to serving underserved needs is funding. While the City has programs to address the full range of underserved needs, the amount of funding available for those programs is insufficient to produce outcomes that ensure the basic statutory goals for all Cincinnati residents, especially those with the most need.

HOUSING MARKET ANALYSIS (91.210)

Housing Stock

The City of Cincinnati's housing stock contains nearly 166,000 housing units. The City's total number of housing units has decreased by 5% since 1980. Unfortunately there has also been a large increase in the number of vacant units. In 1980 vacant units accounted for 8.6% of the total housing stock. That number has risen 20% by 2000 to account for 10.8%.

Cincinnati has a very low but steady homeownership rate of 39%. To compare, the homeownership rates of other mid-sized cities in Ohio are higher; Cleveland and Columbus both have a homeownership rate of 49%.

Cincinnati Housing Tenure in Comparison to the CMSA

Housing Units	Hamilton County, Ohio	Cincinnati, Ohio	Cincinnati-Hamilton, OH-KY-IN CMSA	Cincinnati, OH-KY-IN PMSA; Cincinnati-Hamilton, OH-KY-IN CMSA
Total Units	373,393	165,945	820,756	690,963
Occupied Units	346,790	147,991	768,130	645,048
Owner-Occupied Units	207,533	57,655	515,195	427,074
Renter-Occupied Units	139,257	90,336	252,935	217,974
Vacant Units	26,603	17,954	52,626	45,915
Rental Units	13,711	10,033	23,284	20,382
Units for sale only	3,349	1,566	9,187	7,458

2000 Cincinnati Housing Tenure in Comparison to the State of Ohio and Other Regional Cities

	Ohio					
	Akron	Cincinnati	Cleveland	Columbus	Dayton	Toledo
Total Population	217,074	331,285	478,403	711,470	166,179	313,619
Total Households	90,116	148,095	190,638	301,534	67,409	128,925
Owner Occupied	53,500	57,715	92,535	148,004	35,565	77,062
Renter Occupied	36,616	90,380	98,103	153,530	31,844	51,863
Homeownership Rate	59%	39%	49%	49%	53%	60%

	Regional Cities			
	Indianapolis, Indiana	**Louisville, Kentucky**	**St. Louis, Missouri**	**Pittsburgh, Pennsylvania**
Total Population	781,870	256,231	348,189	334,563
Total Households	320,107	111,414	147,076	143,739
Owner Occupied	187,590	58,546	68,939	74,927
Renter Occupied	132,517	52,868	78,137	68,812
Homeownership Rate	59%	53%	47%	52%

The following table shows the distribution of the City's owner-occupied and renter-occupied housing stock across the City's SNAs. The SNA names highlighted are LMI eligible. Rates of renter-occupied units that exceed the City average are also highlighted. There appears to be a loose correlation between the percent of renter-occupied units and an SNA's LMI eligibility status. Several SNA's with the highest renter-occupied rate (above 70%) – including Corryville, Fairview-Clifton Heights, Fay Apartments, Lower Price Hill, Mt. Auburn, North-Fairmount-English Woods, Over-the-Rhine, South Cumminsville-Millvale, University Heights, Walnut Hills, West End, and Winton Hills – are SNA's that are LMI eligible. However, it also holds true that two of the SNA's with the highest homeownership rates in the City (above 80%), Avondale and Evanston, are also LMI eligible.

Housing Tenure by Statistical Neighborhood Area (SNA), 2000

SNA #	Statistical Neighborhood Area	Housing Units	Owner-occupied Housing Units		Renter-Occupied Housing Units	
		Total	No.	%	No.	%
31	Avondale	8,128	6,884	84.69%	1,244	15.31%
29	Bond Hill	4,166	1,883	45.20%	2,283	54.80%
16	California	353	302	85.55%	51	14.45%
8	Camp Washington	502	145	28.88%	357	71.12%
27	Carthage	1,066	594	55.72%	472	44.28%
3	CBD-Riverfront	1,968	1,512	76.83%	456	23.17%
32	Clifton	4,552	1,509	33.15%	3,043	66.85%
37	College Hill	7,063	4,210	59.61%	2,853	40.39%
10	Corryville	1,825	235	12.88%	1,590	87.12%
15	East End	731	360	49.25%	371	50.75%
43	East Price Hill	7,026	2,765	39.35%	4,261	60.65%
41	East Walnut Hills	1,729	535	30.94%	1,194	69.06%
12	Evanston	3,510	3,059	87.15%	451	12.85%
13	Evanston-East Walnut Hills	729	334	45.82%	395	54.18%
7	Fairview- Clifton Heights	3,549	781	22.01%	2,768	77.99%
39	Fay Apartments	896	47	5.25%	849	94.75%
26	Hartwell	2,777	920	33.13%	1,857	66.87%
21	Hyde Park	7,139	3776	52.89%	3,363	47.11%
25	Kennedy Heights	2,551	1,577	61.82%	974	38.18%
20	Linwood	410	204	49.76%	206	50.24%
42	Lower Price Hill	430	87	20.23%	343	79.77%
23	Madisonville	4,917	2,831	57.58%	2,086	42.42%
5	Mt. Adams	1,001	330	32.97%	671	67.03%
38	Mt. Airy	3,678	1,385	37.66%	2,293	62.34%
6	Mt. Auburn	2,713	794	29.27%	1,919	70.73%
19	Mt. Lookout	1,374	1087	79.11%	287	20.89%
18	Mt. Lookout- Columbia Tusculum	1,490	964	64.70%	526	35.30%
17	Mt. Washington	6,760	3904	57.75%	2,856	42.25%
30	North Avondale- Paddock Hills	2,285	1,157	50.63%	1,128	49.37%
40	North Fairmount- English Woods	1,775	510	28.73%	1,265	71.27%
34	Northside	4,054	2,002	49.38%	2,052	50.62%
22	Oakley	6,365	2757	43.32%	3,608	56.68%
4	Over-the-Rhine	3,594	140	3.90%	3,454	96.10%
24	Pleasant Ridge	4,460	2,191	49.13%	2,269	50.87%
1	Queensgate	2	1	50.00%	1	50.00%
47	Riverside-Sayler Park	631	254	40.25%	377	59.75%
28	Roselawn	3,423	1,240	36.23%	2,183	63.77%
48	Sayler Park	1,246	835	67.01%	411	32.99%
46	Sedamsville-Riverside	754	377	50.00%	377	50.00%
35	South Cumminsville- Millvale	1,423	359	25.23%	1,064	74.77%
41	South Fairmount	1,274	427	33.52%	847	66.48%
9	University Heights	3,313	418	12.62%	2,895	87.38%
11	Walnut Hills	3,797	714	18.80%	3,083	81.20%
44	West Price Hill	7,666	4,234	55.23%	3,432	44.77%
2	West End	3,958	408	10.31%	3,550	89.69%
45	Westwood	16,681	6,496	38.94%	10,185	61.06%
36	Winton Hills	2,032	134	6.59%	1,898	93.41%
33	Winton Place	939	539	57.40%	400	42.60%

* Concentrations of 61% or greater are highlighted. City-wide, 61% of all housing units are renter-occupied; 39% are owner-occupied. SNA's that are LMI eligible are also highlighted.

The following table shows the distribution of housing units by housing unit type across the City's SNA's. The SNA names highlighted are LMI eligible. Rates of each housing unit type that exceed the City average are also highlighted. Several of the LMI eligible SNA's have more than 25% of all housing units in buildings with more than 10 units. These include the following SNAs: Avondale, CBD-Riverfront, Corryville, Mt. Airy, Riverside-Sayler Park, South Cumminsville-Millvale, South Fairmount, University Heights, Walnut Hills, West End, Westwood, Winton Hills, and Winton Place.

Housing Unit Type by Statistical Neighborhood Area (SNA), 2000

SNA #	Statistical Neighborhood Area	Housing Units	1-unit detached		1-unit attached		2 units		3 or 4 units		5 to 9 units		10 to 19 units		20 or more units	
		Total	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
31	Avondale	6,890	1,397	20.28%	136	1.97%	793	11.51%	1,447	21.00%	756	10.97%	768	11.15%	1,593	23.12%
29	Bond Hill	4,157	1,795	43.18%	123	2.96%	592	14.24%	673	16.19%	782	18.81%	51	1.23%	141	3.39%
16	California	350	350	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
8	Camp Washington	535	175	32.71%	23	4.30%	91	17.01%	166	31.03%	69	12.90%	11	2.06%	0	0.00%
27	Carthage	1,066	653	61.26%	40	3.75%	129	12.10%	141	13.23%	34	3.19%	26	2.44%	43	4.03%
3	CBD-Riverfront	1,477	6	0.41%	10	0.68%	33	2.23%	76	5.15%	75	5.08%	151	10.22%	1,126	76.24%
32	Clifton	4,614	1,298	28.13%	71	1.54%	358	7.76%	368	7.98%	713	15.45%	699	15.15%	1,107	23.99%
37	College Hill	7,322	4,711	64.34%	105	1.43%	309	4.22%	506	6.91%	337	4.60%	576	7.87%	778	10.63%
10	Corryville	1,825	264	14.47%	45	2.47%	237	12.99%	365	20.00%	352	19.29%	144	7.89%	418	22.90%
15	East End	739	397	53.72%	43	5.82%	158	21.38%	84	11.37%	42	5.68%	6	0.81%	9	1.22%
43	East Price Hill	7,018	2,937	41.85%	174	2.48%	1,149	16.37%	875	12.47%	473	6.74%	643	9.16%	767	10.93%
41	East Walnut Hills	2,151	323	15.02%	75	3.49%	153	7.11%	250	11.62%	244	11.34%	290	13.48%	816	37.94%
12	Evanston	3,066	1,501	48.96%	67	2.19%	503	16.41%	364	11.87%	89	2.90%	140	4.57%	402	13.11%
13	Evanston-East Walnut Hills	706	305	43.20%	35	4.96%	88	12.46%	140	19.83%	22	3.12%	61	8.64%	55	7.79%
7	Fairview- Clifton Heights	3,516	888	25.26%	103	2.93%	920	26.17%	781	22.21%	293	8.33%	250	7.11%	281	7.99%
39	Fay Apartments	835	13	1.56%	179	21.44%	7	0.84%	96	11.50%	442	52.93%	85	10.18%	13	1.56%
26	Hartwell	2,770	883	31.88%	109	3.94%	268	9.68%	348	12.56%	463	16.71%	233	8.41%	466	16.82%
21	Hyde Park	7,161	3355	46.85%	106	1.48%	569	7.95%	629	8.78%	461	6.44%	725	10.12%	1,316	18.38%
25	Kennedy Heights	2,551	1,613	63.23%	41	1.61%	94	3.68%	301	11.80%	122	4.78%	170	6.66%	210	8.23%
20	Linwood	414	247	59.66%	12	2.90%	77	18.60%	50	12.08%	15	3.62%	13	3.14%	0	0.00%
42	Lower Price Hill	430	84	19.53%	26	6.05%	62	14.42%	174	40.47%	59	13.72%	19	4.42%	6	1.40%
23	Madisonville	4,909	3,103	63.21%	56	1.14%	381	7.76%	377	7.68%	200	4.07%	392	7.99%	400	8.15%
5	Mt. Adams	991	150	15.14%	96	9.69%	217	21.90%	206	20.79%	131	13.22%	47	4.74%	144	14.53%
38	Mt. Airy	3,678	1,361	37.00%	228	6.20%	199	5.41%	467	12.70%	277	7.53%	823	22.38%	323	8.78%
6	Mt. Auburn	2,709	625	23.07%	181	6.68%	441	16.28%	513	18.94%	344	12.70%	281	10.37%	324	11.96%
19	Mt. Lookout	1,348	1075	79.75%	17	1.26%	84	6.23%	122	9.05%	29	2.15%	8	0.59%	13	0.96%
18	Mt. Lookout- Columbia Tusculum	1,500	848	56.53%	113	7.53%	136	9.07%	199	13.27%	100	6.67%	74	4.93%	30	2.00%
17	Mt. Washington	6,760	3661	54.16%	320	4.73%	183	2.71%	466	6.89%	601	8.89%	652	9.64%	877	12.97%
30	North Avondale- Paddock Hills	2,285	1,070	46.83%	25	1.09%	146	6.39%	324	14.18%	180	7.88%	168	7.35%	372	16.28%
40	North Fairmount- English Woods	1,743	673	38.61%	128	7.34%	89	5.11%	129	7.40%	448	25.70%	113	6.48%	163	9.35%
34	Northside	4,046	2,035	50.30%	60	1.48%	705	17.42%	369	9.12%	240	5.93%	277	6.85%	360	8.90%
22	Oakley	6,355	2677	42.12%	195	3.07%	874	13.75%	785	12.35%	403	6.34%	587	9.24%	834	13.12%
4	Over-the-Rhine	3,619	113	3.12%	42	1.16%	290	8.01%	897	24.79%	1,472	40.67%	382	10.56%	423	11.69%
24	Pleasant Ridge	4,439	2,177	49.04%	79	1.78%	425	9.57%	755	17.01%	329	7.41%	414	9.33%	260	5.86%
1	Queensgate	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
47	Riverside-Sayler Park	641	262	40.87%	18	2.81%	56	8.74%	21	3.28%	62	9.67%	139	21.68%	83	12.95%
28	Roselawn	3,424	1,207	35.25%	143	4.18%	223	6.51%	852	24.88%	210	6.13%	154	4.50%	635	18.55%
48	Sayler Park	1,250	848	67.84%	27	2.16%	96	7.68%	66	5.28%	124	9.92%	75	6.00%	14	1.12%
46	Sedamsville-Riverside	744	405	54.44%	32	4.30%	103	13.84%	80	10.75%	14	1.88%	102	13.71%	8	1.08%
35	South Cumminsville- Millvale	1,423	489	34.36%	304	21.36%	74	5.20%	94	6.61%	169	11.88%	100	7.03%	193	13.56%
41	South Fairmount	1,281	558	43.56%	57	4.45%	143	11.16%	117	9.13%	58	4.53%	119	9.29%	229	17.88%
9	University Heights	3,285	418	12.72%	28	0.85%	375	11.42%	285	8.68%	322	9.80%	509	15.49%	1,348	41.04%
11	Walnut Hills	3,816	503	13.18%	195	5.11%	383	10.04%	669	17.53%	574	15.04%	522	13.68%	970	25.42%
44	West Price Hill	7,658	4,185	54.65%	68	0.89%	1,389	18.14%	651	8.50%	241	3.15%	663	8.66%	461	6.02%
2	West End	4,002	269	6.72%	344	8.60%	219	5.47%	506	12.64%	896	22.39%	616	15.39%	1,152	28.79%
45	Westwood	16,723	6,381	38.16%	293	1.75%	1,179	7.05%	2,128	12.72%	1,536	9.18%	3,449	20.62%	1,757	10.51%
36	Winton Hills	2,024	183	9.04%	434	21.44%	24	1.19%	306	15.12%	549	27.12%	67	3.31%	461	22.78%
33	Winton Place	957	607	63.43%	13	1.36%	125	13.06%	45	4.70%	19	1.99%	52	5.43%	96	10.03%
	City of Cincinnati	147,814	56,364	38.13%	4,945	3.35%	14,947	10.11%	19,184	12.98%	15,082	10.20%	15,725	10.64%	21,567	14.59%

* Percentages for each housing type that exceed the City average are highlighted. SNA's that are LMI eligible are also highlighted.

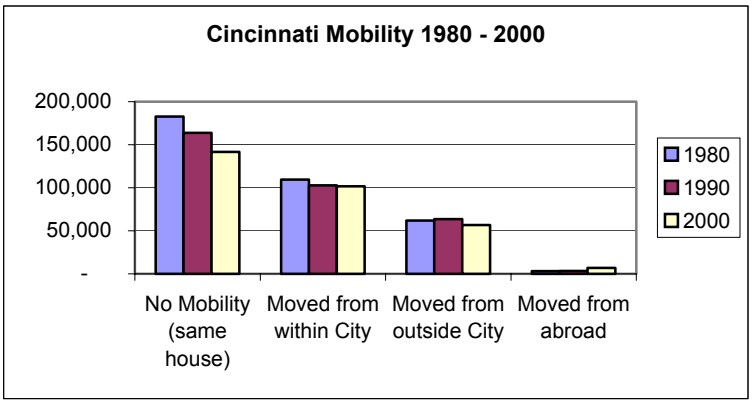
Mobility (Migration)

The number of City residents who have lived in the same house for the last five years (who have no mobility) has decreased by 22% over the last 20 years. There have also been decreases in the number of people who have moved within Cincinnati or into the City from the rest of the United States. The only category that has been moving into the City are

those residents who have moved from abroad (from outside the country). As discussed earlier, U.S. Census population estimates show that the total population of Cincinnati has increased slightly between 2000 and 2007. Unfortunately, updated information on mobility patterns will not be available until data associated with the 2010 U.S. Census is released.

Mobility (Migration)

City of Cincinnati	Percent Change 1980 - 2000
No Mobility (same house)	-22%
Moved from within City	-7%
Moved from outside City	-8%
Moved from abroad	119%



Age of Housing Stock

The housing stock of Cincinnati is dominated by units that were constructed more than fifty years ago. The median year of construction for housing units is 1948. Two in five housing units were constructed before 1939. Less than 3 percent of the City's housing units were constructed in the last 18 years and less than 7 percent was constructed in the last 28 years. The age of Cincinnati's housing stock creates unique challenges in ensuring housing is safe, affordable, and efficient. An older housing stock presents unique challenges in terms of the cost and ability of maintaining units and in ensuring that units are as energy efficient as possible.

Age of Housing Units

	Number	% of Total
Total:	165,945	
Built 1999 to March 2000	509	0.3%
Built 1995 to 1998	1,675	1.0%
Built 1990 to 1994	2,536	1.5%
Built 1980 to 1989	6,558	4.0%
Built 1970 to 1979	16,138	9.7%
Built 1960 to 1969	24,496	14.8%
Built 1950 to 1959	26,626	16.0%
Built 1940 to 1949	21,000	12.7%
Built 1939 or earlier	66,407	40.0%
Median Year Structure Built	1948	

Affordability

The following information is taken from the National Low Income Housing Coalition report *Out of Reach 2009:*

> *In Hamilton County, the Fair Market Rent (FMR) for a two-bedroom apartment is $733. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn $2,443 monthly or $29,320 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of $14.10.*
>
> *In Hamilton County, a minimum wage worker earns an hourly wage of $7.30. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 77 hours per week, 52 weeks per year. Or, a household must include 1.9 minimum wage earner(s) working 40 hours per week year-round in order to make the two bedroom FMR affordable.*
>
> *In Hamilton County, the estimated mean (average) wage for a renter is $14.34 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 39 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.0 worker(s) earning the mean renter wage in order to make the two-bedroom FMR affordable.*
>
> *Monthly Supplemental Security Income (SSI) payments for an individual are $674 in Hamilton County. If SSI represents an individual's sole source of income, $202 in monthly rent is affordable, while the FMR for a one-bedroom is $566.*
>
> *A unit is considered affordable if it costs no more than 30% of the renter's income.*

The above report demonstrates that families with minimum wage earners may encounter difficulty in paying the fair market rent (FMR) for a housing unit. FMRs are used to determine income eligibility for programs including the Section 8 Housing Choice Voucher program and the Public Housing program.

When evaluating affordability, it is also important consider whether low- and moderate-income individuals and families are living in units that are affordable to them. Generally, a

housing unit is considered affordable when the gross rent, including rent and utilities, is no more than 30 percent of a household's income. Moderate income households are those with incomes 50 to 80 percent of the area median income (AMI); low income households are those incomes of 30 to 50 percent of AMI; and very-low income households have incomes of less than 30 percent AMI. The following State of the Cities Data Systems (SOCDS) Comprehensive Housing Affordability Data (CHAS) data shows the units that are affordable to households at certain income levels. It also shows certain housing characteristics, including occupant income, age of structure, and whether the units have problems (overcrowding; without a complete kitchen or plumbing facilities). For example, of the 2-bedroom units that are affordable to very-low income households, 58 percent of those units are actually occupied by households with a very-low income. The table is one indication that households, especially very-low, low, and moderate-income households may have difficulty finding an appropriately sized unit that is also affordable and without housing problems.

Affordability Mismatch for All Households

	Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms				
Housing Units by Affordability	0-1 (A)	2 (B)	3+ (C)	Total (D)		0-1 (E)	2 (F)	3+ (G)	Total (H)
1. Rent <= 30%					**Value <=30%**				
# occupied units	12,800	6,530	4,570	23,900	# occupied units	N/A	N/A	N/A	N/A
%occupants <=30%	67.1	58	55.7	62.4	%occupants <=30%	N/A	N/A	N/A	N/A
%built before 1970	76.4	86.1	88.1	81.3	%built before 1970	N/A	N/A	N/A	N/A
%some problem	35.8	36.8	36.7	36.3	%some problem	N/A	N/A	N/A	N/A
#vacant for rent	1,970	1,360	780	4,110		N/A	N/A	N/A	N/A
2. Rent >30 to <=50%					**Value <= 50%**				
# occupied units	24,695	16,765	4,870	46,330	# occupied units	920	5,775	12,385	19,080
%occupants <=50%	51.2	44.6	46	48.3	%occupants <=30%	41.8	33.9	25.2	28.6
%built before 1970	76.9	74.5	86.2	77	%built before 1970	92.9	95.6	97.9	97
% some problem	38.2	35.6	42.3	37.7	%some problem	9.2	6.3	4	5
#vacant for rent	2,720	1,745	410	4,875	#vacant for sale	120	265	375	760
3. Rent >50 to <=80%					**Value >50 to <=80%**				
# occupied units	6,590	6,895	3,545	17,030	# occupied units	910	7,650	15,485	24,045
%occupants <=80%	58.5	46.9	61.9	54.5	%occupants <=30%	63.2	39.2	27.9	32.8
%built before 1970	74.7	77.2	83.4	77.5	%built before 1970	93.4	90.8	93.6	92.7
%some problem	40.4	35.9	53	41.2	%some problem	12.6	5.3	3.1	4.1
#vacant for rent	450	370	135	955	#vacant for sale	85	150	240	475
4. Rent >80%					**Value >80%**				
# occupied units	1,505	980	575	3,060		768	2,889	10,880	14,537
#vacant for rent	60	25	4	89	# vacant for sale	105	55	175	335

The age, condition, and tenure of the housing stock influences the use of funds for various programs aimed at expanding the diversity and quality of the housing stock and providing supportive services to individuals in finding and remaining in housing that is affordable, safe, and accessible. Programs aim to increase the homeownership rate through investment in housing unit construction and downpayment assistance. Programs are also available to help current owners remain in their homes through emergency mortgage assistance and housing maintenance services. The Rental Rehabilitation Program is used to improve the quality of rental housing to help address housing problems experienced by lower-income renters. See the *Summaries Workbook* for a complete listing of housing programs and associated objectives aimed at improving the housing stock.

SPECIFIC HOUSING OBJECTIVES (91.215 (b))

The Consolidated Plan includes two goals to address housing needs:

Housing Goal 1: Expand the diversity and quality of the housing stock.

Housing Goal 2: Provide supportive services to assist moderate, low and very low-income persons in finding and remaining in housing that is affordable, safe, and accessible.

Specific objectives to achieve both of these goals are included in *2010-2014 Consolidated Plan Recommendations* (page 4). Performance measures, including housing unit and household five-year targets, for each of the objectives are included in the *Summaries Workbook (CPMP Tool).*

The City plans to accomplish these goals and objectives through housing programs such as the Strategic Housing Initiatives Program, the Rental Rehabilitation Program, the Tap and Permit Fee assistance for Habitat for Humanity housing units, and the Housing Maintenance Services Program. These programs are the primary way the City strives to foster and maintain affordable housing. Funding levels for these programs are contained in the *Recommended Consolidated Plan Budget.*

NEEDS OF PUBLIC HOUSING (91.210 (b))

PUBLIC HOUSING UNITS, VOUCHERS, AND WAITING LISTS

The following information is from CMHA's *Annual Plan for the Fiscal Year 2009*. The Cincinnati Metropolitan Housing Authority (CMHA) has an inventory of 5,293 public housing units. CMHA has 10,500 Housing Choice Vouchers (HCV). There are 1,192 families on the public housing waiting list. The majority of these are extremely low income (less than 30% AMI) (82.54%) African American (85.57%) families with children (60.82%). There are 9,214 families on the Section 8 tenant-based assistance waiting list. Most of these are also extremely low income (76.56%) African American (94.83%) families with children (73.58%). The waiting lists maintained by CMHA, especially the waiting list for HCV, most of which is scattered site housing, demonstrates the immense need for affordable housing, especially for those at the lowest income levels.

PUBLIC HOUSING STRATEGY (91.210)

The City's Section 8 Tenant Counseling and Placement program assists Section 8 voucher holders in securing housing in low poverty neighborhoods.

The following goals and objectives were identified by CMHA in the *Annual Plan for the Fiscal Year 2009*:

- Improve Public Housing Management: (PHAS score) Continue to Improve PHAS score and return to High Performer Status Improve Voucher Management: (SEMAP score) Continue to Improve SEMAP score and maintain High Performer Status

- Increase customer satisfaction: Ongoing
- Concentrate on efforts to improve specific management functions:
  - Train staff concerning SEMAP, PHAS, and other HUD regulations.
  - Review existing policies and procedures to incorporate all necessary requirements and if warranted, develop written recommendations for policy revisions to the Board of Commissioners.
  - Increase employee training to improve working knowledge of systems and processes.
  - Develop working standards and processes that are consistent in each office.
  - Procure and implement a document imaging program throughout the agency.
  - Procure and implement the use of handheld inspection devices for the Housing Management Division.
  - Procure and implement the use of electronic handheld work order devices for the 10 percent of the maintenance staff.
  - Review current delivery of services to measure their effectiveness.
  - Reduce the amount of time it takes to respond and make routine repairs requested by customers.
  - Achieve 98% occupancy rate in elderly communities.
  - Promote resident and resident organization activities in the areas of resident organization, board training, leadership training, fire safety, child safety, and health.
  - CMHA continues to provide training to staff and Board Commissioners relative to any new or revised policy or procedure mandated by HUD.
  - Submit an Elderly Designation Plan for Regal Manor and Baldwin Grove.
- Renovate or modernize public housing units:
  - Implement the Capital Fund Program schedule.
  - CMHA will perform routine maintenance to assure that units are within UPCS compliance.
  - CMHA will implement a sound preventive maintenance program to help extend the useful life of all systems and equipment.
  - Design a data base using Microsoft Access for the Modernization Department that will track projects, create product life expectancy tables, queries, forms, and reports to aid the agency in efficient use of Capital Funds.
  - Complete 100% of scheduled fiscal year renovation projects on budget and on schedule.

- Identify staffing levels needed to address maintenance issues and PHAS Physical
- Management Scores through predictive and preventive preservation strategies.
- Complete an up to date Physical Needs Assessment of the agencies properties to help identify widespread/ systemic deficiencies.

BARRIERS TO AFFORDABLE HOUSING (91.210(e) and 91.215(f))

Several Cincinnati policies may have the unintended consequence of increasing the cost of developing affordable housing units. These policies are consistent with the basic federal statute goal of creating a suitable living environment by reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and revitalization of deteriorating neighborhoods.

The Impaction Ordinance (346-2001), passed by City Council in 2001, requires, in the budgeting of CDBG and HOME Investment Partnership program funds and in the approval of low income tax credit projects, opposition of "the construction of new publicly-assisted low-income rental units unless the construction reduces the concentration of poverty or are intended for occupancy by the elderly." The Housing Advisory Council (HAC) recommendations, developed in 2004, includes an objective of increasing the number of affordable rental units in areas where few similar units exist with the rationale that "increasing affordable rental units in such communities will give low to moderate-income families additional housing choices and reduce concentration pressures on communities with a disproportionate share of affordable housing." The Cincinnati Metropolitan Housing Authority (CMHA) is also looking for opportunities to purchase properties in low-poverty neighborhoods that currently have few assisted units.

While these policies are consistent with the goal of creating a more suitable living environment for lower income families and individuals, creation of housing units in higher income communities will cost more to develop due to land prices and will likely take longer to develop due to community opposition or hesitancy to house lower income individuals and families.

The City of Cincinnati and Hamilton County jointly requested that Housing Opportunities Made Equal (HOME), a Fair Housing Agency, conduct an Analysis of Impediments to Fair Housing (AI) update for the City and County jurisdictions. The AI was completed in May 2009, and in the AI, 18 recommendations were made to respond to the issues of 1) NIMBYism based on stereotypes, 2) Improving choice in the Housing Choice Voucher Program, 3) Predatory Lending and Lending Discrimination, 4) Discrimination Against People with Disabilities, 5) a Lack of Accessible Housing, 6) Discrimination Against Families with Children, and 7) Sexual Harassment. The City and County then began a series of meetings with a working group made up of staff from the Department of City Planning and Buildings, Office of Budget and Evaluation, the Department of Community Development, and the Hamilton County Department of Community Development, to address the report and its recommendations. It is the intent of this working group to form a Fair Housing Committee, beginning in early 2010, to more fully vet the recommendations, and advise the City and County on ways to implement the recommendations.

The initial responses of the City and County to these recommendations are as follows:

NIMBYism ("Not In My Backyard" reaction) based on Stereotypes

1) The City and County need to work with the Cincinnati Metropolitan Housing Authority (CMHA) to provide accurate information about the Housing Choice Voucher Program, including how the program works, the percentage of elderly and disabled people on the program, and the percentage employed. The communities also need accurate information on comparative rates of assisted housing concentration.

   Currently the Housing Authority keeps statistics on their clientele, including statistics on numbers of elderly, disabled, and employed receiving assistance. This information is brought to the public's attention occasionally, when prompted. In addition, the local HUD office maintains a spreadsheet showing assisted housing by community and neighborhood in the City and County. The City and County would like to work with the Housing Authority and HUD to disseminate this information more widely. This could be done through a media campaign, or through other venues such as housing workshops. Assistance from the Fair Housing Committee, to be formed by the City and County, will be needed in this regard.

2) The City and County should support, encourage, and participate with neighborhood groups who value inclusion and welcome new neighbors.

   The City and County support this recommendation, and welcome assistance from the Fair Housing Committee to help implement it. Currently the City's Neighborhood Summit and the County's First Suburbs meetings provide venues for this initiative.

3) The Cincinnati Planning Department and the Hamilton County Regional Planning Commission could take the lead in creating a positive image of diverse, mixed income communities.

   The City and County support this recommendation, and welcome assistance from the Fair Housing Committee and the corresponding departments to help implement it. Currently the City's Neighborhood Summit, the County's First Suburbs meetings, and the Affordable Housing Advocates annual meeting provide venues for this initiative.

4) Elected officials and candidates should be asked to sign a pledge to refrain from inflaming racism and prejudice and to show respect for all citizens and their neighborhoods in campaign advertising and rhetoric.

   The City and County support this recommendation, and welcome assistance from groups such as the Affordable Housing Advocates, the League of Women Voters, and other to help implement it.

Improve the Choice in the Housing Choice Voucher Program

5) CMHA, the City, and the County should collaborate on an active program to recruit landlords in low poverty areas and provide information and support to families with Section 8 Vouchers interested in making integrative moves.

   The City currently provides funding to HOME to provide counseling assistance to Voucher holders to find units in low poverty areas, and to recruit landlords in these areas. The County had provided funding in the past under its Section 8 Program, but no longer operates that program. It may be difficult to provide additional funding from the City or County due to public service limits on the CDBG Program funds, but that can be explored. The County operates a tenant based assistance program with

HOME funds, and recruits landlords for that program to a small extent. The City, County, and CMHA could form a working group to discuss this collaboration, and what funding may be provided from other funding sources to implement it.

6) The City and County should ask CMHA to refrain from actions that limit housing choice such as using tenant-based vouchers to create project-based units or seeking ways to restrict access to certain neighborhoods.

   As referenced in the response to recommendation # 5, a working group made up of City, County, and CMHA representatives, along with some other stakeholders, could discuss what limitations that the Housing Authority can or cannot make, the reasons behind these actions, and what incentives they can implement to expand housing choice.

7) The City and County should involve Section 8 tenants in community meetings, including upcoming meetings to develop a Cincinnati Comprehensive Plan and community meetings to discuss community development funding.

   The City and County are supportive of this recommendation, and normally include a representative of either the Housing Choice Voucher (HCV) Program, or other CDBG or HOME funded program on their respective committees, such as the City's Community Development Advisory Board (CDAB), or the County's Community Development Advisory Committee (CDAC). In addition, now that the Tenants United for Truth group has been formed, made up of HCV clients, the City and County can invite this group to participate and comment on various plans and funding recommendations.

8) The City and County should work with CMHA to establish a Community Advisory Committee that includes Section 8 tenants and advocates, landlords, and representatives of communities concerned about the impact of families with Vouchers moving to their neighborhoods.

   The City and County support this recommendation, and have expressed an interest in serving on such a committee. The City and County will take action to encourage CMHA to form such a group.

Predatory Lending and Lending Discrimination

9) Assertive law enforcement action is needed on fraudulent foreclosure prevention scams, the next generation of predatory lending that is targeting minority communities.

   The City and County support this recommendation, and will support initiatives that will assist in this effort.

10) The City and County should ask the banks in Hamilton County to review their HMDA data, and where racial disparities exist to conduct self-testing and establish Mortgage Review Committees to ensure that loan originators and underwriters are not letting stereotypes and prejudice affect their decisions.

    The City and County support this recommendation, and will search for the appropriate venue or program to undertake this effort. This could be brought up in the context of CRA requirements.

11) The City and County should work with major lenders to place more branches in minority and low- and moderate-income neighborhoods.

The City and County support this recommendation, and will search for the appropriate venue or program to undertake this effort. This could be brought up in the context of CRA requirements.

Discrimination against People with Mental Disabilities

12) Training needs to be provided to government officials and local zoning boards in Hamilton County on the Fair Housing Act rights of people with disabilities and the liability of jurisdictions who violate the law.

The City and County support this recommendation. Currently, training is provided by H.O.M.E. to County personnel as needed. This effort could be expanded to include more County staff, City staff, and staff of other local zoning boards. The City and County welcome assistance from the Fair Housing Committee to help implement this initiative.

13) The City Planning Department and Hamilton County Regional Planning Commission should provide sighting assistance programs that enable the sighting of special needs housing by providing community education, dispute resolution services, and tools such as Good Neighbor Agreements.

The City and County support this recommendation, and welcome assistance from the Fair Housing Committee and the corresponding departments to help implement this initiative.

A Lack of Accessible Housing

14) When the City and County issue occupancy certificates for new multifamily buildings, the inspectors should ensure that the minimal accessibility requirements of the Fair Housing Act are met. Additional training is needed to ensure the inspectors understand that under the Fair Housing Act and the Ohio Building Code, regardless of how units in covered multifamily buildings are classified, they must be minimally accessible to persons with mobility impairments.

The City and County support this recommendation, and will work with H.O.M.E. and other trainers and the corresponding departments of the City and County to implement this initiative.

15) The City and the County should expand their programs that provide accessibility modifications for existing housing to serve renters as well as homeowners.

The City and County support this recommendation, and will look into funding availability and research program design, to determine the feasibility of this program. The City and County will work with organizations that assist renters with disabilities to determine need, scope, and final program design.

16) Information on accessible rental units needs to be made more readily available.

The City and County support this recommendation, and welcome input from the Fair Housing Committee and organizations that assist persons with disabilities, to implement this recommendation. The County currently encourages use of

HousingLocator.org for clients in the Tenant Based Rental Assistance Program, which can note this in the database.

Discrimination against Families with Children

17) A significant marketing campaign could open the housing market to families by raising public awareness that housing discrimination against families with children is illegal. It would encourage parents who experience discrimination to call HOME and would educate the small landlords who receive no professional training.

    The City and County support this recommendation, and welcome input from the Fair Housing Committee, and Affordable Housing Advocates, to implement this initiative.

Sexual Harassment

18) Educate female tenants that sexual harassment by landlords is illegal and should be reported to HOME. Target the message to female university students and Section 8 tenants who are particularly vulnerable because of their age and low-income.

    The City and County support this recommendation, and welcome input from the Fair Housing Committee, and Affordable Housing Advocates, to implement this initiative.

The City will continue to explore ways to promote access to affordable, safe, and accessible housing through homeownership housing development, rental housing development, homeownership support services, renters supportive services, and services that promote fair housing.

HOMELESS

HOMELESS NEEDS (91.205 (b) and 91.215 (c))

The Homeless Section of the Consolidated Plan has been developed for both the City of Cincinnati and Hamilton County, Ohio as part of the Continuum of Care for the Homeless (CoC) program of the combined jurisdictions. Pursuant to HUD's guidance and the communities method of conducting planning and facilitating processes for homeless, the jurisdictions have standardized elements contained in the Consolidated Plan and the Continuum of Care Plan housing and services, linking the two documents and plans, and thereby reducing duplication of effort and mainstreaming resources.

The CoC maintains the Homeless Management Information System (HMIS), utilizing VESTA® software as the data base for all homeless housing and service delivery information within the jurisdiction. The Cincinnati/Hamilton County HMIS program has 100% community participation – meaning data on all persons within all street outreach programs, all emergency shelter beds, all transitional housing beds, all permanent supportive housing beds and many specialized services (funded by HUD and privately funded) are included in HMIS/VESTA. Thus statistical information reported on homelessness within the jurisdiction generated from HMIS/VESTA has a high degree of accuracy.

Needs data was generated from HMIS/VESTA for the calendar year 2008. During that year 8,372 persons became homeless in Cincinnati and were serviced within a CoC program. Regardless of how many times a person was served by a program or how many programs that person entered they were only counted as one individual- generating an unduplicated participation count.

- All recorded persons in street outreach– 1,162
- All recorded persons who utilized an emergency shelter bed – 6,055
- All recorded persons who utilized a transitional housing bed – 1,117
- All recorded persons who utilized a permanent supportive housing bed - 1,653
- Unduplicated count of persons who utilized any one or more of the following: street outreach, emergency shelter and/or transitional housing - 7,221
- Unduplicated count of persons who utilized any one or more of the following: street outreach emergency shelter, transitional housing and permanent supportive housing - 8,372

Of the 7,221 persons served in outreach, shelter or transitional housing (those who are counted in the annual homeless count for HUD) their **household types** break out as follows:

Individual adult male	3,312	45.9%
Individual adult female	1,113	15.4%
Unaccompanied youth	693	9.6%
Adults in families with child(ren)	737	10.2%
Children in families with adults	1,366	18.9%

Racial Demographics

Federal standards emphasize self-reporting or self-identification as the preferred method of collecting data on race and ethnicity. Clients may select as many races as are applicable. Of the 7,221 homeless persons race was identified as follows:

Black/African American	4,997
White	1,944
White, Black/African American	113
Black/African American, American Indian/Alaskan Native	43
American Indian/Alaskan Native	34
Asian	15
Native Hawaiian/Pacific Islander	14
White, American Indian/Alaskan Native	14
Other multiracial	15
Unknown/client refused	32

Additionally 101 of the person's identified above identified a Hispanic/Latino ethnicity. Of those, only 21 persons were identified as non-English speaking.

Families with Children (2,103 homeless children and adults in families):

- The number of families was 690;
- Single female heads of household: 86%;
- Single male heads of household: 4%;
- Families with more than one adult: 10%;
- Of the adults in homeless families – 33% were victims of domestic violence.

Chronically Homeless

By federal definition a chronically homeless person is an unaccompanied individual with a disabling condition who has either been continuously homeless for more than one year or who has had at least four episodes of homelessness in the past three years.

- Of those persons served in street outreach and/or emergency shelter programs, 1,685 met the chronic homeless definition.
- These chronically homeless persons (who make up 34% of all sheltered adults) accounted for almost one half of the bed-nights utilized in emergency shelters in 2008
- The special needs/disabling conditions of those chronically homeless individuals were:

Alcohol abuse	1,145	68%
Drug abuse	1,133	67%
Mental illness	961	57%
HIV	60	3%
Physical/sensory disability	534	31%
Developmental/cognitive disability	191	11%

- Many chronically homeless persons have more than one special need/disabling condition. A full 45% are dually diagnosed with both substance abuse (drug and/or alcohol) and mental illness.

Within Hamilton County, according to 2008 US Census Bureau figures, 13% of the county lives in poverty and within the City of Cincinnati itself that number rises to 21.9% of the population.

Further poverty statistics indicate:

Children below poverty level:

Cincinnati, Ohio: 36.0%

State: 18.1%

Poverty rate among high school graduates not in families:

Cincinnati: 20.8%

Ohio: 17.1%

Poverty rate among people who did not graduate high school not in families:

Cincinnati: 46.4%

Ohio: 37.0%

Poverty rate among disabled males:

Cincinnati: 24.5%

Ohio: 13.8%

Disability rate in this city among poor males (it is 20.0% among residents who are not classified as poor):

Cincinnati: 28.7%

Ohio: 13.8%

Poverty rate among disabled females:

Cincinnati: 31.0%

Ohio: 18.7%

Disability rate in this city among poor females (it is 20.5% among residents who are not classified as poor):

Cincinnati: 31.1%

Ohio: 18.7%

Renting rate in this city among poor and not poor residents:

Residents below poverty level:  88.4%

Residents above poverty level:  54.0%

Each of these demographics, without regard to the current economic conditions, are indicators of households "at-risk of homelessness".

The 2009 Point-in-Time Count, conducted on January 29, 2009 identifies the following persons as homeless on that night:

POINT-IN-TIME January 29, 2009	**Sheltered**		**Unsheltered**	**Total**
Part 1: Homeless Population	**Shelter**	**Transitional Housing**		
1. Number of Families with Children	55	59	0	114
1a. Total Number of Persons in Families with Children	169	190	0	359
2. Number of Households without Children	517	221	35	769
2a. Number of Persons in Households without Children	517	221	35	769
Total Persons (1a + 2a)	686	411	35	1,132
Part 2: Homeless Subpopulations	**Sheltered**		**Unsheltered**	**Total**
a. Chronically Homeless	262		6	268
b. Severely Mentally Ill	234			
c. Chronic Substance Abuse	410			
d. Veterans	139			
e. Persons with HIV/AIDS	19			
f. Victims of Domestic Viol.	201			
g. Unaccompanied Youth (under age 18)	6			

Note: In the 48 hours prior to the street count, Cincinnati received 8 inches of snow and the low temperature was 19 degrees. For the first time, since the CoC began point-in-time counts in the late 1990's, weather conditions led the City of Cincinnati to open a Cold Shelter on the night of the count, possibly impacting the unsheltered number.

Facilities and Services for Homeless Families with Children

Facilities and services for homeless families begin in the emergency shelter system of the CoC. Since 1999 the family shelters have been part of a partnership program that has enabled them to:

- Share data and case planning across agencies
- Increase case management capability and competencies
- Forge a partnership with Hamilton County Job and Family Services to increase access and timely processing of all mainstream benefits/resources for families.
- Jointly develop the Central Access Point as the way for families to enter the system.
- Reduced recidivism rates
- Collaborate on a family homeless prevention program (one of 5 funded demonstrations in the state)
- Collaborate on a new Rapid Re-housing for Families (one of 23 funded demonstrations in 2008 CoC competition the country)

As is the norm across the county, family homelessness increases in the summer months and tends to decrease over the winter months, therefore, the Point in Time numbers taken in January show the lowest level of family shelter usage. At that low level 201 of the family beds available in the community, 84% were occupied. However, if that Point in Time would have been taken in July the family shelters would be 100% occupied, often with families waiting to gain admission to shelter. Data from the Central Access Point indicates the increasing number of families seeking emergency shelter is due to economic conditions and apartment foreclosures.

Considering the data and the efforts currently underway within the family system the following goals have been established:

1. MAINTAIN THE CURRENT LEVEL OF 201 PERMANENT SHELTER BEDS. With the exception of the domestic violence facilities (currently under renovation to increase its capacity by 9 beds), it is the continued belief of all persons involved in planning for family homelessness that permanent emergency shelter beds should not be added to the system.

2. INCREASE TEMPORARY EMERGENCY SHELTER BEDS FOR SEASONAL OVERFLOW AND BECAUSE OF POOR ECONOMIC CONDITIONS. A non-permanent emergency shelter system such as a hotel program may need to be established if the trend for the increasing need for emergency shelter beds for families continues, and the Hamilton County Department of Job and Family services cannot sustain the emergency hotel program previously operated by the department.

3. DECREASE THE LENGTH OF STAY WITHIN THE EMERGENCY SHELTER SYSTEM. The family shelters have refocused their energies to rapidly move families from the emergency shelter system into housing, thereby decreasing the amount of bed nights utilized in shelter.

    a. The Rapid Re-housing for Families programs should be carefully monitored for success rates both in decreasing the length of stay within the shelter system and ensuring that recidivism rates do not rise as a result.

4. CREATE NEW SCATTERED-SITE TRANSITIONAL HOUSING BEDS FOR FAMILIES. A new rapid re-housing or scattered-site transitional housing program for families must be established to increase the ability of the shelter to move families from shelter to transitional housing (especially in light of decreasing opportunities for employment based on current conditions).

    a. Implement the new Rapid Re-housing for Families program granted in 2008 by the CoC effectively providing an additional 60 units (180 bed) of transitional housing

    b. Increase the number of "short-term" transitional units (6 to 9 month average) by 50 units (150 beds) over a five year period.

    c. Increase the number of "longer-term" transitional housing (9 months to 2 years) for moderate to difficult family placement by 30 units (90 beds) over the five years.

5. CREATE NEW PERMANENT SUPPORTIVE HOUSING OPTIONS FOR FAMILIES. With the federal definitional change of chronic homelessness to include families, it will be possible within the next five years to create new PSH opportunities for families where the primary head-of-household is disabled and the family has experienced multiple episodes of homelessness.

    a. Create 20 new PSH units (60 beds) for chronically homeless families.

    b. Increase coordination with public housing and other federal programs to increase the supply of housing subsidies available for homeless families.

Facilities and Services for Single Homeless Individuals

In late 2008 the City of Cincinnati issued Ordinance 0347-2008 authorizing the CoC to develop a comprehensive strategic plan to ensure single homeless individuals have access to appropriate shelter facilities and comprehensive services which facilitate their movement from shelter to permanent housing. Over a six month period over 90 individuals participated in an intensive planning process. The completed plan, called the Homeless to Homes Plan, was accepted by both the City of Cincinnati and Hamilton County and provides the details for specific goal elements listed here that are relevant to the Consolidated Plan:

MAINTAIN THE CURRENT LEVEL OF EMERGENCY SHELTER BEDS, DECREASE THE CONCENTRATION OF SHELTER BEDS SO AS TO BETTER SERVE HOMELESS INDIVIDUALS, AND DECREASE THE LENGTH OF STAY IN SHELTER. Intensive work was done utilizing Homeless Management Information System data to determine the extent of the need and types of persons sheltered by age, sex, and disabilities. The results of that work documented that the current number of emergency shelter beds should be maintained, but that persons within the shelter system need to be provided with a higher level of service in order to facilitate movement from homelessness to permanent housing.

    a. Separate homeless single women's shelter beds from single men's beds.

    b. Decrease the concentration of emergency shelter beds.

    c. Decrease the ratio of case managers to clients to 1:10.

2. INCREASE THE NUMBER OF TRANSITIONAL HOUSING BEDS. Increasing the number transitional housing beds for single individuals will support the flow of persons out of emergency shelter and decrease the length of stay in shelter.

    a. Increase the number of transitional housing beds for single individuals by 191 new beds over the five year period.

    b. Utilize the bed type mix as identified in the Homeless to Homes Plan as the recommended level of units for each subpopulation.

3. INCREASE THE NUMBER OF PEMANENT SUPPORTIVE HOUSING UNITS AVAILABLE Increasing the number of permanent supportive housing units will decrease the number of chronically homeless persons in the community. An increase of 1,020 units over the next 5 years is recommended as the overall target.

    a. Develop 125 site-based PSH units

    b. Develop an additional 79 scattered-site PSH units

    c. Create one PSH group home for the extremely long-term homeless women in the system.

4. MAINTAIN THE CURRENT LEVEL OF COORDINATION AND SERVICES FOR OUTREACH TO STREET HOMELESS PERSONS AND INCREASE THE LEVEL FOR YOUNG ADULTS AND PERSONS WITH SUBSTANCE ABUSE ISSUES

    a. Expand the facility and services within Anthony House, an outreach and engagement center for young adults.

    b. Increase the street outreach services for persons with substance abuse.

Improve Access into Service/Facilities

1. MAINTAIN AND EXPAND THE CENTRAL ACCESS POINT (CAP) The CAP program is currently designed to enable homeless families to gain access to emergency shelter or family homelessness prevention services. It is recommended that the CAP program be expanded to include the coordination and flow of single homeless individuals as well.

2. CREATE A PROGRAM/SYSTEM FOR HOMELESS INDIVIDUALS TO ACCESS INFORMATION AND REFERRAL SERVICES APPROPRIATE TO THEIR NEEDS Long identified as a need by Cincinnati's homeless population as a "homeless concierge" service – a place homeless persons could go to get connected with information and referral services. This recommendation was incorporated into the Homeless to Homes plan. The Information/Referral service should be connected with either an individual shelter or the Central Access Point.

PRIORITY HOMELESS NEEDS

As mentioned above, the Homeless to Homes Plan summarizes recommendations made by local and national experts in the homeless services field, local funders, and community stakeholders including representatives of service providers, government agencies, NGOs,

businesses, and faith-based organizations. The process for developing the plan constituted the first time in our region that a plan for ending homelessness used actual data of homeless persons in the community; real numbers, real ages, and real special needs became a foundation for the work. Because this plan was created using a "blank slate" problem solving method, it reflects what the steering committee and working subcommittees believe are the best of what could and should happen for homeless single individuals in the community.

The plan represents a significant shift in the ways our community responds to those who are homeless. The Homeless to Homes report responds to the need for a new, comprehensive plan that changes how our community provides homeless housing and services, how homeless individuals are expected to respond, and how public and private funding systems can work cooperatively and with a clear emphasis to support the initiatives of this plan.

As mandated by Cincinnati City Council on May 21, 2009, the Cincinnati/Hamilton County Continuum of Care for the Homeless, Inc. has seated the Homeless to Homes Transition Team, which has the task of prioritizing for implementation the over 50 recommendations within the Homeless to Homes Plan. This prioritization is ongoing, but should be completed and reported to the City, County, and community in September 2009 and will classify recommendations as follows:

- High Priority Recommendations- implementation to be begun in Year 1
- Years 2-3 Recommendations
- Years 4-5 Recommendations

Though the prioritization is not complete, the following items appear to be likely High Priority recommendations:

- Increase the number of Transitional Housing beds.
- Increase the number of Permanent Supportive Housing units.
- Development of a Central Access System to be used by homeless households to access emergency shelter, housing, and services.
- Decreasing the ratio of case managers to clients so as to provide a higher level of services.
- Restructure the current number of emergency shelter beds so as to better meet the needs of emergency shelter residents.
- Improve access to services through increased collaboration and coordination between CoC homeless services and the Mental Health and Recovery Services Board.
- Divert homeless people away from incarceration and toward transitional housing.

This prioritization is ongoing, but should be completed and reported to the City, County, and community in September 2009.

HOMELESS INVENTORY (91.210 (c))

See *2009 Housing Inventory Chart* (Appendix III following page 22).

HOMELESS STRATEGIC PLAN (91.215 (c))

HOMELESSNESS

Cincinnati is a leader in services for the homeless in many ways, nevertheless there are still opportunities to better serve homeless single men and women. Shelters currently provide a place to stay and facilities that meet basic needs. However, the shelters struggle with the number of homeless people entering the system on a daily basis. The shelters face many challenges to providing best practice services that support an exit from homelessness. Beyond the shelter system, three other items were identified as contributing factors to homelessness: 1) the availability of appropriate housing (especially for special needs subpopulations) to facilitate their exit from the streets or shelters; 2) the accessibility of mental health and substance abuse services for all those in need to address the special issues that precipitate or perpetuate their homelessness; and 3) the funding to sustain efforts to make significant and lasting improvements to the system. Additionally, agencies serving the homeless are challenged to increase communication and resolve conflicts with their host neighborhoods in more proactive and productive ways.

CHRONIC HOMELESSNESS

The City of Cincinnati, Hamilton County and the CoC have consistently utilized the Consolidated Plan as the process and document for strategies and planning to address homelessness, including chronic homelessness. On October 8, 2008 City Council approved Ordinance 0347-2008, which directed the CoC to "immediately address the inadequacy of the current provision of services for single homeless individuals in the City of Cincinnati, and to put in place a comprehensive plan to implement such services." Further, the ordinance states "the plan must ensure that as a critical segment of the homeless community, single homeless men and women, will have access to safe, appropriate shelter facilities and that such facilities will provide comprehensive services necessary for homeless individuals to obtain and maintain housing." The plan was completed in March of 2009 and adopted by both Cincinnati City Council and Hamilton County Board of County Commissioners. Pursuant to the plan's recommendations, the city and county administration will incorporate the Homeless to Homes plan as the basis for the Homeless/Special Needs section on homeless individuals within the 2010-2014 Consolidated Plan.

The recommendations and strategies from Homeless to Homes that are now being incorporated into the Consolidated Plan relating to ending chronic homelessness are as follows:

1. Reconfigure the emergency shelter beds for single individuals into smaller bed configurations that provide a higher level of services to residents; provide more intensive case management services that support individual development; develop and follow through with case plans that move them quickly from homelessness into housing.

2. Create a "safe walk-in shelter" with a limited number of beds to provide emergency refuge for single men or women would cannot or will not engage with workers to develop a case plan.

HOMELESS PREVENTION

The jurisdiction was selected in 2007 to undergo an evaluated state prevention program for homeless families. With that program as well as the Homeless Prevention and Rapid Re-housing Program (HPRP) stimulus funds, and normal community emergency assistance activities, the CoC has created the foundation for homeless prevention activities.

HPRP, the CoC and the United Way of Greater Cincinnati (UW) collaborated and they are using the UW funded Emergency Assistance centers plus one faith-based Emergency Assistance center as the Prevention Providers. The UW current funding within the agencies will be used for staffing while HPRP funds will provide direct financial assistance. Using a transformative prevention model, clients are provided both case management and prevention funds in sufficient quantities to make a sustainable difference in the households ability to sustain housing. The CoC has incorporated the HMIS (VESTA system) to acquire all data and pay all bills, in a consolidated administrative effort and as an outcome based measurement system. A sub- grant arrangement with the Legal Aid Society of Greater Cincinnati is being used to provide legal assistance as needed to prevent homelessness.

The City HPRP funds will provide: 74% of the direct financial assistance for Prevention, the salary of the back end financial management person to pay all bills and account for all funds and will provide all of their funds towards the RRH program. The County will provide: the balance of the direct financial assistance for Prevention; support Legal Services efforts to prevent homelessness; and support the Central Access Point "hotline" as a designated access call line for prevention and RRH for families.

INSTITUTIONAL STRUCTURE

The CoC planning process is a coordinated, collaborative effort by the City of Cincinnati, Hamilton County, the Greater Cincinnati Coalition for the Homeless, and the CoC Working Groups under the umbrella of the 501(c)3 –Cincinnati/Hamilton County Continuum of Care for the Homeless, Inc. (CoC, Inc.). The CoC, Inc. is the lead agency registered with HUD for the CoC annual grant application process and is the entity responsible for the submission of Exhibit 1. Over the course of the Consolidated Plan period this entity will also assume the responsibility for financial management of the grants pursuant to changes regulated by HUD.

The community leadership team, now known as the Homeless Clearinghouse, includes staff and members of: the City of Cincinnati Department of Community Development, Hamilton County Community Development Department, the Greater Cincinnati Coalition for the Homeless (GCCH), an elected representative liaison from each of the CoC Working Groups, as well as Executive Directors of four CoC-funded agencies. The Homeless Clearinghouse is staffed by the CoC, Inc. The Homeless Clearinghouse provides process oversight for the CoC, Inc. Board of Directors.

The purpose of the Homeless Clearinghouse is to:

1. Plan and coordinate community influence on systemic decisions affecting the homeless.

2. Uphold the elements of the Consolidated Plan that affect homelessness.

3. Identify and support the utilization of all sources of funds and other resources used to improve the quality of life for homeless persons and/or to end homelessness.

Planning itself occurs through the inclusive CoC process. The Working Groups of the CoC are groups focused on specific populations of homeless persons and/or specific types of providers. CoC Working Groups meet on a regular basis to address service-related issues. The Working Groups include not only the appropriate service/housing providers but also homeless persons, including those from the subpopulations identified in the committee's action plan, and system organizations that have an effect/influence over the target issue (e.g. welfare department, substance abuse board, social security, etc.) The groups report quarterly to the Homeless Clearinghouse. This system has provided the community with an improved level of coordination, community involvement and the ability to assure efforts in the community are not duplicated.

Working Group	Focus Area	Prime Activities
Family Shelter Partnership Program (FSPP)	Families in shelter	Coordinating quality case management Coordinating mainstream resources (TANF, FS, CHIP, Medicaid, Child Care, Children's Protective)
Homeless Individuals Task Force (HIT Force)	Homeless single individuals & chronically homeless	In process of being changed to correspond with Homeless to Homes planning and implementation efforts.
Homeless Outreach Group (HOG)	Street Homeless & chronically homeless	Coordinating outreach efforts Increasing access to housing/services directly from the streets
HMIS Advisory Committee	HMIS Quality and Integrity	Oversight of HMIS policies, procedures, system usage. Coordinates activities with the HMIS Lead Agency – The Partnership Center, Ltd.
Transitional Housing Group	SHP Transitional Housing	Promoting best TH practice efforts.
Permanent Housing Group	SHP Permanent Housing for the Disabled	Promoting best PSH service practice efforts.
PSH Development	Providing comprehensive planning and support to site based PSH	Coordination of site, development, funding among developers to implement PSH housing recommended in Homeless to Homes.
Shelter Plus Care	SPC excellence	Promoting best practices among SPC providers.

To ensure there are not duplicate efforts in coordination and planning, the City of Cincinnati contracts, on a year-round basis for the CoC, Inc. to manage both the Continuum and all other funding and administrative support for homeless services (including SPC, ESG and HOPWA), and the homeless section of the Consolidated Plan.

Planning/Coordination

- Maintain an "inclusive planning process"
- Facilitate Consolidated Planning and monitoring process (homeless section) for the City/County
- Facilitate Homeless to Homes Implementation

- Facilitate processes to include the voice of homeless persons in planning
- Maintain and staff the community planning/coordination body: *Homeless Clearinghouse.*
- Manage relationship with the Ohio Interagency Council on Homelessness and Housing.

Data Gathering/Sharing

- Manage contract with HMIS Lead Agency to ensure:
    - All homeless counts - as required by HUD or other community initiatives are completed with HMIS data
    - Provide data to local/state/federal governments and community providers to use
    - Provide the linkage for HMIS data government reporting
- Maintain and staff the *HMIS Advisory Committee*

Funding Coordination and Development

- Facilitate annual CoC process and grant submission to HUD
- Facilitate annual City-ESG process and coordinate grant requirements with the City
- Monitor funding, as required by funding source(s)
- Coordinate activities to support/develop community funding initiatives with HUD and other federal, state, local resources

Service Delivery System Intervention

- Monitor program outcomes and performance measures established by HUD and community processes.
- Facilitate/support initiatives that improve access to mainstream resources/services for the homeless
- Provide support for the creation of partnership initiatives/programs
- Provide support/coordination for CoC Working groups including whose focus is:
    - Provision of direct service for a specific population of homeless persons
    - Network information
    - Information sharing among providers
    - Gaps identification (directed to CoC planning and/or GCCH advocacy)

DISCHARGE COORDINATION POLICY

Discharge Planning activities are coordinated with the appropriate State level departments through the Interagency Council on Homelessness and Housing. The following documents the protocol established for each required discharge plan area:

Foster Care

Each public children's service agency (PCSA) shall provide appropriate services and support to former foster care recipients. The services and supports are to compliment the young adult's own efforts and shall be available until the young adult's twenty-first birthday. Independent living services available to young adults aged eighteen to twenty-one include: daily living skills, assistance in obtaining a diploma or GED, entering post secondary education or training, career exploration, vocational training, job placement and retention, preventative health activities, financial, housing, employment, education and self-esteem counseling, drug and alcohol abuse prevention and treatment.

An agency may use up to 30% of its federal allocation for room and board for the emancipated youth up to age 21, which includes assistance with rent, deposit, utilities, or utility deposits.

Each county's protocol may be different as Ohio is a state supervised, county administered state. If a child is 16 years or older and is likely to remain in care the agency must have a written independent living plan to achieve self-sufficiency developed within thirty days of the completion of an assessment. The plan should be based upon the assessment and include input from the youth, the youth's case manager, the caregiver, and significant others in the youth's life. The independent living plan should be reviewed at least every ninety days thereafter until the agency's custody is terminated.

A review of the state protocol at the local level (Cincinnati/Hamilton County) through the Hamilton County Department of Job and Family Service (HCJFS) indicates that assessments are completed on all foster teens as prescribed above at age 16 or as they come into custody, using the Daniel Memorial Assessing and Contracting with Youth tool which provides for not only the assessments but the follow-up planning. The HCJFS After Care Worker is responsible for devising an individual plan for each emancipated youth, including housing plans. HCJFS is the PCSA responsible for the implementation of the policy at the local level.

Health Care

The Ohio General Assembly has enacted laws governing the transfer and discharge of residents in nursing homes (NHs) and residential care facilities (RCFs) [Ohio Revised Code (ORC) section 3721.16], adult care facilities (ACFs) [ORC section 3722.14], and community alternative homes (CAH)[ORC section 3724.10]. As the licensing agency for these facilities, the Department of Health promulgated Chapter 3701-16 of the Ohio Administrative Code (OAC) that further expounds on the transfer and discharge rights of NH and RCF residents and OAC rules 3701-20-24 (ACF) and 3701-16, 23 (CAH). The Department ensures that these provider types follow the appropriate regulations regarding transfer, discharge, or both, by reviewing documentation that the facility has initiated discharge planning and that alternatives have been explored and exhausted prior to discharge.

Although Ohio does not license hospitals, ODH as the State Survey Agency for Medicare, surveys hospitals for compliance with Medicare certification regulations related to resident discharge rights 42 CFR 482.13 and discharge planning, 42 CFR 482.43 which establish hearing rights for premature discharge and requirements for planning for patients' needs after discharge.

Locally, a protocol does exist for discharge of homeless persons from hospitals. The hospitals within Cincinnati and Hamilton County have joined together to fund the CoC's

Center for Respite Care, which was specifically designed for homeless individuals who were treated in the hospital and need additional medical support. The protocol developed and utilized throughout the hospitals in the area for admission to Respite requires the hospital to: a) have the hospital social worker provide referral information to Respite; b) Respite admissions staff evaluates patient data to determine if respite care is appropriate; c) hospital staff provides relevant medical background documentation (history, diagnosis, medical notes, discharge summary and treatment plan); d) hospital discharges to Respite with a 30 day supply of all prescribed medications and transports the patient to Respite. Respite has on staff, a trained Front Line Homeless Worker who then works with the patient to secure income and housing.

Mental Health Care

It is the policy of ODMH that homeless shelters are not appropriate living arrangements for persons with mental illness. Patients being discharged from ODMH Behavioral Health Organizations/Hospitals are not to be discharged to a shelter or to the street.

Community Support Network (CSN) programs are required to have appropriately approved emergency housing plans in place in the event their clients undergo unexpected residential change. These entities, in conjunction with the responsible or contracting Board or agency, must exhaust all reasonable efforts to locate suitable housing options for patients being discharged. Patients in ODMH BHOs shall not be discharged to homeless shelters and clients in an ODMH CSN program shall not be removed or relocated from community housing options to homeless shelters unless the responsible board or contract agency has been involved in the decision making process and it is the expressed wish of the affected person and other placement options have been offered to the affected person and refused. When a discharge or relocation to a homeless shelter occurs under these guidelines, the reasons shall be thoroughly documented in the person's chart and reviewed via the BHOs quality improvement process. Persons may not be discharged or relocated to homeless shelters for the convenience of staff, as a punitive measure, or for expediency. ODMH BHO policies shall be consistent with this directive.

The Hamilton County Mental Health Board is in compliance with this directive. Locally, a system of "quick access" beds, within apartments has been developed to support the above policy and protocol. The Quick Access beds are shown on the Housing Inventory as a method of tracking persons and ensuring discharge to shelters does not occur.

COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT (91.215 (e))

OTHER COMMUNITY DEVELOPMENT NEEDS

Other community development needs include all needs not directly related to housing, homeless, and non-homeless special needs populations. Priority is given to those programs and activities that will have the most impact, in terms of geography and population served, to achieve the following specific objectives:

- Improve economic opportunities for low-income individuals

- Improve the quality and increase the quantity of public improvements for lower income persons
- Improve the quality and increase the quantity of neighborhood facilities for low-income persons
- Remediate and redevelop brownfields

Economy and Labor Force

Education, health, and social services make up the largest employment sector in the City, Hamilton County, and the Cincinnati-Hamilton, OH-KY-IN CMSA. In 2000, the sector employed nearly 35,000 people in the City. The second and third largest employment sectors in the City are Professional services, employing 18,756 individuals, followed by Manufacturing with 18,487 employees.

Employment by Sector, 2000

	Cincinnati, Ohio		Hamilton County, Ohio		Cincinnati--Hamilton, OH--KY--IN CMSA	
	Number	**% of Total**	**Number**	**% of Total**	**Number**	**% of Total**
Total:	**150,574**		**405,192**		**968,170**	
Agriculture, forestry, fishing and hunting, and mining:	184	0.1%	531	0.1%	4,082	0.4%
Agriculture, forestry, fishing and hunting	172	0.1%	468	0.1%	3,588	0.4%
Mining	12	0.0%	63	0.0%	494	0.1%
Construction	7,136	4.7%	22,526	5.6%	64,490	6.7%
Manufacturing	18,487	12.3%	58,732	14.5%	167,913	17.3%
Wholesale trade	4,512	3.0%	15,352	3.8%	38,507	4.0%
Retail trade	15,333	10.2%	46,163	11.4%	113,529	11.7%
Transportation and warehousing, and utilities:	7,143	4.7%	18,940	4.7%	53,792	5.6%
Transportation and warehousing	5,881	3.9%	15,385	3.8%	45,404	4.7%
Utilities	1,262	0.8%	3,555	0.9%	8,388	0.9%
Information	4,432	2.9%	11,238	2.8%	23,236	2.4%
Finance, insurance, real estate and rental and leasing:	11,029	7.3%	31,848	7.9%	72,310	7.5%
Finance and insurance	8,329	5.5%	24,164	6.0%	55,196	5.7%
Real estate and rental and leasing	2,700	1.8%	7,684	1.9%	17,114	1.8%
Professional, scientific, management, administrative, and waste management services:	18,746	12.4%	46,407	11.5%	95,365	9.9%
Professional, scientific, and technical services	11,263	7.5%	30,487	7.5%	62,050	6.4%
Management of companies and enterprises	191	0.1%	506	0.1%	1,016	0.1%
Administrative and support and waste management services	7,292	4.8%	15,414	3.8%	32,299	3.3%
Educational, health and social services:	34,899	23.2%	84,099	20.8%	181,331	18.7%
Educational services	13,445	8.9%	32,755	8.1%	74,536	7.7%
Health care and social assistance	21,454	14.2%	51,344	12.7%	106,795	11.0%
Arts, entertainment, recreation, accommodation and food services:	15,447	10.3%	34,716	8.6%	76,379	7.9%
Arts, entertainment, and recreation	3,179	2.1%	7,391	1.8%	15,963	1.6%
Accommodation and food services	12,268	8.1%	27,325	6.7%	60,416	6.2%
Other services (except public administration)	7,028	4.7%	18,570	4.6%	42,507	4.4%
Public administration	6,198	4.1%	16,070	4.0%	34,729	3.6%

While more current data for employment by sector is not available at the city-level, total employees by Major Standard Industrial Classification (SIC) data is available for 2009. This data cannot be directly compared with 2000 U.S. Census Bureau because the classifications are not identical, but the data does reveal that service industries dominate Cincinnati's economy, with more than 50 percent of all employees working in a service-related industry. Just over 40 percent of Hamilton County employees work in a service-related industry. It should also be noted that employment by sector data is based on the employed population over 16 years old living in a geographic area while employees by major SIC is based on employment within a geographic area.

Total Employees by Major SIC, 2009

	Cincinnati		Hamilton County	
	Total	**%**	**Total**	**%**
Agricultural, Forestry, Fishing (SIC Range 01-09)	680	0.3%	3,195	0.6%
Mining (SIC 10-14)	64	0.0%	107	0.0%
Construction (SIC 15-17)	6,124	2.5%	20,649	3.6%
Manufacturing (SIC 20-39)	18,785	7.6%	77,619	13.6%
Transportation and Communications (SIC 40-49)	16,655	6.8%	27,217	4.8%
Wholesale Trade (SIC 50-51)	9,441	3.8%	32,232	5.7%
Retail Trade (SIC 52-59)	31,404	12.8%	105,629	18.5%
Finance, Insurance And Real Estate (SIC 60-69)	20,771	8.5%	42,275	7.4%
Services (SIC 70-89)	125,510	51.1%	234,246	41.1%
Public Administration (SIC 90-98)	14,803	6.0%	23,080	4.1%
Unclassified (SIC 99)	1,408	0.6%	3,406	0.6%

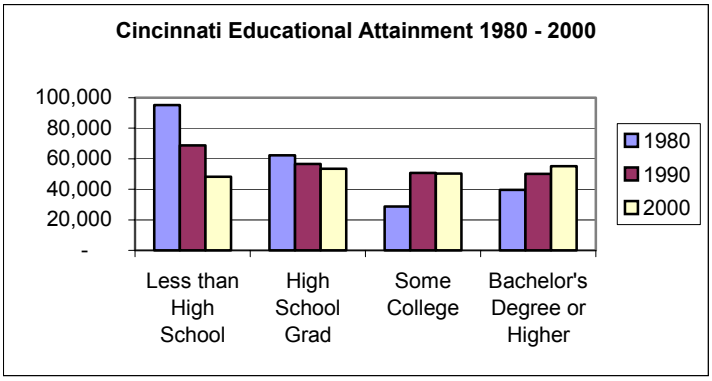
Unemployment

The most current employment numbers for the Cincinnati-Middletown Metropolitan Statistical Area (MSA) (including Brown, Butler, Clermont, Hamilton, and Warren Counties in Ohio; Boone, Bracken, Campbell, Gallatin, Grant, Kenton, and Pendleton in Kentucky; and Dearborn, Franklin, and Ohio counties in Indiana) indicate that the unemployment rate was 10.3 percent in July 2009. This was up from 6.2 percent in July 2008 and up from 10.1 percent in June 2008. These employment numbers are consistent with the current recession.

Educational Attainment

The levels of educational attainment of Cincinnati residents have increased over the last 20 years. There has been a 75% increase in the number of people who have attended some college and a 39% increase in the number of residents who have received a Bachelor's Degree or higher. There have been significant increases in educational attainment of residents in LMI neighborhoods, and the number of residents without a high school education has dropped by 19 %. However, there is still a very large percentage of residents who have not obtained a high school degree, and school enrollment levels have dropped slightly among elementary and high school students.

Educational Attainment



The City of Cincinnati's population has a lower education level when compared with Hamilton County. While the percentage of population with a high school diploma, some college, or a college degree are comparable in 2009, more than 15 percent of Cincinnati's population does not have a high school degree, while just over 11 percent of the County's population does not have the same degree. This means that more than 32,186 residents have relatively low education levels and may not be properly prepared to compete in the workforce.

Educational Attainment Levels, 2009

	2009			
	Cincinnati		Hamilton County	
	Total	%	Total	%
Population Age 25+	211,841		583,847	
< Grade 9	8,115	3.8%	17,210	2.9%
Grade 9-12	24,071	11.4%	49,177	8.4%
High School	60,809	28.7%	173,770	29.8%
Some College	37,593	17.7%	104,867	18.0%
Assoc Degree	13,083	6.2%	40,378	6.9%
Bach Degree	40,797	19.3%	122,152	20.9%
Grad Degree	27,373	12.9%	76,293	13.1%

Educational Attainment Levels, 2014

	2014 Projection			
	Cincinnati		Hamilton County	
	Total	%	Total	%
Population Age 25+	236,989		655,285	
< Grade 9	7,222	3.0%	15,626	2.4%
Grade 9-12	21,424	9.0%	44,693	6.8%
High School	66,232	27.9%	188,241	28.7%
Some College	41,832	17.7%	116,366	17.8%
Assoc Degree	14,422	6.1%	43,980	6.7%
Bach Degree	49,881	21.0%	147,139	22.5%
Grad Degree	35,977	15.2%	99,240	15.1%

Projections for 2014 show that Cincinnati's educational attainment level will increase slightly, but will still lag behind the County's level.

Business Establishments

In 2009, Cincinnati has approximately 245,644 employees in 13,759 business establishments. The majority of these businesses (8,033 establishments making up 58.4% of all establishments) have 1 to 4 employees. Less than 1 percent of all establishments have more than 250 employees.

Business Establishments by Size, City of Cincinnati, 2009

	Total	%
1-4 Employees	8,033	58.4%
5-9 Employees	2,429	17.7%
10-19 Employees	1,394	10.1%
20-49 Employees	1,047	7.6%
50-99 Employees	450	3.3%
100-249 Employees	278	2.0%
250-499 Employees	73	0.5%
500-999 Employees	27	0.2%
1000+ Employees	28	0.2%

Economic Development

The City of Cincinnati is in competition for economic investment and jobs with the surrounding suburbs and jurisdictions, including those in Kentucky and Indiana. Several of these offer a plentiful supply of undeveloped land and less expensive office and retail space. Industrial and commercial development is often easier at the region's periphery than at its core. Suburban developments are typically greenfield development in contrast with available land in the City, which tends to present a number of challenges to investors and developers including the costs of assembling properties, rebuilding aging infrastructure, demolition, and dealing with environmental hazards on brownfield sites. Cincinnati's many neighborhood business districts, often the organizing spine of many communities, also face challenges, including competition with nearby or large-scale retail and office uses. Some of the issues the City faces in redevelopment include the following:

- Environmentally damaged land is a serious problem and remediation can be a major financial barrier or deterrent to redevelopment.
- Aging infrastructure and utilities in industrial areas can play a key role in decision-making for companies that are considering expansion, often leading them to consider relocation instead.
- Older built-out urban cities such as Cincinnati have little vacant land available for development, especially land at a larger scale of 20 acres or greater.
- Private developers generally need assistance assembling land because the land that is available are on mostly scattered, smaller parcels owned by several property owners.

- The physical impact of blight on a small neighborhood commercial districts can have a larger impact than in a larger commercial or industrial area.

- Potential entrepreneurs face barriers that involve a lack of assistance, difficulty securing financing, and discrimination.

Workforce Development and Access to Jobs

The City's potential workforce include a disproportionate share of the county and region's less well-off members in terms of education, job skills, and poverty level. An intergovernmental agreement between Cincinnati and Hamilton County pools Workforce Investment Act (WIA) and other Department of Labor grant programs into an integrated system with policy direction provided by the Southwest Ohio Region Workforce Investment Board.

The SuperJobs Center is a one-stop job center that provides services to job seekers and employers at no cost in one location. Hamilton County Job and Family Services, the Ohio Department of Job and Family Service, the Ohio Department of Development, the University of Cincinnati (Southwest Educational Opportunity Center), Cincinnati State Technical and Community College, Mature Services, Ohio Rehabilitation Services Commission, Job Corps, Cincinnati-Hamilton County Community Action Agency, Cincinnati Public Schools, and the Cincinnati Metropolitan Housing Authority are all partners of the SuperJobs Center. The SuperJobs Center is operated by the Southwest Ohio Region Workforce Investment Board in partnership with Arbor E&T, LLC and is supported by the City of Cincinnati and Hamilton County.

SuperJobs Center services will be enhanced by strategic CDBG-funded workforce development programs, including Blueprint for Success and Youth Employment Programs. Blueprint for Success is based on the Youth Build model to assist ex-offenders and at-risk youth in obtaining a high school diploma or equivalent as well as marketable construction skills. The Youth Employment Programs provide training for youth in work place etiquette and basic work skills through workshops, presentations, and job experience opportunities.

Other Community Development Needs

Two public processes that help the City of Cincinnati make community development funding decisions are focused towards the Neighborhood Business Districts and the community as a whole. Proposals for funding for neighborhood business district (NBD) improvements are made through a special process managed by the Department of Community Development and reviewed by the Cincinnati Neighborhood Business Districts United (CNBDU), an association of NBD members. The Community Priority Request (CPR) process asks each neighborhood community council for a list of its highest priority funding requests as part of the preparation for the biennial budget. The *Priority Community Development Needs* table reflects 2005-2009 CNBDU requests and 2007-2010 CPR requests. Please note, funding amounts most CPR projects do not include dollars needed to meet the need.

Quality of Life

The aging housing stock, the dominance of renter-occupied housing units, and relatively low income of Cincinnati's population combine to create several challenges in maintaining a good quality of life for all residents, and especially those that may be less well-off. An aging housing stock presents unique challenges in maintaining safe, and livable conditions. Often older housing units are concentrated in areas of the City dominated by lower income families. Cincinnati's housing stock is dominated by rental units. If absentee landlords are

unresponsive to housing conditions and tenant behavior, rental units may create negative impacts on the surrounding community.

Several programs are aimed at addressing issues of blight in neighborhoods and ensuring the continued public health, safety, and welfare of Cincinnati's neighborhoods. The Concentrated Code Enforcement Program provides funding to correct code violations. Funding through the program may involve repairing porches, windows, and siding; painting; and removal of dilapidated garages, fences and sheds, junk cars, and weeds. The Hazard Abatement Program addresses community eyesores and hazards by providing funds to barricade or repair abandoned buildings. Finally the Lead Hazard Testing Program provides funding for lead inspections of residences occupied by children who have been identified as having elevated blood levels. The program also provides access to services to remediate lead.

DETERMINING PRIORITY COMMUNITY DEVELOPMENT NEEDS

The following table includes unmet needs, dollars to address those needs, and five-year targets for non-housing community development needs. The table also assigns priority levels for various community development activities. The level of need for public facilities, infrastructure, and services not traditionally provided by the City of Cincinnati have been labeled "NA" (not applicable), as the City does not have a means for determining the need for those activities. Community development activities that have been assigned a high priority level directly improve economic opportunities for low-income individuals, improve the quality of public improvements for lower income individuals, and remediate and redevelop brownfields. Taken together, these activities have a direct positive impact on lower income individuals while also creating positive outcomes for the entire City.

Priority Community Development Needs

		Priority Need Level (High, Medium, Low)	Unmet Need	Dollars to Address Need	5-Year Goal
01 Acquisition of Real Property 570.201(a)		H	15	$1,130,000	9
02 Disposition 570.201(b)		H	275	$125,000	275
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)	L	4	$0	0
	03A Senior Centers 570.201(c)	NA			
	03B Handicapped Centers 570.201(c)	NA			
	03C Homeless Facilities (not operating costs) 570.201(c)	NA			
	03D Youth Centers 570.201(c)	NA			
	03E Neighborhood Facilities 570.201(c)	L	11	$0	0
	03F Parks, Recreational Facilities 570.201(c)	M	30	$4,781,500	5
	03G Parking Facilities 570.201(c)	L	18	$2,214,867	0
	03H Solid Waste Disposal Improvements 570.201(c)	NA			
	03I Flood Drain Improvements 570.201(c)	NA			
	03J Water/Sewer Improvements 570.201(c)	L	5	$588,500	0
	03K Street Improvements 570.201(c)	H	500	$21,599,969	425
	03L Sidewalks 570.201(c)	L	4	$140,500	0
	03M Child Care Centers 570.201(c)	NA			
	03N Tree Planting 570.201(c)	L	1	$0	0
	03O Fire Stations/Equipment 570.201(c)	NA			
	03P Health Facilities 570.201(c)	NA			
	03Q Abused and Neglected Children Facilities 570.201(c)	NA			
	03R Asbestos Removal 570.201(c)	NA			
	03S Facilities for AIDS Patients (not operating costs) 570.201(c)	NA			
	03T Operating Costs of Homeless/AIDS Patients Programs	H	22,665	$586,866	22,665
04 Clearance and Demolition 570.201(d)		H	3080	$3,970,400	3,080
04A Clean-up of Contaminated Sites 570.201(d)		H	9	$3,125,000	9
Public Services	05 Public Services (General) 570.201(e)	M	19000	$40,000	19,000
	05A Senior Services 570.201(e)	NA			
	05B Handicapped Services 570.201(e)	NA			
	05C Legal Services 570.201(E)	NA			
	05D Youth Services 570.201(e)	NA			
	05E Transportation Services 570.201(e)	NA			
	05F Substance Abuse Services 570.201(e)	NA			
	05G Battered and Abused Spouses 570.201(e)	NA			
	05H Employment Training 570.201(e)	H	2143	$5,904,600	2,143
	05I Crime Awareness 570.201(e)	L	2	$0	0
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e)	NA			
	05K Tenant/Landlord Counseling 570.201(e)	NA			
	05L Child Care Services 570.201(e)	NA			
	05M Health Services 570.201(e)	L	1	$0	0
	05N Abused and Neglected Children 570.201(e)	NA			
	05O Mental Health Services 570.201(e)	NA			
	05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)	NA			
	05Q Subsistence Payments 570.204	NA			
	05R Homeownership Assistance (not direct) 570.204	NA			
	05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	NA			
	05T Security Deposits (if HOME, not part of 5% Admin c	NA			
	14A Rehab; Single-Unit Residential 570.202	NA			
	14B Rehab; Multi-Unit Residential 570.202	NA			
	14C Public Housing Modernization 570.202	NA			
	14D Rehab; Other Publicly-Owned Residential Buildings 570.202	NA			
	14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202	M	27	$6,928,192	1
	14F Energy Efficiency Improvements 570.202	NA			
	14G Acquisition - for Rehabilitation 570.202	NA			
	14H Rehabilitation Administration 570.202	NA			
	14I Lead-Based/Lead Hazard Test/Abate 570.202	H	705	$3,825,000	705
15 Code Enforcement 570.202(c)		H	18,800	$3,500,000	18,800
16A Residential Historic Preservation 570.202(d)		NA			
16B Non-Residential Historic Preservation 570.202(d)		NA			
	17A CI Land Acquisition/Disposition 570.203(a)	NA			
	17B CI Infrastructure Development 570.203(a)	NA			
	17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	NA			
	17D Other Commercial/Industrial Improvements 570.203(a)	NA			
	18A ED Direct Financial Assistance to For-Profits 570.203(b)	H	30	$1,000,000	30
	18B ED Technical Assistance 570.203(b)	H	1000	$1,500,000	1,000
	18C Micro-Enterprise Assistance				0
	19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	NA			
	19B HOME CHDO Operating Costs (not part of 5% Admin ca	NA			
	19C CDBG Non-profit Organization Capacity Building	H	100	$5,575,000	100
	19D CDBG Assistance to Institutes of Higher Education	NA			
	19E CDBG Operation and Repair of Foreclosed Property	NA			
	19F Planned Repayment of Section 108 Loan Principal	NA			
	19G Unplanned Repayment of Section 108 Loan Principal	NA			
	19H State CDBG Technical Assistance to Grantees	NA			

OBSTACLES TO MEETING UNDERSERVED NEEDS

The greatest obstacle to serving underserved needs is funding. While the City has programs to address the full range of underserved needs, the amount of funding available for those programs is insufficient to produce outcomes that ensure the basic statutory goals for all Cincinnati residents, especially those with the most need.

SPECIFIC COMMUNITY DEVELOPMENT OBJECTIVES

The Consolidated Plan includes three goals to address community development needs:

Economic Development Goals

Economic Development Goal 1: Promote commercial and industrial development and redevelopment.

Economic Development Goal 2: Improve the economic conditions of people and organizations in order to promote business development and employment opportunities.

Quality of Life Goal

Quality of Life Goal: Promote sustainable neighborhoods through elimination of blighting influences and improved health and safety.

Specific objectives to achieve these goals are included in *2010-2014 Consolidated Plan Recommendations*. Performance measures, including business and persons assisted five-year targets, for each of the objectives are included in *Summaries Workbook (CPMP Tool).*

The City plans to accomplish these goal and objectives through programs such as Blueprint for Success, Youth Employment Programs, Neighborhood Capacity Building and Technical Assistance, and the Neighborhood Improvement Program. These are the primary ways the City strives to provide decent housing, a suitable living environment, and expand economic opportunities, principally for low- and moderate-income persons. Funding levels for these programs are contained in the *Recommended Consolidated Plan Budget.*

ANTIPOVERTY STRATEGY (91.215 (h))

The City of Cincinnati primarily uses programs that promote business development opportunities, provide employment training, and increase financial literacy in its efforts to reduce the number of poverty level families and to reverse generational poverty. These programs include Small Business Services & Technical Assistance, Small Business Loan Fund (CSBLF), Earned Income Tax Credit Outreach and Financial Literacy, Neighborhood Building and Technical Assistance, Blueprint for Success, and Youth Employment Programs. For more details and the number of individuals served on these programs please refer to descriptions provided in the *Projects* workbook.

NON-HOMELESS SPECIAL NEEDS

NON-HOMELESS SPECIAL NEEDS

The Elderly

At the time of the 2000 Census, 40,654 persons in Cincinnati (12.3 percent) were age 65 or older. The elderly population has decreased approximately 27 percent in the City of Cincinnati since 1980, but with the aging of the baby boomers, this number may begin to rise around the year 2010.

In 2000, eight percent of older persons were living in group quarters, 89 percent of which where living in institutions. Of the total number of disabilities tallied in the City of Cincinnati, 29 percent were reported by persons over the age of 65. There were 28,920 householders age 65 or over. More than half (56 percent) were owners, meaning that elderly residents in Cincinnati are more likely to be homeowners than renters. In 2000, there were 5,596, or approximately 14 percent of the population, over the age of 65 living at or below the poverty level.

The frail elderly require counseling services to help them make decisions about whether to live independently and how to arrange their finances to help them do so. There has been an increase in predatory lending that makes this service more important than before. Home repairs and assistance in making units accessible can help the frail elderly maintain their independent living status for a longer period of time. A new City program, Compliance Assistance Repair for the Elderly (CARE), provides forgivable loans and grants to low income elderly homeowners to correct common exterior violations of the housing code. This assistance will help the elderly live independently longer.

Physical Impairments

Most of Cincinnati's housing stock is unsuited for persons with physical disabilities. In 2004, the Center for Independent Living Options (CILO) estimated that there was a need for a total of 29,000 accessible units. At the time of the 2000 Census, there were 121,824 disabilities reported in the City of Cincinnati. Of these 10 percent were sensory disabilities, 24 percent were physical disabilities, 16 percent were mental disabilities, 8 percent were self-care disabilities, 20 percent were go-outside-the home disabilities, and 22 percent were employment disabilities.

Of those families on the public housing waiting list of the Cincinnati Metropolitan Housing Authority (CMHA), 101, or 8.47 percent have a disability. Of those on the waiting list for Section 8 tenant-based assistance, 262 families, or 2.84 percent have a disability.

CILO develops and continually updated and expands housing referral listings, including properties conventionally subsidized by the Department of Housing and Urban Development (HUD), subsidized by Section 8 certificates, and/or Tenant Based Assistance grants, as well market rentals.

Mental Retardation and Developmental Disabilities

The Hamilton County Developmental Disabilities Services has provided residential services since 1975 when it assumed operation of the Virginia Perin House. Residential services and support continue to be offered through contracts with outside agencies. The residential options available to assist those with disabilities include the following:

- Supportive Living: Identified supports are given to individuals in a family home or other living arrangement. Supported living is paid for MR/DD tax levy funds, State of Ohio supportive living funds, and income from individuals and families.

- Group Homes: Five to eight people live in a home with round-the-clock staff. The homes are funded by the Residential Facility Waiver (federal funds and State General Revenue funds that flow through the state to the county).

- Intermediate Care Facilities for the Mentally Retarded: These medical facilities must meet a standard level of care, set by federal and state officials.

- Independent Living: Individuals with MR/DD live independently with support from community case managers.

- Foster Care: Individuals live with caregivers in the caregiver's home.

Substance Abuse

The major funding agency for persons in Hamilton County who have substance abuse problems is the Hamilton County Alcohol and Drug Addiction Services (ADAS) board. The ADAS board funds agencies with a combined capacity of beds. While these beds do not meet the HUD definition of transitional housing for the homeless, they do represent transitional housing for people who are under-housed upon admission and who require placement upon discharge. ADAS allocates state and federal treatment and prevention dollars to the county to ten agencies.

Special Needs Strategy

The City's strategy for providing housing and services to the groups of Special Populations varies widely for one group to another. The City is the HUD grantee for HOPWA funds, meaning that the City of Cincinnati has a special responsibility to plan for the needs of the population of persons with HIV/AIDS and to oversee the allocation process. It does this through a representative regional body known as the HOPWA Advisory Committee. In contrast, it is the county that is responsible for programs in the areas of mental illness, mental retardation and substance abuse.

Many of the needs of these special populations touch on issues of homelessness. All services for persons in these special populations that involve emergency shelters, transitional housing, or permanent supportive housing have already been addressed in the sections of this plan that deal with homelessness.

With respect to HIV/AIDS the City will maintain the existing housing and service program through the existing networks of AIDS services providers and assist them in their continuing efforts to respond to the changing of demographics HIV/AIDS.

With respect to the frail elderly, the City will continue to support direct federal applications for elderly housing, support housing counseling programs that can assist elderly persons in maintaining independent living and protect them from predatory lenders. In addition, the City will continue to fund home repair services and accessibility improvements that can help elderly homeowners live independently.

With respect to persons with disabilities, the City will fund home repair services and accessibility improvements to allow such persons to live independently in units. The City currently provides this services for homeowners, and will determine if a similar program for renters is necessary and feasible.

With respect to all special populations, the City of Cincinnati will look for opportunities to have a significant impact on the ability of service providers to provide programming. Each year the City will assist a small number of agencies with support for renovations to public facilities that results in structural enhancements and modifications. Agencies to be assisted can include those dedicated to serving special populations and those that serve a wider range of persons but whose facilities are not accessible.

The City will consider using some of its housing dollars in partnership with non-profit agencies serving special populations to create additional service-enriched housing units for non-homeless persons.

The City of Cincinnati will look for opportunities to coordinate its funding allocations with Hamilton County in those areas where the county is the grantee for state or federal dollars dedicated to serving persons with mental retardation, developmental disabilities, serious mental illness or substance abuse problems.

The City would benefit from additional housing units for persons in any of these special populations and therefore will support applications for funding from HUD's supportive housing programs for the elderly (Section 202) and persons with disabilities (Section 811).

HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA)

HOPWA ACTIVITIES

The focus of the City's HOPWA Advisory Committee remains on maintaining the existing network of AIDS services providers and assist them in their continuing efforts to respond to the changing demographics of HIV/AIDS" through the following objectives:

- Provide operational support for 11 beds of congregate, transitional housing for persons with HIV/AIDS.
    - Caracole will continue to provide direct housing services at Caracole House, a congregate residence for those disabled or displaced by HIV/AIDS.
- Provide direct services for persons with HIV/AIDS, including housing assistance, supportive services and linkages to medical support.
    - Caracole will continue to provide supportive services to persons within their Shelter Plus Care program.
    - NKIDHD and STOP AIDS will continue to provide supportive services to persons receiving HOPWA short term rent mortgage and utility assistance (STRMU) and non-HOPWA short term housing assistance to assist in stabilizing the household and preventing future homelessness.
    - The Center for Respite Care will continue to provide supportive services to persons in their shelter to stabilize and assist them moving on to permanent housing situations.
- Provide STRMU to households with HIV/AIDS throughout the Greater Cincinnati EMSA to help them remain in independent living situations and maintain existing housing.

One of the primary obstacles facing each HOPWA provider today is the reduction of many funding sources, and the increasing strain on resources. As economic conditions have worsened over the past year, the need for assistance is greater and the availability of assistance has not necessarily kept pace. The network of HIV/AIDS case managers

(organized through the Greater Cincinnati AIDS Consortium) continues to work toward collaboration and maximizing the funds available for the low-income HIV/AIDS community.

HOPWA OUTPUT GOALS

See *Projects Workbook* (attached)

TARGET COMPLETION DATES (HOUSING FACILITY PROJECTS)

There are currently no additional housing facilities planned in the Greater Cincinnati EMSA.

FUND ALLOCATION

The HOPWA fund allocation process is an inclusive process of the HIV/AIDS community. To allocate funds in the Greater Cincinnati EMSA, an annual HOPWA Advisory Committee is convened which includes state HOPWA officials, Ryan White representatives, provider applicants, consumers, and advocacy organizations.

The Cincinnati EMSA includes 15 counties: five in Ohio, seven in Kentucky, and three in Indiana. The estimate of each county's need is determined by assessing the number of HIV/AIDS cases as a percentage of the total. This estimation of need is then applied as a guide for allocating funds. Since there is no Indiana sponsor agency, the Indiana portion is typically allocated to the Kentucky or Ohio agency that has committed to serving Indiana clients. Applications for HOPWA funds are reviewed and community decisions on allocations are made. Allocation recommendations are forwarded to the City of Cincinnati's Office of Budget and Evaluation for inclusion in the annual budget presented to City Council for final approval. The following are the recommended 2010 allocations for the City of Cincinnati EMSA:

Agency	Zip Codes for areas of activities	Recommended Budget	Faith Based?	Grass Roots?
Caracole	45002-45251	$ 236,581.00	No	No
Center for Respite Care	45229	$ 31,866.00	No	No
Northern Kentucky Independent Health District	41011, 41042, 41071, 41097, 41095, 41040, 41043, 47012, 47001, 47040	$ 126,114.00	No	No
STOP AIDS	45202, 45014-45033 45205-45240	$ 215,439.00	No	No
	Total	**$ 610,000.00**		

LEAD JURISDICTION

In addition to the facilitation of the HOPWA application process, the City of Cincinnati contracts with the CoC, Inc. to facilitate year-round HOPWA processes, including monitoring programs for regulatory compliance. The CoC, Inc. reviews all grant billings for eligible expenses before they are submitted to the City of Cincinnati for payment. In addition to the grant billing review, CoC, Inc. staff site-monitor each agency at least annually. Agencies must demonstrate during the monitoring that funds are being used appropriately, and that eligible persons are being served.

SPECIFIC HOPWA OBJECTIVES

Each HOPWA provider agency brings leveraged resources to the table, and additionally, HOPWA funding provides valuable leverage to obtain other resources. Leveraged resources include: Ryan White Part B, HUD Supportive Housing Program, HUD Shelter Plus Care, HUD Emergency Shelter Grant, State HOPWA funds, Ohio Department of Development, Ohio Department of Health, United Way, and private hospitals and foundations.

OTHER NARRATIVE

Two reports are attached, the *Impediments to Fair Housing Choice in Hamilton County, Ohio* and the *Homeless to Homes* report.

The updated analysis of impediments to fair housing choice, the *Impediments to Fair Housing Choice in Hamilton County, Ohio,* was completed by Housing Opportunities Made Equal in May 2009 for both Hamilton County and the City of Cincinnati. The resulting recommendations are addressed in the *Barriers to Affordable* Housing (page 63) of this plan.

The *Homeless to Homes* report, completed by the Continuum of Care in March of 2009, is the basis for the homeless sections of this plan.

The Focus Group Input and comments on preliminary goals and objectives from Affordable Housing Advocates (AHA) referenced under the *Planning Process, Public Participation, and Consultation* section of this plan are also attached.

Attachment E

29b. Local Development Plan

Central YMCA Senior Apts

2 POINTS

The City of Cincinnati has adopted a new plan in 2012 that support the development of Central YMCA Senior Apartments.

PLAN Cincinnati is the new comprehensive plan for the City of Cincinnati and was adopted by City Council in November 21, 2012. PLAN Cincinnati specially supports the Central YMCA Senior Apartments through its Chapter called 'LIVE Cincinnati', which includes the following Goals:

Goal 2B: Creative a more livable community; support and stabilize our neighborhood.
STRATEGY

- Respond to our aging housing stock and deteriorating neighborhoods (page 14)

Goal 3: Provide a full spectrum, of housing options, and improve housing quality and affordability. (Page 2 and 18)
STRATEGIES

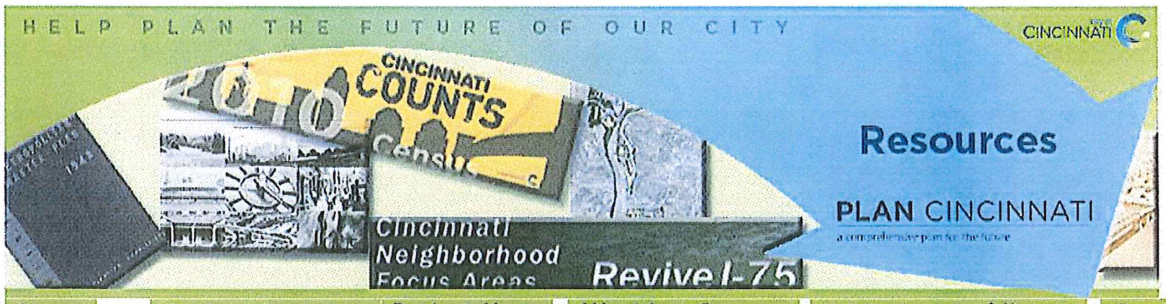
- A: Provide quality healthy housing for all income levels (page 19-22)
- B: Incentivize housing options of varied sizes and types for residents at all stages of life
- C: Evenly distribute housing that is affordable throughout the City (pages 26-28).

Central YMCA Senior Apartments is in concert with these strategies because it will provide quality, healthy housing for individuals living at a variety of incomes- with units reserved for people at 30%, 50% and 60% AMI. The project's location is at 1105 Elm Street which is on the corner of Central Avenue, a street that separates Over-the-Rhine and the Central Business District. Over the Rhine currently has no senior only affordable housing and the Central Business District has very little affordable housing. Therefore, the Central YMCA Senior Apartments will increase the distribution of affordable housing throughout the City. Central YMCA Senior Apartments supports Goal 2B by bringing a vacant, blighted, historic structure back into a productive use in a neighborhood that is turning around after years of deterioration. Please see appropriate Section of the Plan attached. The full plan can be found at the following website: http://www.plancincinnati.org/#final

PLAN Cincinnati used the various local neighborhood plans as a basis for their new comprehensive citywide planning effort. One of these plans that was specific to the Central YMCA neighborhood was the Over-The-Rhine Comprehensive Plan. Adopted by Council in 2002, this plan provides the framework of the renaissance being experienced by the community. The renovation of the YMCA, in particular, fulfills recommendations in the plan such as The rehabilitation of the Central YMCA into Senior Apartments contributes to the Over-the-Rhine Comprehensive Plan in multiple ways. The Over-the-Rhine Comprehensive Plan was adopted by Cincinnati City Council in June 2002 and continues to serve as a guide for redevelopment of the neighborhood. Some highlights of how the YMCA renovation will be consistent with the recommendations of the plan include:

- The Future Land Use Plan (page 3 of the plan) recommends the ideal use of the YMCA as a Residential/Commercial Mixed Use building.
- "Improve appearance of OTR" (Safe and Clean, page 9),
- The renovation of the Central Parkway YMCA supports the following recommendations in the Housing Chapter of the Plan (page 47 and onward of the plan):
    - Welcome new investments at all levels of the housing market and ensure the long-term sustainability of enough affordable housing to house current residents;
        - Identify housing opportunities for residents displaced by Section 8 opt-outs.
        - Market the community as a diverse, mixed-income, family neighborhood.
    - "Stimulate use of underutilized and substandard buildings in OTR… Encourage new residents… Support low income housing" (Housing, page 151-152),
    - Protect, preserve, and enhance the significant landmarks and areas of OTR's historical, architectural and cultural heritage without displacement.
    - Encourage "sensitive adaptation of historic properties to modern uses" (pg 155);
        - Assure that new construction, additions, alterations and demolitions are carried out in a manner that is not detrimental to the neighborhood and to residents;
        - Encourage the maintenance, rehabilitation and conversation of the existing housing stock to stabilize and strengthen the community

The renovation of the Central YMCA implements the plan in the aforementioned ways by providing affordable units to senior citizens in the neighborhood, allowing them to age in place. The redevelopment of the building will ensure the long term affordability of these units and the use will assist in creating a mixed-income, diverse neighborhood.



Presentations from August 26, 2010 Learning Forum

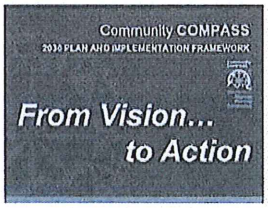


OKI 2030 Plan

Summary of OKI Strategic Regional Policy Plan



OKI Strategic Regional Policy Plan

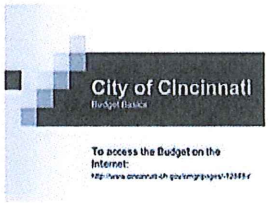


Community Compass



Agenda 360

Presentation from August 18, 2010 Budget Learning Forum



Budget Basics

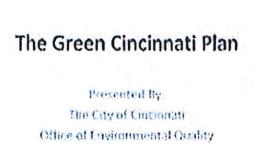
To access the budget documents on the City of Cincinnati website - Click Here.

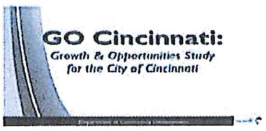
To watch Video from the August 18, 2010 Budget Learning Forum - Click Here.

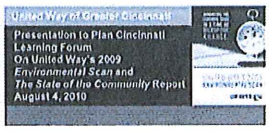
Note: Due to large file size video might take several minutes to load and stream. For best viewing use Windows Media Player.

To download Windows Media Player - Click Here.

Presentations from August 4, 2010 Learning Forum







How can I help??
Upcoming Meetings/Events
Key Documents
Photo Gallery
Video
FAQ's
Citizen's Ideas
Project Elements
Newsletter
Site Map

Green Cincinnati GO Cincinnati State of the Community Report

Government Links

City of Cincinnati

Hamilton County

State of Ohio

OKI - Ohio Kentucky Indiana Regional Council of Governments

Cincinnati Counts - *City of Cincinnati 2010 Census*

Revive I-75 Project

Existing Planning Efforts in the Cincinnati Region

Note: Due to the large file size documents may take several minutes to load.

Agenda 360 - A Regional Action Plan

GO Cincinnati Plan - Summary

GO Cincinnati Plan

Climate Protection Action Plan - The Green Cincinnati Plan

OKI Regional Transportation Plan (Economic Impact Section)

A Report on the Socio-Economic Health of the Greater Cincinnati Region

Riverfront Development Master Plan

Community COMPASS

Cincinnati Parks 2007 Centennial Master Plan

1907 Parks Plan

Lunken Airport Plan

Northern Kentucky Vision 2015 Shaping our Future Plan

Cincinnati Public Schools Facilities Master Plan

City of Cincinnati - City and Neighborhood Plans

City of Cincinnati - City and Neighborhood Plans

Neighborhood Plans

Avondale Burnet Avenue Urban Renewal Plan

Central Riverfront Master Plan

Central Riverfront Urban Design Master Plan

Cincinnati 2000 Plan Review Committee Summary

Cincinnati 2000 Plan

Clifton Heights-University Heights Urban Renewal Plan

College Hill- Urban Design Plan

Columbia Tusculum Urban Design Plan

Corryville Urban Renewal Plan

East Price Hill Urban Design Plan

East End Riverfront Plan

Evanston Urban Renewal Plan

Evanston NBD Urban Renewal Plan

Glenmore Avenue NBD Urban Design Plan

Hyde Park East NBD Urban Design Plan

Kennedy Heights Comprehensive Community Plan

Linwood Neighborhood Strategy

Madisonville NBD Plan

MetroWest Commerce Park

Mount Lookout Business District Urban Design Plan

Mt. Washington Plan

Mt. Adams Neighborhood Strategic Plan

North Avondale Neighborhood Business District Urban Design Plan

Northside Colerain Connector Land Use Plan

Northside Comprehensive Plan

Northside Urban Renewal Plan

Oakley North Urban Renewal Plan

Over-The-Rhine Comprehensive Plan

Riverside Comprehensive Plan

Sedamsville Comprehensive Plan

Uptown - A Comprehensive Development Plan

Walnut Hills Neighborhood Revitalization Strategy Area Application

West End Urban Design Plan

Live

Strengthen our magnetic city with energized people.

The key to any successful city is livability. To create and sustain a thriving urban community where local pride and confidence is contagious, we must improve the public life and residential experience for our workforce and residents. People are the most important piece of a society. Our residents must experience a welcoming civic atmosphere and quality, healthy housing.

Our Goals

1. **Build a robust public life.**
   A. Develop and maintain inviting and **engaging public spaces** that encourage social interaction between different types of people.
   B. Create a **welcoming** civic atmosphere.

2. **Create a more livable community.**
   A. Become more **walkable**.
   B. Support and stabilize our neighborhoods.

3. **Provide a full spectrum of housing options, and improve housing quality and affordability.**
   A. Provide **quality healthy housing** for all income levels.
   B. Incentivize housing options of varied sizes and types for residents at all **stages of life**.
   C. Evenly distribute housing that is affordable throughout the City.
   D. Affirmatively further **fair housing.**



Image Source: Joe Rosemeyer

Support and stabilize our neighborhoods.

It is essential for Cincinnati to offer quality neighborhoods for our residents. First and foremost, we need to stabilize neighborhoods in need and support those that are already strong, and protect the historic character of housing.



Respond to our aging housing stock and deteriorating neighborhoods.

Cincinnati will analyze and respond to neighborhood deterioration through targeted rehabilitation, modernization, or demolition.

Short-range (1-3 years):

- Create a comprehensive neighborhood indicators system for tracking neighborhood health and stability.
- Analyze housing stock to determine what structures can be remodeled and which are more appropriate for demolition, taking historic guidelines into account.
- Target demolition of non-contributing, functionally obsolete, non-accessible, abandoned, condemned buildings.
- Analyze the housing product types not currently available in Cincinnati and determine where those products could be feasibly developed.
- Target rehabilitation of residential structures in good condition.
- Continue acquisition and redevelopment of vacant and foreclosed properties in targeted residential areas and business districts.
- Assist moderate-income renters make the transition to homeownership.
- Provide assistance to ensure that low and very-low income homeowners can remain in and adequately maintain their housing units.

Mid-range (4-7 years):

- Develop a plan for future use of surplus land vacated as a result of demolition.
- Monitor neighborhood indicators system to determine where to focus neighborhood redevelopment efforts and resources.
- Reduce the supply of functionally obsolete 2-4 unit apartment buildings through conversion or demolition.

Long-range (8-10 years):

- Continue to monitor neighborhood indicators system.
- Assemble vacant and underutilized properties in targeted areas for larger redevelopment opportunities.

Improve safety and cleanliness in all neighborhoods.

One of the most important quality of life matters for our neighborhoods is safety and cleanliness. We will build partnerships between city departments and the community to make our neighborhoods safe, feel welcoming, and look beautiful.

Short-range (1-3 years):

- Improve enforcement of property maintenance codes.
- Increase the neighborhoods

Live Goal 3: Provide a full spectrum of housing options, and improve housing quality and affordability.

To meet the needs and wants of our current and future residents, Cincinnati will consist of a collection of "Neighborhoods of Choice," offering a variety of high quality housing options and neighborhood amenities meeting all populations, income levels, and lifestyles.

Our Strategies

Provide **quality healthy housing** for all income levels.

Incentivize housing options of varied sizes and types for residents at **all stages of life.**

Evenly distribute housing that is affordable throughout the City.

Affirmatively further **fair housing.**



Row Houses

Provide quality healthy housing for all income levels.

Quality healthy housing is essential for our neighborhoods to thrive. Cincinnati will offer quality housing options for all populations and income levels. Specifically, we will increase the stock of quality moderate and upper income housing to help increase population and expand our tax base.



Improve the quality and number of moderate to high-income rental and homeowner units.

To help grow our population, we will attract more moderate to high-income families and individuals by increasing Cincinnati's stock of quality moderate and high-income housing.

Short-range (1-3 years):

- Remove barriers and encourage development of high income (120% AMI and above) units as a means of neighborhood revitalization in lower-income neighborhoods.

Mid-range (4-7 years):

- Direct funding to develop more moderate and high-income rental and homeownership housing stock.
- Direct funding to create more mixed-income developments that will result in more economically diverse neighborhoods.
- Expand the option of homeownership for those who want it and can afford it by increasing the number of housing units available for homeownership.
- Assist low- and moderate-income renters make the transition to homeownership and successfully retain ownership of their homes.

Long-range (8-10 years):

- Develop workforce housing

Current Initiatives:

- **Strategies to End Homelessness** (formerly the Cincinnati/Hamilton County Continuum of Care for the Homeless) works to prevent at-risk households from becoming homeless, house people who are homeless, and reduce the recurrence of homelessness, by aligning the work of over 25 organizations and strategically coordinating resources.
- The **Homeless to Homes Plan** is a comprehensive plan developed to ensure that homeless individuals have access to appropriate shelter facilities and comprehensive services to facilitate their movement to permanent housing. Prepared by Strategies to End Homelessness and adopted by Cincinnati City Council in 2009, it does not rely on emergency shelter alone, but strives to increase transitional and permanent supportive housing.
- In 2012, Cincinnati Metropolitan Housing Authority (CMHA) was awarded one of 13 Choice **Neighborhood Initiative** (CNI) grants from the U.S. Department of Housing and Urban Development (HUD) to develop a comprehensive neighborhood redevelopment plan for the 70 acres of land comprising the former English Woods community as well as the surrounding neighborhoods of North and South Fairmount. The City is a partner in this process.
- Cincinnati's numerous **Community Development Corporations** (CDCs) work to stabilize and revitalize their communities by increasing housing and homeownership options, eliminating blight, and supporting their neighborhood business districts.

(80% -120% Area Median Income) with modern amenities.
- Continue to review and remove unnecessary regulations and other barriers that may slow market-rate housing.

Develop additional incentives for inclusion of affordable units in new-construction rental properties.

Many families and individuals in Cincinnati are classified as low-income and need safe, high-quality housing options. By providing high-quality affordable units to those that are in need, we will continue to be competitive and underscore our basic value that all people deserve safe, decent housing at a cost they can afford.

Short-range (1-3 years):
- Target income-restricted housing where the private market does not already offer an affordable product.

Mid-range (4-7 years):
- Expand the quantity of low-income rental units available to address the low-income rental gap.

Long-range (8-10 years):
Review progress on targeting income-restricted housing investments. Continue moving forward with geographically-targeted, sustainable, mixed-income housing located in a supportive, healthy environment and neighborhood.

Provide high-quality new public assisted units and improve the quality of those that already exist.

Public-assisted housing is an important component of Cincinnati's housing stock. The quality of existing units should be improved and any new public-assisted housing should be strategically located, sustainable, high-quality and meet the needs of our neighborhoods.

Short-range (1-3 years):
- Develop additional incentives for inclusion of affordable units in new-construction rental properties



Historic Italianate-style rowhouses

- Work with CMHA to develop and implement a plan that identifies a new use for the English Woods site, focusing on redevelopment as a mixed-use community.

Mid-range (4-7 years):
- Work with CMHA and community organizations to determine the best use for surplus public housing property in each neighborhood.

Improve services for homeless population and availability of transitional and permanent supportive housing.

Cincinnati will provide basic services and improve opportunities for the homeless to access safe, appropriate facilities that will provide comprehensive services necessary for them to obtain and maintain housing.

Short-range (1-3 years):
- Establish gender-specific shelters for homeless individuals.
- Focus a portion of federal resources on developing geographically-targeted transitional housing and permanent supportive housing.
- Continue to conduct a point-in-time study on an annual basis to provide accurate data on the number of chronically homeless persons.
- Continue the engagement of homeless persons in determining unmet needs.

Mid-range (4-7 years):
- Continue aggressively pursuing additional geographically-targeted transitional housing and permanent supportive housing to meet the target benchmarks set forth in the Homeless to Homes Plan.

Long-range (8-10 years):
- Evaluate progress on the Homeless to Homes Plan and the number of shelter beds, transitional housing units, and permanent supportive housing units produced as compared to the goals in the Homeless to Homes Plan.

Long-range (8-10 years):
Distribute income-restricted housing (e.g. Housing Choice Voucher recipients and Project-Based Section 8) equitably throughout the region.

Create and rehabilitate homes to be healthy and safe

Cincinnatians should not have to choose between a house they can afford and a house that is healthy for their family. Health and safety risks may be present in both old and new homes. We will work to reduce elevated blood lead levels in children, asthma rates, and unintentional injuries that result from housing-related health and safety hazards.

Short-range (1-3 years):
- Create at least two-hundred lead-safe housing units per year.
- Focus healthy homes funding resources on homes with at-risk populations (e.g. children under six).
- Improve healthy homes education through targeted outreach and programming.

Mid-range (4-7 years):
- Maintain and expand relationships with hospitals in referring targeted patients (e.g. with elevated blood lead level or with asthma) for healthy homes investigations.

Long-range (8-10 years):
- Further incorporate lead standards into building procedures throughout the City.
- Design, construct, renovate, and maintain new and existing homes with nonhazardous materials that are free from unnecessary and avoidable hazards.

Partners in helping Cincinnati provide quality healthy housing:

- Affordable Housing Advocates (AHA)
- Strategies to End Homelessness (formerly the Cincinnati/ Hamilton County Continuum of Care for the Homeless)
- Cincinnati Metropolitan Housing Authority (CMHA)
- Homebuilders Association of Greater Cincinnati
- Community Development Corporations (CDCs)
- Housing Opportunities Made Equal (HOME)
- Legal Aid
- Greater Cincinnati Energy Alliance (GCEA)
- Local Initiatives Support Corporation (LISC)
- All Community Councils and Other Community Organizations
- Local non-profit organizations
- Local foundations and funding organizations

City Agencies:

- Department of Community Development
- Department of City Planning and Buildings
- Cincinnati Health Department
- Economic Development Division
- Department of Transportation and Engineering
- Office of Budget and Evaluation

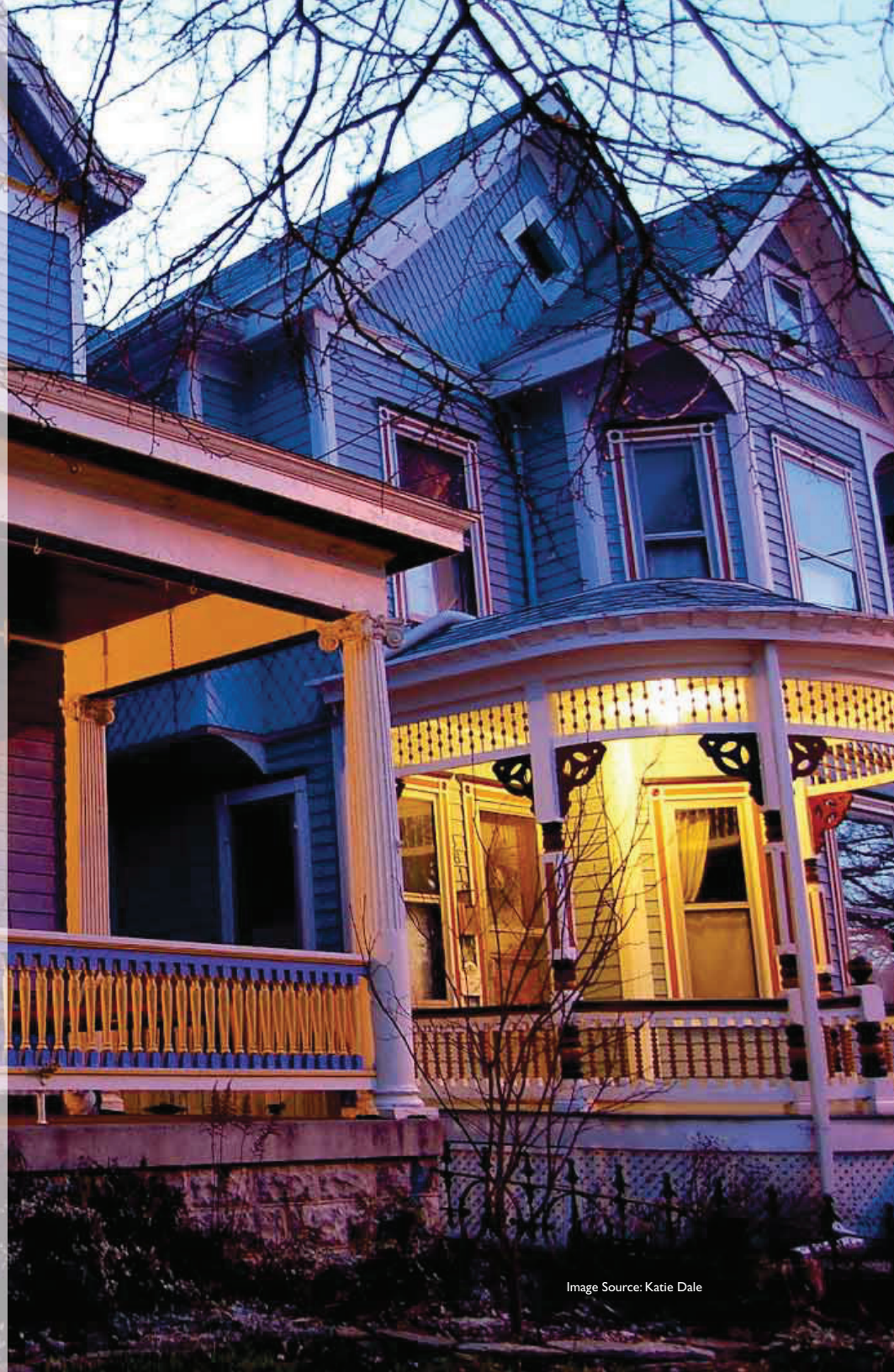


Image Source: Katie Dale

Evenly distribute housing that is affordable throughout the City.

When focusing on new housing opportunities that are appropriate for residents of all income levels, we will be strategic in targeting where to locate them. We will begin evenly distributing these units across all neighborhoods in Cincinnati.



Create a stock of housing in each neighborhood that is affordable at all income levels.

Cincinnati will make investments that strengthen our neighborhoods, not simply add units. In order to do so, we need to begin focusing on initiatives such as sustainable homeownership instead of the number of homebuyers.

Short-range (1-3 years):

- Provide public education about housing cost burden, what affordable housing is, and who needs and qualifies for affordable housing.
- Incorporate inclusionary zoning policies into the new Land Development Code.
- Target public funding

Current Initiatives:

- **Affordable Housing Advocates** (AHA) is a group of housing providers, advocates, and civic groups who promote, educate, and advocate for affordable housing in Cincinnati and identify and work to overcome barriers to affordable housing. Their focus is on meeting the housing needs of very low, low, and moderate-income individuals and families.
- **Cincinnati Metropolitan Housing Authority** (CMHA) was established in 1933 to provide quality, affordable housing for low- to moderate-income families. CMHA serves nearly 5,200 Public Housing households in neighborhoods throughout Hamilton County. In addition, the Housing Choice Voucher Program provides affordable housing options for 11,300 families. Most residents served by CMHA are elderly and working families.
- Cincinnati **Habitat for Humanity** builds and rehabilitates simple, affordable homes in partnership with low-income families and volunteers from the community and sells the homes to low-income buyers with a no-interest loan. Over 240 homes have been built in Cincinnati's neighborhoods.

for affordable housing geographically to areas where the greatest impact will be realized.
- Work with developers of new or rehabilitated affordable housing products to ensure that it is architecturally consistent with the character of the surrounding neighborhood.

Mid-range (4-7 years):
- Incentivize development that includes a mix of affordable units with market rate units.
- Incentivize development of higher-income units in transitional neighborhoods.
- Assist developers by identifying and helping to assemble parcels city-wide where new, mixed-income housing could be developed.

Long-range (8-10 years):
- Improve affordability by increasing transit options in all neighborhoods.
- Consider providing public funding only for projects that include units for a mix of incomes.



Newly redeveloped Washington Park is a place for community engagement

Partners in helping Cincinnati evenly distribute affordable housing:

- Affordable Housing Advocates (AHA)
- Strategies to End Homelessness (formerly the Cincinnati/ Hamilton County Continuum of Care for the Homeless)
- Cincinnati Metropolitan Housing Authority (CMHA)
- Homebuilders Association of Greater Cincinnati
- Community Development Corporations (CDCs)
- Housing Opportunities Made Equal (HOME)
- Habitat for Humanity
- Local Initiatives Support Corporation (LISC)
- All Community Councils and Other Community Organizations
- Local non-profit organizations
- Local foundations and funding organizations

City Agencies:

- Department of Community Development
- Economic Development Division
- Department of City Planning and Buildings
- Department of Transportation and Engineering
- Office of Budget and Evaluation
- Finance Department
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Image Source: Alex Peppers

OVER-THE-RHINE







COMPREHENSIVE PLAN

JUNE 2002

THE OVER-THE-RHINE COMPREHENSIVE PLAN

A consensus-based plan by people who care

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Prepared for the Over-the-Rhine Community

Prepared by the City of Cincinnati
City Planning Department in collaboration with

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OTR Coalition
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Department of Transportation and Engineering
Cincinnati Recreation Commission
Cincinnati Park Board
Division of Employment and Training

Design consulting by Kenneth Cunningham and Associates, Inc. in association with the University of Cincinnati Community Design Center and Olika Design

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EXECUTIVE SUMMARY

The Over-the-Rhine (OTR) Community Plan that follows was created out of the passion, drive and commitment of many existing neighborhood residents, business owners, property owners, social service providers, development corporations, community business interests and the many other stakeholders who love OTR. It is also a plan that was developed during a time of great stresses and pressures in the community.

The plan recommendations focus on revitalizing the neighborhood using the many significant assets of this community:

- Committed residents and stakeholders
- Rich and diverse arts and cultural community
- Distinct historic architecture
- Place in the city's heritage as the home to Findlay Market and Music Hall
- Location in between downtown and the University/ Medical Complex

The plan's recommendations also directly confront challenges facing the neighborhood:

- Disinvestment
- The loss of population and economic activity
- Crime and the perception and reality of an unsafe and unhealthy environment
- Concentrations of poverty
- Lack of mutual respect and community cohesion in a racially and economically diverse neighborhood

The plan's recommendations are designed to rebuild the housing and economic infrastructure of the neighborhood in a way that will create an economically and racially diverse community that can be sustained over the long term. The public and private investments being made in public schools, the arts, parks and the Findlay Market revitalization enhance rebuilding the housing and economic markets.

Phase one housing projects are designed to take advantage of the public investments in schools and parks, as well as Findlay Market. Economic improvements are targeted to Vine Street, the Loft District and Main Street. In addition to the bricks and mortar improvements recommended, there are support services recommended for expanded homeownership opportunities and rental assistance in the area of housing. There are job and personal financial management training recommendations along with business development and retention strategies in the economic development arena.

Plan implementation focuses on the central management of the process in the community by a development corporation that has as its membership the many stakeholders that have been working in the neighborhood for years, both for profit and non-profit, residents and business. The plan focuses new funding tools like TIF district designation and the Urban Living Loan Pool (a private fund) along with better focused and packaged existing tools like the Housing Round, Cincinnati Neighborhood Business Districts United (CNBDU), rental rehabilitation and homeowner assistance programs.

The following Future Land Use Map and Strategic Plan Map illustrate this plan's recommendations spatially and its vision for the neighborhood's revitalization.

The **Future Land Use Map** illustrates six kinds of areas in OTR:

1. The **residential and commercial mixed-use** areas include a large percentage of buildings designed with office or retail space on the first floor and housing in the floors above. Densely packed, these buildings are generally three- to five-stories in height with long, narrow floor plates. The future land use plan for OTR respects these building types and therefore envisions higher-density rental housing and, in some cases, condominiums in these areas. Provisions for commercial and office uses in street level storefronts, as well as alternative uses of the upper floors for office and studio space, are also made in these areas.

2. The **residential/medium-density** areas represent places where residential reuses will be created at a lower-density level. The buildings in these areas lend themselves more to single- and two-family housing, and homeownership will be encouraged. Since there are fewer opportunities for commercial concerns, the overall character of these parts of the neighborhood will be strongly residential.

3. The **loft district** is intended to encompass a wide variety of businesses and housing opportunities including office/commercial, light manufacturing, artists' studios, and housing. Older manufacturing and industrial buildings, with their large open floor plates and massive windows, present limitless opportunities for creative and unique developments. The loft district extends west out of OTR into the West End where similar recommendations are being made in that neighborhood.

4. The social, educational and cultural **institutions** illustrated in the Future Land Use Map represent some of the community's most important anchors. The continued presence of these organizations is essential to its overall revitalization.

5. The **retail mixed-use** zones target Main Street, Vine Street and Findlay Market. These areas are OTR's focal points, the location of many local and regional businesses. Main Street, Vine Street and Findlay Market are envisioned as active, lively business zones that also include housing. Vine Street includes the core of the neighborhood's local businesses, while Main Street is a destination for entertainment, arts, and specialty goods and services. Findlay Market is a food and flowers district that is eventually seen as a daily market for residents of Over-the-Rhine and outlying neighborhoods with additional restaurants and housing.

6. **Open spaces** in the neighborhood are very important gathering spaces and places to slow down in this otherwise dense neighborhood. Open spaces utilized for gardens and parks also provide food, greenery and color to street faces.

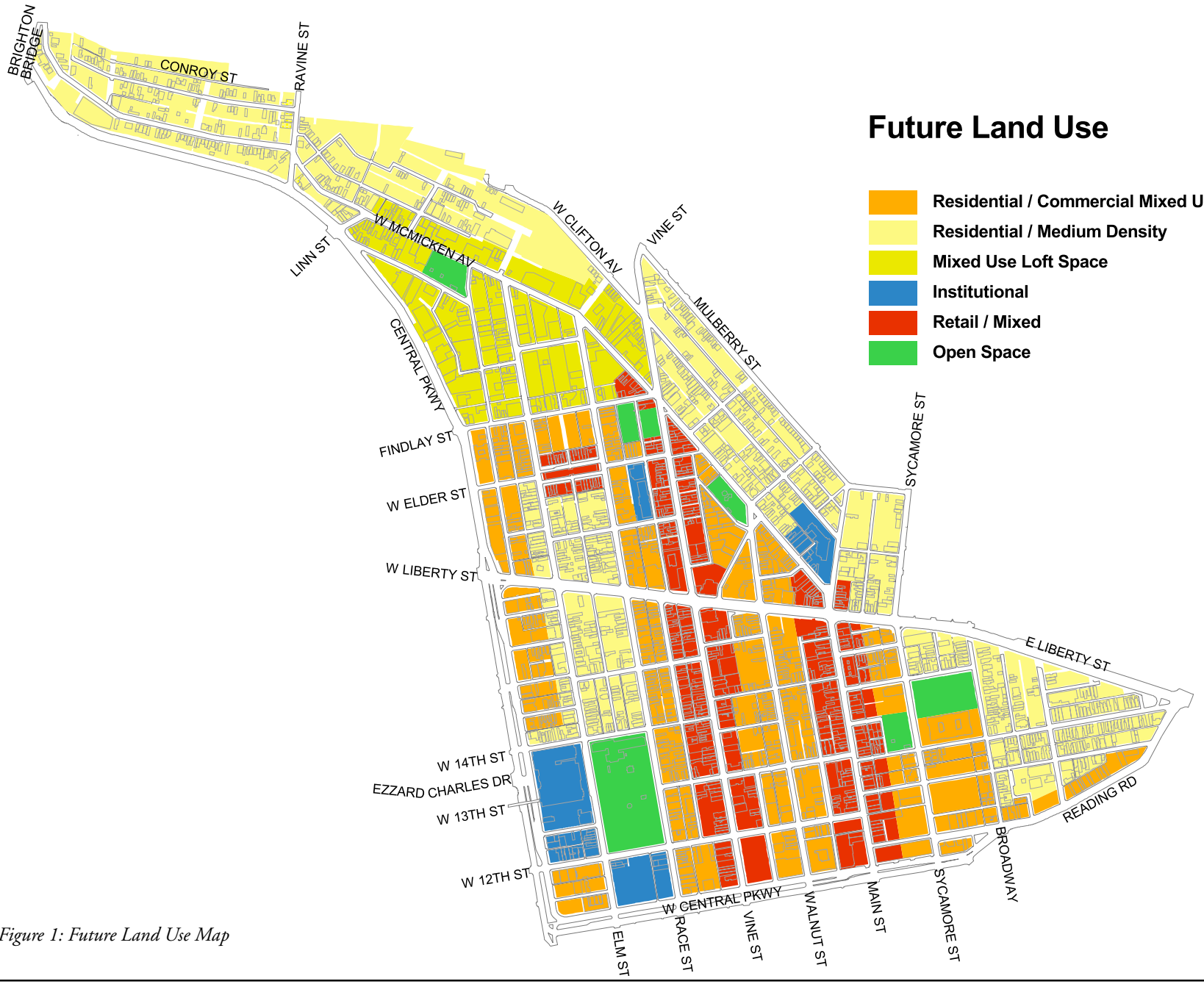


Figure 1: Future Land Use Map

The **Strategic Plan Map** identifies those areas in which to focus initial redevelopment efforts. The project locations shown begin to implement key recommendations in the plan, and a review of this map shows that every part of the neighborhood plays an important role. Plan recommendations are designed to build on both existing assets, such as Music Hall, and future investments, such as those planned by Cincinnati Public Schools. Recommendations are also intended to target rehabilitation and new construction to take advantage of vacant land and existing building types.

Plans for the "Loft District" include the rehabilitation of a series of buildings for mixed-uses including housing, commercial office space and studio space. The plan also includes improvements to Hanna Park as part of the Armleder Trust through the City of Cincinnati Recreation Commission. The illustrations included in this plan give an indication of the opportunities for associated parking and open space.

The "Infill Housing" proposed in the northern part of the neighborhood involves the construction of new single- and two-family housing on the many available lots along Mulberry Street, Clifton Avenue and smaller streets extending up the hillside.

Improvements in the "Rothenberg Area" will center around a newly renovated Rothenberg elementary school. This will include expanded green space and parking for the school. This area is also targeted for housing renovation and in-fill development. Housing developments undertaken nearby Rothenberg school should incorporate larger units to accommodate families with children.

The future "Melindy Square" project will take advantage of the mixed-use buildings in this part of OTR to create approximately 80 new mixed-income housing units.

The "Washington Park Area / SCPA Area" encompasses a new Washington Park School and a new K-12 Arts School. Recommendations for this area also include some targeted mixed-income housing rehabilitation that will include buildings along Race Street and Republic Street.

The 1700 block of Vine Street is one focus for retail and commercial rehabilitation activity. The block is undergoing improvements because of improvements to Smart Money, and the stabilization of the old Kauffman building. Additional improvements will include shared parking and retail space renovation. There are also improvements proposed to better connect Vine Street to Findlay Market in this location.

Findlay Market is the location of another targeted renovation project. The market house renovation is well underway. The expansion of the market space will also spur expanded hours of operation and a new management structure for the market. In addition, renovation of the buildings around the market house for retail and residential use is also underway.

The Pendleton Mews housing project will provide 20 new single-family units in a part of the neighborhood identified for those types of new uses. The streetscape and lighting improvements associated with this project will also be included.

The south Vine Street area includes a number of renovation projects that will provide new retail and housing space. The ReSTOC project in the 1300 block will provide 35 new affordable units while the activity on the 1200 block will provide additional new market rate units and both will provide renovated retail space.

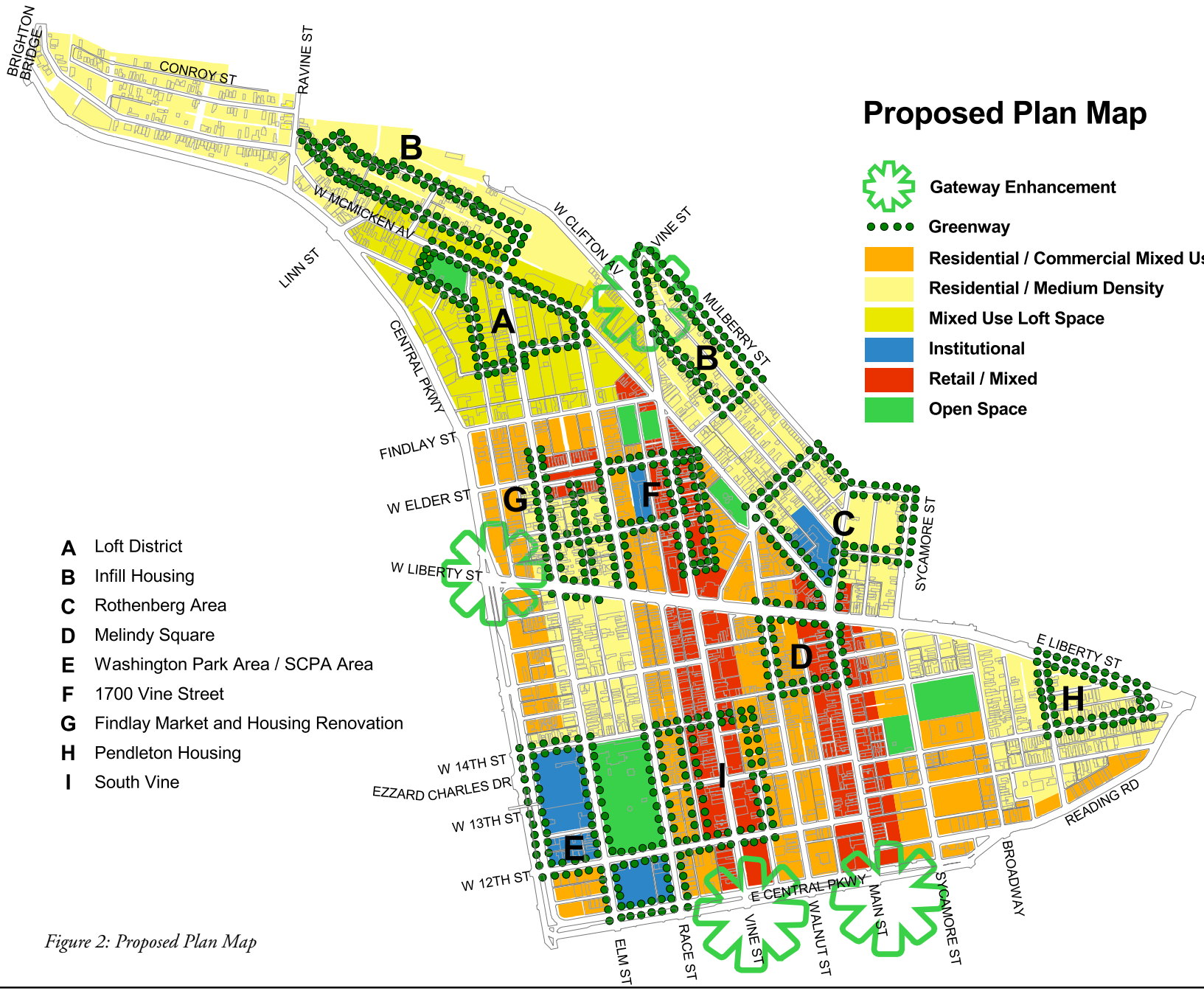


Figure 2: Proposed Plan Map



Figure 3: Concept map created from charettes. By Consultant - Design team..

Policy measures should focus on retaining existing commercial activity wherever it exists in accordance with the general intention of maintaining an active mixed-use environment in OTR. Concentration of commercial opportunities along certain streets should be encouraged to create a critical mass of commercial activity that may be better self-supporting, can benefit from shared parking, and is in a smaller area, rather than spread thinly about the district.

Even along designated commercial streets, focus complementary retail development and retention efforts in smaller stretches that may be supported by their own "critical mass." For example, land use around Findlay Market and the spine of Elder Street constitute the OTR Findlay Market District's most important commercial activity. Commercial vitality along Vine Street north of Liberty is intermittent. New retail commercial activity should be concentrated near Elder Street on Vine Street, to maximize the critical mass of business here and to capitalize on retail traffic generated by Findlay Market.

Providing parking throughout OTR is critical to the vitality of all neighborhood business enterprises, especially Findlay Market, as well as to the viability of existing and new housing opportunities. Small areas of surface parking are acceptable uses in each sub-neighborhood, as long as they are compatible with surrounding buildings and pedestrian spaces. Dispersing all types of parking promotes pedestrian traffic that may support business activity and street vitality throughout. Wherever possible, parking should be located underground below other uses, such as housing. Independent aboveground parking structures may be appropriate in areas that are more commercial. Such parking concentrations should be distributed strategically in locations that serve the highest demand. The location and design of parking should be related to the neighborhood uses.

In areas of highest concentrated demand, (along Vine, Main, Elder, 12th and Liberty Streets, and Central Parkway) shared parking should be provided through lot consolidations and parcel assembly for structured parking. Ideally, these locations would be located mid-block, shielded from street frontage, perhaps by other uses, and situated in existing urban service areas away from concentrated housing districts. Illustration provided by the design consultants.

SUMMARY OF PLAN RECOMMENDATIONS

The following is a summary of the recommendations presented in the plan.

Key Issues

1. Lack of economic investment
2. Potential for displacement of low-income residents
3. Crime and the perception of the area as being unsafe
4. Lack of a sense of an integrated community

Existing Conditions

1. Significant population losses (38% between 1980-2000) occurring at all income levels
2. 80% of families living below the poverty level in 1990
3. Very dense, mixed land use patterns
4. Approximately 5200 existing housing units in varying states of repair, with the capacity for up to 7500 (new and renovated)
5. Historic Districts and Urban Renewal District in place

Total Housing Units In Over-The-Rhine				
Rental or Mortgage Costs	**1-5 Years**	**5 - 10 Years**	**10 - 15 Years**	**15 - 20 Years**
Market Rate Housing				
Unlimited	20%	20%	20%	25%
61% to100% of AMI ($60,500 in 2001)	20%	20%	30%	25%
Affordable Housing				
31% to 60% of AMI ($36,500 in 2001)	20%	35%	25%	25%
Up to 30% of AMI ($18,150 in 2001)	40%	25%	25%	25%

Figure 4: Proposed Housing Strategy

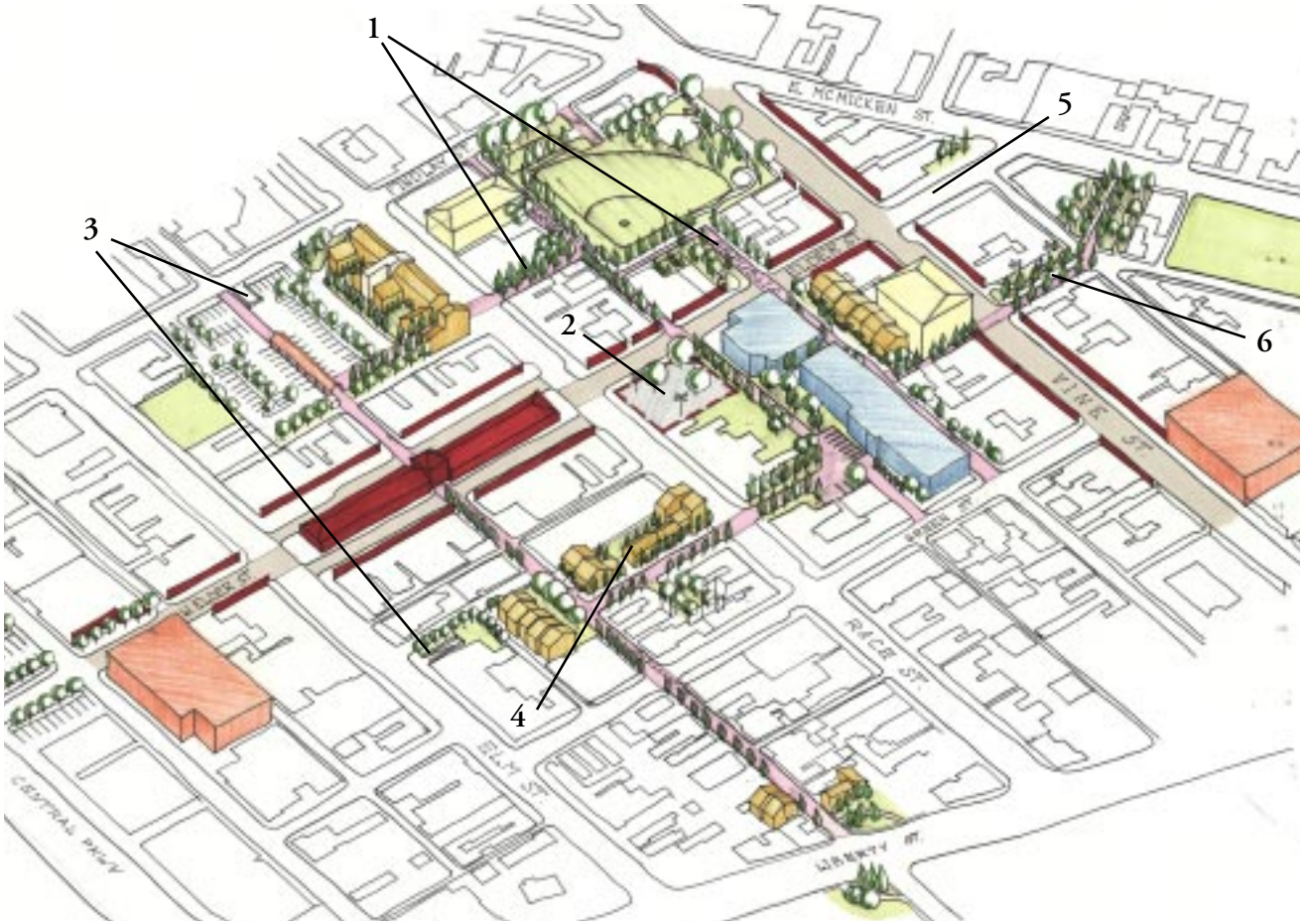
Housing Goals and Key Recommendations

Goals

1. Encourage and welcome new investment at all income levels of the housing market and ensure the long-term sustainability of enough affordable housing to house current residents
2. Provide appropriate housing-related services for all residents
3. Protect, preserve and enhance the significant landmarks and areas of OTR's historic, architectural and cultural heritage without displacement

Key Recommendations

1. Establish the Mixed Income Housing Model that provides for balanced housing opportunities (see Figure 4)
2. Give priority to Mixed Income Projects.
3. Provide homeownership opportunities at all income levels
4. Support the rental housing market by upgrading rental housing
5. Create larger family units at all income levels
6. Project Improvements
   - Vine Street - 1200 block
   - Vine Street - 1300 block ReSTOC
   - Pendleton Mews
   - Melindy Square
   - Washington Park
   - Mulberry/Rothenberg Area infill
   - Findlay Market Area Housing



1. Reinforce network of pedestrian oriented alleys and tertiary streets
2. Future public plaza for extension of market activities
3. Underground parking
4. Existing new infill housing clusters with secure internal courtyards
5. Reconfigure east end of Elder Street for better connection to McMicken Street
6. Reconfigure Benton Street to accomodate outdoor public space for use by proposed restaurant

Figure 5: ***Promote the redevelopment of existing buildings or the development of new buildings in clusters that provide both a critical mass of improvement, and semi-public green spaces in the numerous internal courtyard spaces present throughout the district.*** *When created by the surrounds of a cluster of 4-6 buildings, the inner block spaces may be controlled by the residents, providing a "defensible space" improved with landscaping, play areas and other resident amenities. The result of this arrangement promotes a sense of "ownership," and becomes the building blocks of community identity. These potential clusters are plentiful in the Findlay Market residential district and in the northern portion of the Washington Park residential district. In other areas of the Washington Park residential district, block geometry is more suitable to a "mews" type linear clustering of semi-public green space, and private "back yards garden district" along existing mid-block alleys that may function similarly.*

Carefully define and periodically adjust the delineation of public, semi-public, and private residential spaces in accordance with ongoing growth and development. *While the pedestrian through-block network of alleys, pathways, and tertiary streets proposed is intended to promote connectivity between residential "clusters" and other parts of the district, a subtle delineation of public, semi-public, and private residential spaces must articulate this network to ensure resident comfort and safety. By Consultant - Design Team.*

Economic Development

Goals

1. Make OTR a model for diverse and inclusive business development
2. Establish a better link between the OTR workforce and the job training and employment opportunities in the neighborhood and throughout the region
3. Strengthen and create cultural and other destinations that attract and encourage neighborhood and regional participation
4. Ensure the opportunity for OTR residents to become financially literate and independent

Key Recommendations

1. The Vine Street Project
   - Façade Renovation Program
   - Smart Streets
   - Neighborhood Pride Center
   - Vine Street Coordinator
   - Streetscape and pocket parking improvements
   - Vine Street 1700 Block Improvements
   - Empire Theater Renovation
2. Renovation of Findlay Market
3. The Loft District
4. Job Training and Linkages
5. Create Entrepreneurial Opportunities
   - Historic Building Trades
   - Food and Related Industries
   - Arts Industries
6. Support Technology-Based Investments
7. Create Additional Parking

Safety and Cleanliness

Goal

1. OTR will be safe, clean and visually appealing for residents and visitors

Key Recommendations

1. Improve appearance
2. Rebuild trust between community and police
3. Increase jobs and recreational activities for neighborhood youth
4. Weed and Seed "type" program
5. Support Community Problem-Oriented Policing (CPOP)

Transportation

Goals

1. Facilitate both local and through travel
2. Improve public transit access for residents
3. Encourage more pedestrian friendly roadway and pathway networks
4. Increase off-street and on-street parking opportunities without impacting the urban fabric or historic character of the neighborhood

Key Recommendations

1. Endorse some sort of rail transit in the neighborhood
2. Endorse the MetroMoves Plan
3. Seek inclusion in the Central Area Loop Plan
4. Support a transit hub at Liberty and Vine Streets
5. Enhance streetscape and pedestrian environment on Liberty Street and Central Parkway
6. Improve pedestrian crosswalks and stairways throughout the area
7. Support construction of two parking structures (Music Hall and Main Street/ Ziegler area)
8. Create small scale parking lots on Vine Street and in other locations where appropriate
9. Make a series of specific traffic improvements



1. New Washington Park Elementary School with greenspace connection to Washington Park
2. Mixed-use and parking in Vine Street Gateway Project
3. Proposed location for Art Academy of Cincinnati
4. Shielded internal block surface parking in transition zone between Vine Street and Walnut Street
5. Maintain street frontage and provide mixed-use infill development on Vine Street
6. School for Creative and Performing Arts
7. Parking below extended Washington Park
8. Through-block pedestrian alley connections
9. Structured urban landscape in residual spaces on south side of Liberty Street
10. Existing and new infill housing clusters with secure internal landscaped courtyards
11. Landscape alley mews

Figure 6: Opportunities to expand and add to existing community green space should be pursued. This includes situations where major new public facilities are developed (such as the possible new Washington Park School). The incorporation of new public green space in the development is encouraged, especially where it can be connecting to other green spaces. Pocket parks are important at strategic locations throughout the neighborhood that support both passive green space and playgrounds. These are especially important in more densely residential areas and would enhance the smaller scale residential tertiary streets such as Pleasant, Republic, and Clay (along which some already exist). Pocket parks on tertiary streets where they cross liberty will provide pedestrian gateways to residential districts from this major arterial.

The less formal and fractured street frontage of Liberty (especially on the south side), can, because of residual spaces created by irregular geometry, accommodate small proprietary convenience surface parking lots that serve the needs of auto oriented retail and service business.(see commercial themes) These can also be provided on the part of Central Parkway north of 14th. Wherever possible proprietary convenience parking should be situated behind buildings. Using residual spaces along the length of the street, a densely structured urban landscape can be created on the south side of Liberty than can not only screen and buffer, but provide spatial character as a pedestrian friendly green border for the street.

Parking for residential use should be provided in each sub-neighborhood, with particular attention paid to how it may be configured to support multifamily building clusters and single family owner occupied housing. Small "pocket" shared surface parking lots can support some multi-family building clusters. "Pocket" shared surface parking may be substituted for infill development in some, but not all cases, of the secondary and tertiary streets, depending on location, benefit, and existing density of the surrounding built environment.

By Consultant - Design Team..

Quality of Life

Goals

1. Create and maintain open space and green space that serves the whole community
2. Establish parks and recreational areas and centers that are accessible, well maintained and meet the needs of the community
3. Establish OTR schools as community anchors that provide outstanding educational opportunities that meet the needs of all residents, young and old
4. Encourage and support a diverse mix of cultural organizations and destinations
5. Create a clean visually appealing neighborhood

Key Recommendations

1. Renovate Rothenberg Elementary School as a school
2. Construct new Washington Park Elementary School
3. Construct new School for the Creative and Performing Arts
4. Improve existing parks and recreation areas
5. Renovate OTR Recreation Center
6. Create new greenspace at the old SCPA and add additional community gardens
7. Plant trees on key pedestrain streets
8. Promote OTR as an arts and cultural hub
9. Coordinate the SCPA/Music Hall /Washington Park complex
10. Relocate Art Academy of Cincinnati
11. Enhance and promote Pendleton Arts Center



Figure 7: Landscape screening and buffers are important throughout the neighborhood where they can screen and separate parking and other uses. This is especially true where existing and new surface parking is proposed. Surface parking should always be screened from street view with landscaping and wrought iron fencing as prescribed in the historic conservation guidelines. Along the south side of Liberty Street, irregular geometries allow for landscaped screening for existing parking lots (between Main and Walnut Streets) and possible new proprietary surface parking lots. By Consultant - Design Team..

Key Implementation Strategies

- Create an umbrella Community Development Corporation to initiate and oversee plan implementation
- Package financing tools to facilitate housing and economic development projects
- Support early start projects
- Support the school planning and construction activities
- Develop a property acquisition program and Land Banking
- Establish a TIF district as a long-term targeted funding mechanism
- Engage existing service providers with a role to play in implementation

The City is committed to the implementation of this Plan. The following projects are consistent with the recommendations, are currently underway and are expected to be completed within the next 2-3 years.

Housing Recommendations Phase One Committed Projects Completed by the end of 2004

Complete Pendleton Mews (OTR Foundation- Verdin)
20 single-family homeownership units (17 market rate, 3 affordable)
City to furnish infrastructure improvements and streetscape enhancements
City investment: $859,000
Private investment: $2,900,000
Scheduled completion: To be determined

Complete Melindy Square (Miami Purchase Preservation – Urban Sites)
61 rehabilitated homeownership units, market rate
Project under review
Scheduled completion: To be determined

Complete 1200 Block of Vine Street
Rehabilitation of a series of buildings that will include up to 25 market rate housing units and commercial space. The project will be put out to bid by Cincinnati Development Fund (CDF) and also includes a number of private owners.
Investments and schedule to be determined

Model Management Tax Credit Project
Project to renovate buildings on Vine and Race and reduce the overall density of low-income units
24 affordable units
Project under review
Scheduled completion: To be determined

Community Views
15 efficiency to four bedroom units on scattered sites throughout Over-the-Rhine and Mohawk. (5 market rate, 10 affordable)
Project under review
Scheduled completion: To be determined

Complete 1300 Vine Street (ReSTOC)
30 rehabilitated, affordable rental units
City provided gap financing
City investment $770,000
Other investment: $3,675,000
Scheduled completion: 2003

East 15th Street Project
28 rehabilitated units, 5 affordable
City investment: $69,900
Private investment: $1,500,000
Scheduled completion: 2004

Complete Findlay Market Housing (Scheer and Scheer)
Rehabilitation of 10 homeownership units in 7buildings and
4 market rate rental units in 1 building
City investment: $1,072,523
Other investment$2,780,000
Scheduled completion: 2004

Miscellaneous Smaller Housing Projects
City is working with a number of housing developers on over 8 other smaller housing projects including; Reading Lofts, Conroy street, Park Hill, Mulberry Views, Christian Stollmaier Building, 13th Street,1400 block of Walnut Street and Mercer Street

These projects include 53 additional units; 4 affordable
Total City investment: $1,751,300
Total private investment: $9,826,000

Summary of Housing Investments
Total city investment: $ 4,922,000
Total private investment: $23,581,000

Economic Development Phase One Committed Projects
To be completed by 2004

Façade Improvement Program
Smart Streets/ Lead Remediation
10 Buildings funded for façade improvements, lead work and retail space improvements City investment:
$300,000 Façade
$92,162 lead abatement
$396,000 additional lead grant from HUD (pending)
Total public investment: $788,162
Scheduled completion: Winter 2002

Neighborhood Pride Center
Includes offices of Vine Street Coordinator
Coordination of Police, Buildings, Public Services Economic Development, and other City services (a commitment to Clean and Safe in OTR)
Scheduled completion: Summer 2002

Findlay Market, Market House Expansion and Public Improvements
Expansion will double the size of the market and add food vendor space
City Investment: $12,000,000
Scheduled completion: Summer 2003

Neighborhood Craft Market
Outdoor Vendor Space for residents to sell homemade crafts at Findlay Market
Anticipated investment: $50,000
Scheduled completion: Summer of 2003

Empire Theater Renovation
Theater Renovation for live music and arts performances
City Investment: $150,000
Private and State of Ohio Investment: $850,000
Scheduled completion: End of 2002

1700 Block of Vine Target Renovations
City providing site assembly and building stabilization
RFP to be issued in summer 2002 to include proposals for rehabilitation and in-fill construction at 1701,03,05,07 – 1712,1714,1718 – 1721,23,25, and 1735,37,39.
City investment and private investment to be determined
Scheduled completion: To be determined

Streetscape and Parking Enhancements on Vine Street
Installation of street trees, landscape planters, and flower boxes
Improvements to various parking lots
City Investment: $20,000
Scheduled completion: Summer 2002

Food Venture Center at Findlay Market
Shared use commercial kitchen located at 1638 Central Parkway (city-owned facility)
FDA and USDA certified facility
Entrepreneurial development for food-based businesses
$3,000,000 facility
Anticipated partners; City, State, Federal and Private Sources

Summary of Economic Development Investments
Total City Investment: $12,520,000

The majority of these investments are on public facilities and infrastructure and do not have accompanying private investments. Those projects that will also include private investment are currently being developed.

Safety and Cleanliness Phase One Committed Projects
To be completed by 2004

Implement the Community Problem-Oriented Policing program
The Police are actively implementing the CPOP program in Over-the-Rhine and throughout the City.
City investment: $1 Million each year for five years city-wide. Although this investment is city-wide, OTR will receive significant benefit.

Provide Additional Level of Clean-up
The City is currently conducting significant additional clean up activity with city crews and contracting with Impact OTR, New Prospect, and other service providers to provide trash pick-up in vacant lots, on Vine Street and other locations in the neighborhood.
City investment: $800,000

Transportation Phase One Committed Projects
To be completed by 2004

Vine Street Circulation Study
Study to determine the best traffic circulation patterns for Vine Street including consideration for transit and enhanced bus service
City investment: $33,000

Implement Traffic System Management (TSM) Upgrades
Implementation of a number of specific traffic enhancement including:Mohawk left turn
Investment to be determined

Quality of Life Phase One Committed Projects
To be completed by 2004

Hanna Park Improvements
Enhancements to include a "Sprayground" and other improvements
City Investment: $200,000
Private Funds, Armleder Trust: $985,000
Federal investment: $500,000
Total investment: $1,685,000
Scheduled completion: Summer 2003

Grant Park Improvements
New equipment, updated basketball courts, additional trees and landscaping
City investment: $200,000
Scheduled completion: Spring 2003

Washington Park Improvements
Upgrade restrooms, enhance lighting, install "Community Art Bench"
Bench is a project between CRC, Park Board, Contact Center, Peaslee Center, and Art Academy of Cincinnati
City investment: $17,000
Partners investment: $15,000
Scheduled completion: Summer 2002

Rebuild Washington Park Elementary School
New school immediately south of Washington Park
Restore current site back into park space
Cincinnati Public Schools investment: $16,000,000
Scheduled completion: Open for the 2004 school year

Establish the New Entrepreneurial High School
Located with the Cincinnati Business Incubator on Central Parkway
Cincinnati Public Schools/ Gates Foundation Grant
Scheduled completion: Open for 2003 school year

Construct Parking Garage for Washington Park School/Music Hall Complex
Development of additional parking at the Town Center Garage to serve Music Hall, the new School for the Performing Arts, and the new Washington Park School
Partners include the Cincinnati Public Schools, the Cincinnati Symphony Orchestra, the City of Cincinnati, and other to be determined
Investment to be determined
Scheduled completion: Open in 2003-4

Summary of Quality of Life Investments

Total City Investment: $417,000
School Board and other investments: $17,500,000

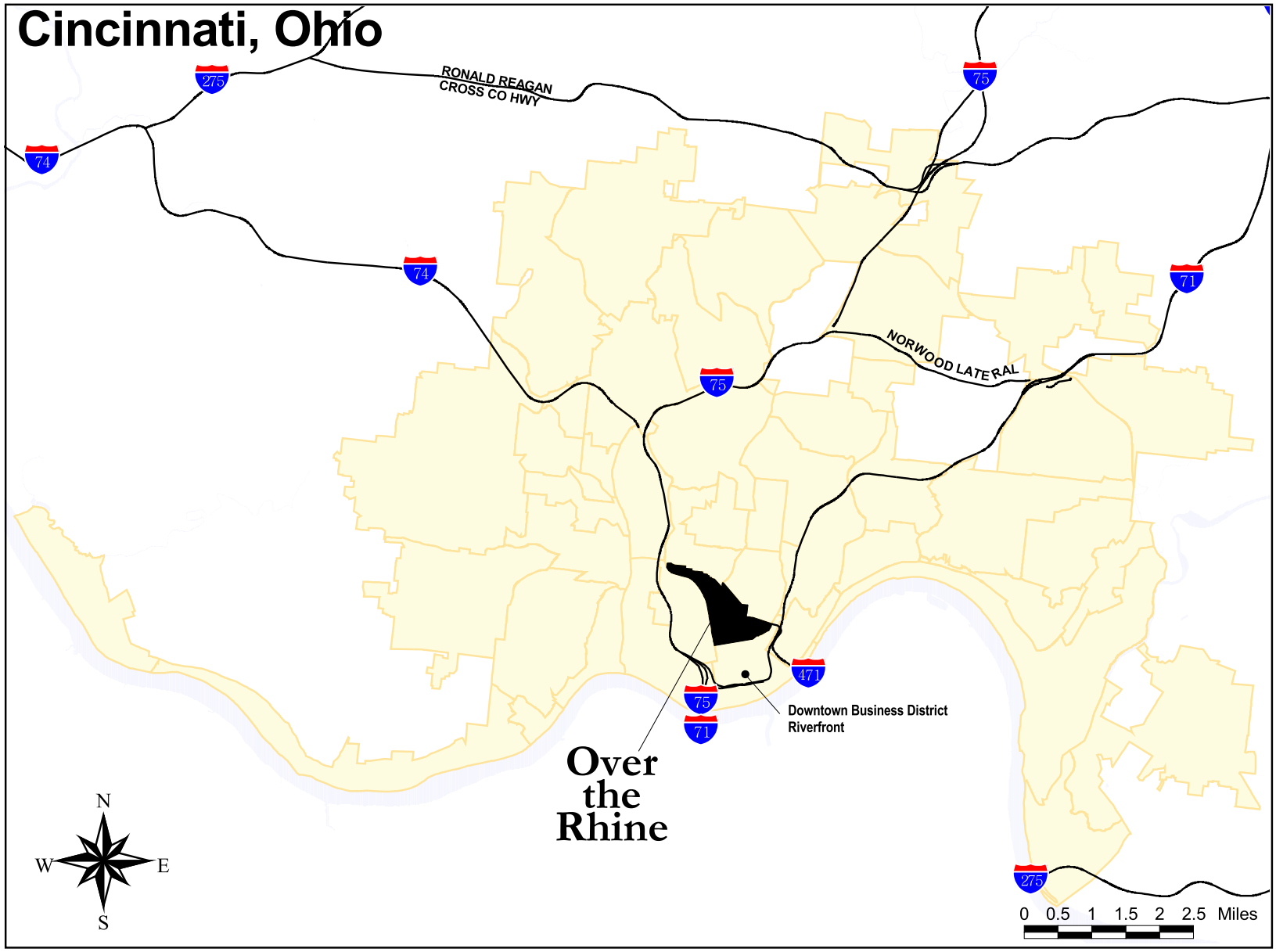


Figure 8: Over-the-Rhine's location in the City of Cincinnati.

INTRODUCTION



Figure 9: An aerial view of OTR. Photo courtesy of Daniel Young.

There have been many neighborhood plans for Over-the-Rhine (OTR) over the last several decades. In fact, there have been books written about OTR and why it is what it is. At various times it has embodied the best and the worst of Cincinnati, and maybe urban America. The architecture and streetscapes, parks and institutions of OTR remind us of a time when cities were king and people of all income levels lived in densely populated neighborhoods just blocks from downtown. The economies of these places were thriving, churches and institutions were busy centers of community life, and people provided their neighbors and friends a helping hand. This may be a romanticized view of life in American cities and in OTR 50 years ago, but that memory is one of the reasons OTR is such a symbol of the power of urban life.

The OTR community is located in the heart of the City of Cincinnati, north of the Central Business District and is surrounded by the West End, Mt. Auburn and Clifton Heights neighborhoods. It is symbolic of many inner cities' challenges - ravaged by economic disinvestment, crime and poverty. OTR has a wealth of individuals and organizations that have invested countless hours working to enhance the quality of life for all interest groups.

This is a different kind of plan. With the support of Mayor Luken and City Council, it sets the stage for the city's commitment to the revitalization of this very important neighborhood. As we create a new plan for OTR, we hope to provide vision and direction to all stakeholders in the neighborhood in order to reestablish it as the symbol of all that can be right with central-city neighborhoods in urban America.

The Plan Vision

The plan is based on the vision of a neighborhood that celebrates the diversity of its people and cultures in a community where the architecture and character provide a nurturing, enriching environment for everyone who lives, works and visits there. Young or old, rich or poor, black or white, it will be a neighborhood where there are economic, social, and cultural opportunities for anyone who wishes to participate.

Planning Process

This planning process was originally initiated based on a recommendation from the Urban Land Institute (ULI). In 1997, the City contracted with ULI to examine the potential development opportunities in the OTR community. One of the recommendations that resulted from their work was "that a coalition organization, which can serve as an 'honest broker' between diverse neighborhood factions and build consensus for planned improvements be established." Following this recommendation, a group of volunteers worked to establish the OTR Coalition. The Coalition opened an office, recruited stakeholders, provided resident training and began to put together a planning process. The City Planning Department provided further assistance to the effort and broadened the planning partnership to include the OTR and Pendleton Community Councils, the Asset-Based Community Development (ABCD) Residents' Table and others. A Steering Committee was ultimately established to oversee the planning process.

The Steering Committee

The Planning Steering Committee (PSC) is a group of residents, institutions, businesses and other stakeholders who were charged with overseeing the planning process. The committee was established in cooperation with the Coalition, the Community Councils and the Residents Table as the most appropriate and representative groups in the neighborhood. The PSC consists of representatives from the OTR Coalition, Community Council, Housing Network, Resident's Table, businesses, social service agencies, institutions, and residents. This 27-member committee (please see list of members in credit section) was charged with monitoring the planning process, being actively involved in the issue committees, and soliciting volunteers and community input. The PSC held dozens of working meetings, sponsored several community public meetings, and hosted several visioning charrettes.



Figure 10: One of the first meetings of the 27-member Steering Committee. Photo Courtesy of Julie Fay.

The Community Visioning Process

Over 200 community stakeholders also joined Kenneth Cunningham and Associates, with the UC Community Design Center and Olika Design, in a community visioning process to discuss and create the physical and design recommendations that accompany the policy recommendations developed in the four issue committees and the steering committee.

The process included day long working meetings on several Saturdays with neighbors and stakeholders from all over the neighborhood. People toured the neighborhood together, looking at the area from their own and each other's perspective. After that activity, people attended additional Saturday sessions to create the concepts for each of the target areas identified in the issue committees. Participants worked with a team of urban designers who then translated their ideas into the many urban design solutions that are presented throughout this report.



Figure 11: Community members participate in a Saturday morning charette at the OTR Recreation Center. Photo courtesy of Kenneth Cunningham and Associates.



Figure 12: The charette board after a day of participation. Photo courtesy of Kenneth Cunningham and Associates.

For more detailed information about the Community Visioning Process hosted by Kenneth Cunningham and Associates, please see Appendix A.

The Issue Committees

In addition to the PSC, there were four issue committees that worked to develop recommendations. The committees were the Housing Committee, the Economic Development Committee, the Transportation Committee and the Quality of Life Committee. Membership in these committees was open to anyone who was interested. These committees, chaired by members of the PSC, discussed their issues in great detail. They heard from experts in various fields and neighborhood and city representatives on current projects and future plans. In addition, they shared ideas for change and improvements, identified issues around their topics and developed goals and strategies to address those issues. Countless community meetings were held to address topics diligently and to discuss difficult and often contentious issues. The progress made in these issue committees represents the basis for the recommendations made in this plan.

Community Meetings

Three public community meetings were held to solicit participation in the process and to obtain OTR stakeholders' input about their neighborhood. Throughout the meetings, several strengths and opportunities were discussed. The following chart provides a list of general comments gathered at the public meetings:

Assets	*Challenges*	*Desires*
Resourcefulness and commitment of stakeholders	Concern about displacement	Resident empowerment
Sense of community	Employment opportunities	Enhanced youth programs
History and diversity	Government mistrust	Shared vision
Access to services and public transportation	Parking and pedestrian safety	Improved internal & external transportation connectivity

Figure 13: Comments gathered at Community Meetings

Stakeholder Interviews

In addition to community and formal meetings, the City Planning Department staff conducted dozens of one-on-one interviews with other community stakeholders. These interviews were designed to gain information on future plans, impressions and ideas for change, and improvements in the neighborhood. These personal interviews were helpful for people not comfortable with sharing ideas in a public setting.

Key Community Issues

Based on the many means of input into this process, four major issues emerged in many different ways. These issues and the lack of consensus on how to deal with them have hampered redevelopment in OTR for more than a decade.

1. Lack of Investment - How do we stimulate new investment that will help existing residents and bring new people into the neighborhood?

Over-the-Rhine has lost 19,939 people since 1960. The major decrease, 12,552 people, occurred between 1960 and 1970. This loss of population has been coupled with a loss of economic activity. In 1970, there were 527 operating businesses and 76 vacant businesses. Today, there are approximately 326 businesses (2001 Haines Directory). This exodus of both population and economic investment from the neighborhood has left almost 500 buildings standing empty and hundreds of vacant lots where buildings occupied with homes and businesses once stood. The loss of people, dollars, and jobs has meant a spiral of disinvestment that has left this neighborhood with very few opportunities, and in some cases, deep hopelessness.

There are businesses, however, that continue to make investments and residents who have stayed through all the hard times. The committed residents and businesses that remain in the neighborhood today will be the backbone of the revitalization.

2. Displacement - How do we ensure that there is room in a revitalized neighborhood for current residents to stay and participate equally in the community?

Does revitalization in OTR mean that current low-income residents will be priced out of the market? There are certainly enough examples across the country of revitalization leading to significant displacement of existing residents. There was discussion throughout the entire planning process that the objective of the process is a mixed-income community that does not displace existing residents. This remained, however, one of the most controversial issues of the process. Those who advocate for the poor were sure that they will not fare well, and had very little trust that the city or for-profit developers had their interest in mind. Likewise "market" interests feel as though the low-income residents and advocates have created a neighborhood where no one else is welcome and market projects have little chance of success.

3. Crime and Its Perception - How do we get rid of the crime and violence that plagues the neighborhood?

Crimes, largely associated with drugs and drug trafficking, have been a significant issue for decades in OTR. Keeping existing residents and businesses safe and feeling comfortable in their environment is a critical need in the community. A combination of the presence of many opportunistic outsiders conducting criminal activity and the local and national spotlight on racial tensions make solutions difficult. Cincinnati Community Action Now (CAN), a non-profit group established as a result of a series of civil disturbances that primarily impacted OTR in April 2001, assembled to develop strategies to enhance racial diversity in the City of Cincinnati and the mediation process. Their efforts, as well as those of the Community Problem-Oriented Policing (CPOP) Program, will help to address the issue of police-community relations. The Violent Crimes Task Force of the Police Department was also designed to address the issue of crime. In many ways, this is the "watershed" issue; if it is not successfully addressed, progress in other areas will be almost impossible.

4. Sense of Community - How do we encourage old and new residents to respect each other and form one diverse community?

The issue of how residents, merchants and businesses will get along is not a topic usually addressed in a traditional planning process. But this issue, and its many forms, is at the center of creating a viable, mixed-income community that sustains itself over a long period and is a place where everyone wants to live. Making people feel respected, welcomed, valued and connected is a tall order. It is these very issues that cause many to be distrustful and suspicious; it is this that will be the true measure of success in the long-term.



Figure 14: Community members participate in a design charette. Photo courtesy of Kenneth Cunningham and Associates.

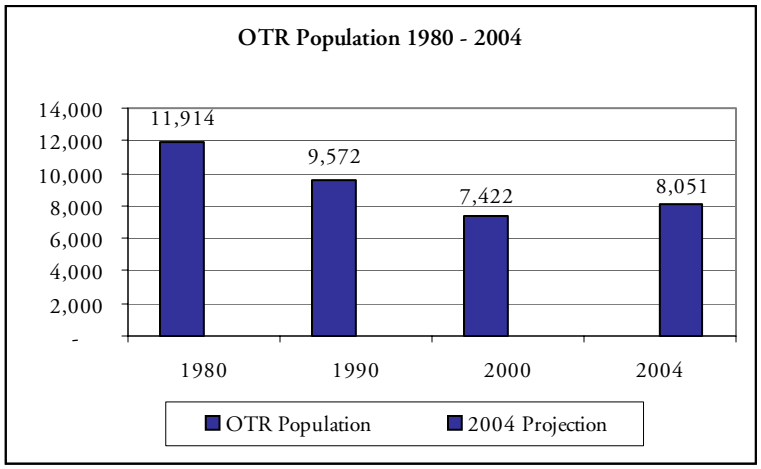


Figure 15: OTR Population 1980 - 2004

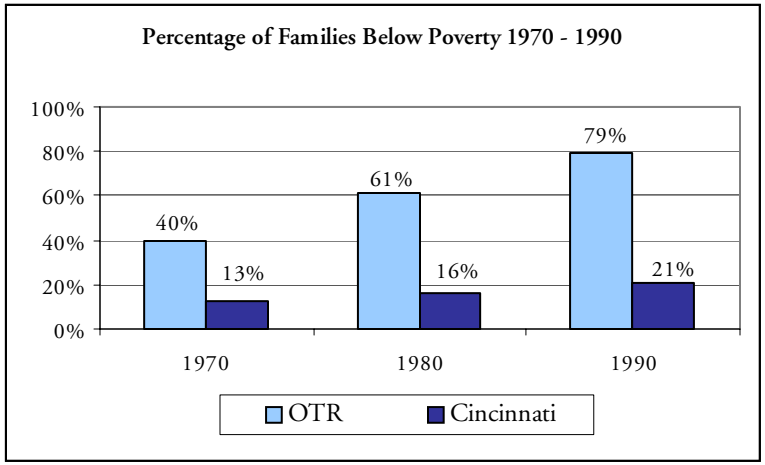


Figure 16: Percentage of families below poverty 1970 - 1990

The disinvestment in OTR is characterized by a significant population loss from the neighborhood's peak population year (1900). This drop in population is partially the result of the movement of population away from the inner city due to modern transportation, social and economic patterns. Within the last few decades, the decrease can be attributed to the disinvestment in the neighborhood.

Another significant change was race. During the 1960s and 1970s, although OTR's population declined, the African American population began to increase. This increase is perceived by many as a result of African Americans being displaced from the West End and Queensgate communities due to the construction of I-75, which began in the late 1950s.

OTR's population tends to be poorer and younger than the rest of the city. In 1990 and 2000, OTR's population under the age of 18 was 35% and 29% respectfully, compared to the city's 29% and 24%. By 2000, OTR's under-18 population had dropped to 29%, which is still higher than the citywide total of 24%. At the same time, there are fewer senior citizens in OTR than citywide. See Appendix B for a complete list of demographics for OTR.

OTR's median household income remains much lower ($5,908 in 1990) than the city's median household income of $21,006 in 1990. The 2004 projected median income is $9,042 for OTR and $32,278 for the city (1999 Claritas Data File). In 1990, the percentage of families in OTR below the poverty level was 79%, which is significantly higher than the city's average of 20%.

The educational attainment of OTR residents has been increasing since 1980. Since 1980, there has been a 15.5% increase in the number of residents who are high school graduates, an 8.2% increase of those who have had some college and a 5% increase of those who are college graduates.

Land Use and Zoning

The OTR Community is a mixed-use commercial and residential community. Distinctive land use patterns are mixed commercial/residential along Vine and Main Streets, large institutional and office uses along Central Parkway and Central Avenue, one- and two- family units in Mohawk and areas surrounding Rothenberg School, and industrial uses north of Liberty Street along McMicken Avenue. Many of the retail and small businesses are located on the first floor of two-to-four-story buildings throughout the neighborhood. The neighborhood has significant open space in Washington Park and several other green spaces and park areas. Some of the most significant institutions from a land use standpoint are: Findlay Market, located north of Liberty Street; Music Hall, located south of Liberty Street; and St. Francis Church, located at Liberty and Vine Streets. Figures 18 and 19 graphically illustrate this mix of land uses.

The community contains 24 zone districts ranging from R-7, High-Density Residential, which permits some business use and housing at a density of 79 units per acre, to 0-2, Office Zone, to M-2, Manufacturing Zone District. (Please see Figure 18.) This is a result of the highly mixed land use patterns in the neighborhood.

There are 703 scattered vacant parcels in OTR based on an inventory conducted by the City Planning Department staff in early 2001. The majority of the sites are small, less than a quarter of an acre. The parcels average from 1,927 to 3,149 square feet of land area. A significant number of the parcels are located in Mohawk, the area surrounding Rothenberg School and along major thoroughfares such as Main, Vine, Race and Elm Streets.

Urban Renewal

Almost the entire OTR community is located within an urban renewal boundary. This boundary was established in 1985 as a result of the 1985 OTR Community Plan and a study determining that the area was blighted. The study documented that there were a number of significant buildings and infrastructure in the OTR community that qualified as deteriorating and blighted areas. The urban renewal status provides the city the opportunity to acquire property needed for a public purpose and to use federal funds to improve conditions and eliminate blighting influences.



Figure 17: A vacant lot on Republic Street. Photo courtesy of Kenneth Cunningham and Associates.

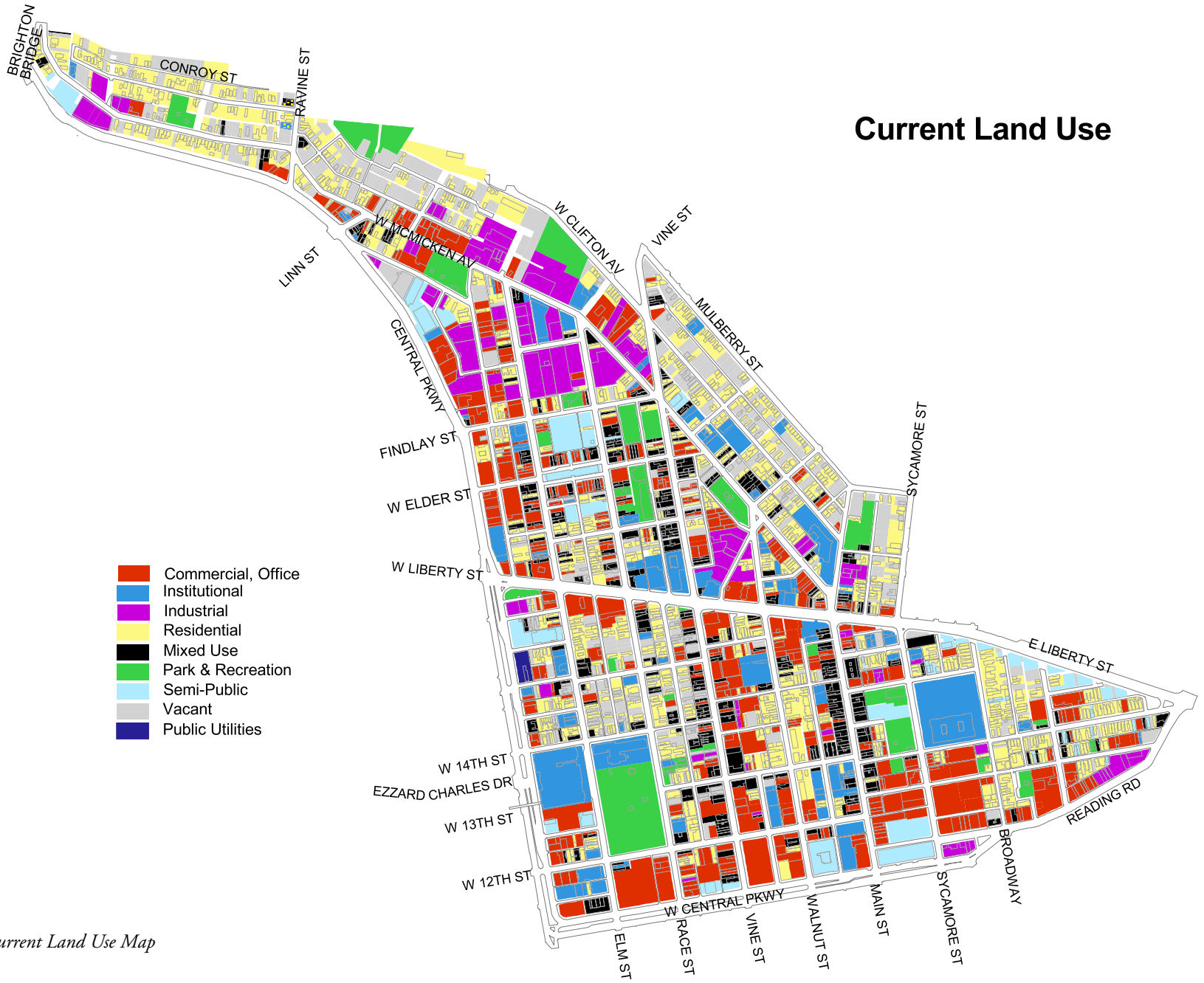
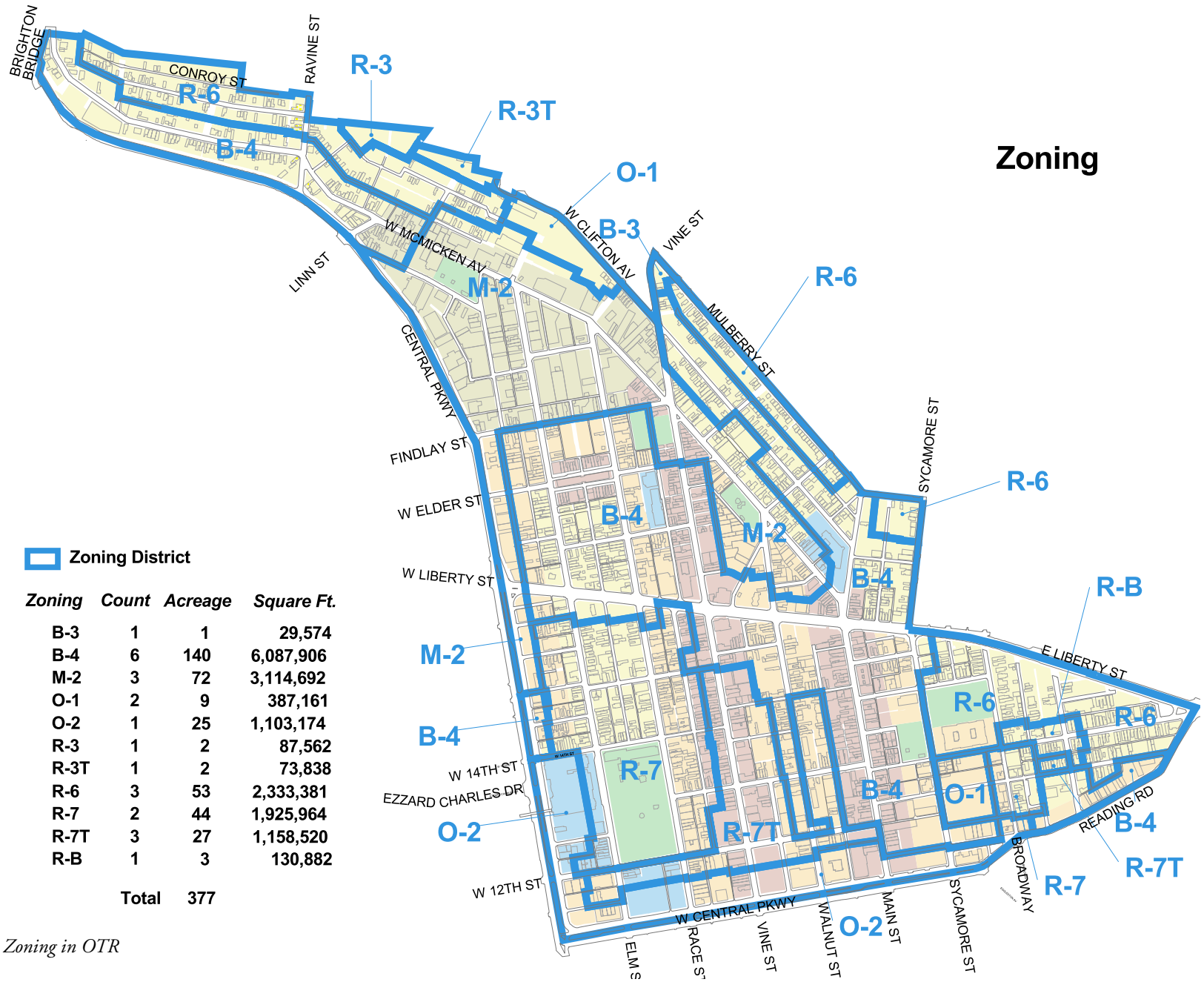


Figure 18: Current Land Use Map



Zoning	Count	Acreage	Square Ft.
B-3	1	1	29,574
B-4	6	140	6,087,906
M-2	3	72	3,114,692
O-1	2	9	387,161
O-2	1	25	1,103,174
R-3	1	2	87,562
R-3T	1	2	73,838
R-6	3	53	2,333,381
R-7	2	44	1,925,964
R-7T	3	27	1,158,520
R-B	1	3	130,882
	Total	377	

Figure 19: Zoning in OTR

Current Housing Inventory

Because of the importance of this issue and considerable discussion around the facts of housing in OTR, the city contracted with consultant Mark Brunner to undertake a detailed inventory of housing in the neighborhood. The majority of the inventory was conducted in 1999-2000. It identified 5,412 habitable housing units (units that are currently occupied and those that are vacant but could be occupied without renovations) in the neighborhood. The 2000 Census, on the other hand, identified a total of 5,261 habitable units of which 3,594 were occupied and 1,667 were not occupied. (The rent ranges from the 2000 Census are not available at this time.)

Total Habitable Housing Units	
2000 Census	5261
Brunner Study	5412

Figure 20: Total Habitable Housing Units

By either source - Brunner's total count of 5,412 or the Census count of 5,261 housing units there has been a considerable drop in housing units from the 1980 count of 7,406 housing units and the 1960 count of 10,885.

The number of low-income units has been declining for a number of years. The 1985 OTR Comprehensive Plan identified 5,520 units as being low-income. It is not clear if this number reflects only rent-restricted units and/or vouchers. (The 1985 plan did not mention market rate housing, mixed income housing or home ownership in its Goals and Objectives, but focused solely on maintaining and stabilizing the existing low-income housing units in the community.) The Brunner study identified 3,200 rent restricted units. This number has decreased to about 2,400 during this planning process due to Hart Realty's recent decision to opt out of the Section 8 Program. Hart Realty's decision impacted 826 units. It is likely that the trend of gradual attrition in the number of available housing units for low-income residents will continue.



Figure 21: Vacant and occupied housing units on Magnolia Street.

Vacant and Condemned Buildings

There are many buildings in OTR that have been condemned by the City of Cincinnati. These buildings are considered to be a public nuisance and/or safety hazard because while they are slated for demolition, they are still standing. The city also identifies buildings, vacant in whole or in part, that require a Vacant Building Maintenance License (VBML). A VBML is issued by the City of Cincinnati's Director of Buildings and Inspections and is renewed yearly. For an owner to receive a VBML, the building must be structurally sound, weather tight and secure from trespassers.

The number of vacant buildings in OTR presents both a present challenge and a future housing opportunity. The presence of so many vacant buildings in the neighborhood has a measurable negative impact on quality of life issues. Vacant buildings can be used for various criminal activities including drug trafficking and prostitution. Rows of boarded up buildings rob streets of vitality and create the impression of deterioration and neglect. The investment required to stabilize and rehabilitate a vacant building in OTR is substantial. Renovation of an abandoned building often requires the abatement of hazardous materials and extensive upgrades, including new plumbing, new electrical wiring and the installation of sprinkler/fire suppression systems.

OTR's vacant and underused buildings are indeed assets, and many can be salvaged and returned to productive use. This is largely because the buildings are of historic character and are irreplaceable in their architectural quality. The city's effort to save these buildings was demonstrated by the OTR Pilot Receivership Program, which was administered by the Abandoned Buildings Company (ABC) through the Department of Neighborhood Services from 1997-2001. ABC filed a number of "public nuisance" lawsuits against owners of vacant and deteriorated buildings in OTR. The purpose of the lawsuits was to compel owners to take action to stabilize their buildings and meet Building Code Standards as a first step in achieving full renovation of the buildings. ABC has recommended that the Receivership Program be continued to stabilize at least 75 of the buildings that are still vacant and not immediately habitable in OTR.

There are vacant buildings in the neighborhood that are not economically feasible candidates for renovation. Buildings that are structurally unsound will eventually need to be demolished, providing space to provide parking or other amenities for nearby historic buildings that can be renovated. These decisions will need to be made on a case-by-case basis.



Figure 22: A vacant building on 13th Street

Historic Resources

Like so many things about OTR, its historic resources are a source of great pride and opportunity, and represent a significant challenge. OTR's historic character holds the potential for a great resurgence and revitalization. It is what allows this neighborhood to set itself apart from so many other places in the region. It also makes renovation extremely difficult, as buildings need new modern systems, structural repairs and upgrades for things never imagined when these buildings were built - air conditioners, computer hook-ups, sprinkler systems or tenants with cars.

OTR's collection of commercial, residential, religious and civic architecture is one of America's largest and most cohesive surviving examples of an urban, nineteenth-century community. The exceptional historical and architectural significance of the neighborhood is recognized both nationally and locally. In 1983, a large portion of OTR was listed on the National Register of Historic Places and contains the city's two largest locally designated historic districts. The City of Cincinnati created the OTR South Historic District in 1993. Less than a decade later, during this planning process in 2001, the city undertook efforts to establish the OTR North Historic District and Mohawk Neighborhood Business District.

Local designation of historic resources provides access to invaluable investment tools for revitalizing OTR. Buildings located in OTR's National Register District are eligible for Federal historic preservation tax incentives. This program, which gives money back to property owners who rehabilitate buildings according to certain standards, fosters private-sector investments. Over 260 tax credit projects have been undertaken in the OTR National Register District since 1983. Of this number, 122 projects have been completed in the project study area.

Similarly, the design guidelines created for the locally designated OTR North and South Historic Districts provide a framework for continual revitalization. They were written specifically to address the community's unique historical, architectural, developmental, social and economic characteristics and are enforced by the City Planning Department's Office of Historic Conservation.

OTR also includes a number of individually significant buildings: Old St. Mary's Church (123 E. 13th Street) and Cincinnati Music Hall (1234 Elm Street) are both local landmarks. Music Hall is also one of the city's ten National Historic Landmarks. Thirteen additional buildings in OTR are individually listed on the National Register. (Please see Appendix C.)



Figure 23: Music Hall, one of the City's ten National Historic Landmarks.

Social Support in Over-the-Rhine

OTR is home to numerous social service organizations, offering assistance ranging from homeless shelters, soup kitchens, medical clinics, job placement and chemical and substance abuse treatment. These agencies provide services to residents of OTR and other nearby neighborhoods. Please see Appendix D for a list of social service agencies identified by the neighborhood.

Through this process, there have been discussions related to the many social service providers in the neighborhood with a varied range of opinions. Some stakeholders had concern that there are too many social service organizations in OTR, thereby perpetuating the culture of poverty in the neighborhood. Others saw that social service organizations work very hard to improve the lives of people in the neighborhood, but do so with limited resources and do not receive enough support. Some reported that some individuals or groups seem to simply want to "sweep poor people under the rug."

Both sides of this issue have valid reasons for their concern. OTR does carry a significant burden for the city with regard to the number of social service agencies located within the neighborhood (the number approaches 90, including churches that provide services as well). The neighborhood's extensive selection of social service agencies has made it a convenient place to live for those seeking assistance. OTR residents have explained and are proud of the notion that the neighborhood is a place where things are done differently, where there is a network of community support and where there is a grassroots movement for the rights of the poor. Together, all of these factors attract people who are looking for a second chance.

On the other hand, many feel that by making the neighborhood so convenient for people who are homeless and people with addictions, it makes it less attractive for visitors and future development. Families with young children may not feel comfortable using parks acting as home to large numbers of homeless men, or shopping or walking through areas frequented by drug dealers and users. This situation speaks to the concerns about safety and the perception of safety in the neighborhood as well.

The overarching goal of the plan is to improve the lives of all current residents of OTR. If drastic improvements are made in the quality, quantity and affordability of local housing, the safety and cleanliness of the neighborhood and the availability of economic opportunities, then there may some day be a need for fewer of the existing social service agencies or some may need to redefine their mission.

HOUSING



Figure 24: Housing in the process of rehabilitation. Photo courtesy of Julie Fay.

Who lives in Over-the-Rhine and what type of housing is available in the neighborhood have been the most controversial issues throughout this planning process. The vision of creating a truly sustainable mixed-income neighborhood that serves as a model for years to come is the goal; one that has not often been achieved. There are many examples of neighborhoods across the nation that have never been able to overcome the kinds of poverty and disinvestment that OTR has experienced. There are also neighborhoods that, once begun, the cycle of re-investment has not been able to hold a meaningful place for low-income residents. The recommendations that follow are designed to create a neighborhood where people of all economic, racial, and ethnic groups have a significant, respectful place in the community.

These recommendations have been forged at a very difficult time in this community. Over the course of the planning process there was:

- significant civil unrest,
- a major operator of the site-based section eight program "opted out" of almost 900 units of restricted income housing,
- a neighborhood development corporation was dismantled and left many residents questioning their housing, and
- a major new piece of legislation around poverty impaction changed how the City funds projects.

The fact that these major events in the life of this neighborhood have been taking place and the Steering Committee has been able to continue to meet and develop the following recommendations is truly a testament to this neighborhood and the commitment of its residents and other stakeholders.

The three key housing objectives identified in the OTR planning process were the ability to:

- Stimulate new investment in market rate and affordable housing (rental and homeownership)
- Maintain homes for low-income residents
- Protect and preserve the historical, architectural and cultural heritage of OTR

Housing Capacity

In 1900, the population of OTR reached its highest population of 44,475. Over the following years, the population slowly declined to nearly half that amount by 1960. In that year, 27,577 people lived in OTR and there were 10,885 housing units. Due to current building codes and both the need and the desire for a more comfortable, spacious living environment, it is not desirable to try to recreate that kind of density.

Four indicators were examined to determine a feasible housing capacity for OTR: 1) existing habitable units; 2) renovation of vacant buildings; 3) development of vacant land; and 4) conversion of commercial, industrial and institutional buildings to residential uses.

We can start from the premise that we want to maintain the **existing 5,200 habitable units** (most in some need of renovation). The pool of available housing options can be increased through renovating vacant buildings and developing vacant lots for housing.

As indicated earlier, there are approximately 500 **vacant residential buildings** in the neighborhood. These buildings originally included a minimum of 1 to a maximum of 20 housing units. The units were small and often composed of multiple small rooms. For today's purposes, if we assume that each building could contain between one and four units, there would be capacity for an average of an additional 1,250 (a range of 497 to 1,988) units created in existing vacant buildings.

The **vacant land** inventory identified approximately 700 vacant parcels in the neighborhood. If those vacant parcels provided for even 200 building sites with one to two units each, there is the capacity for another 300 units of new construction.

Conversion of large institutional and commercial buildings for housing is also a possibility. This is the most difficult capacity question to estimate. Projects like Hale-Justis and the Emery Center Apartments have recently provided 92 new units in buildings not historically used for housing. Potential vacant school buildings, various vacant churches and old commercial buildings are likely to be used as housing locations in the future.

Based on the many assumptions provided above, it is reasonable to consider the neighborhood has the capacity for approximately 7,200 housing units. At an average household size of 2.1, these 7,200 units could house a population of over 15,100 people, which would more than double the current population and be similar to the neighborhood's population of 15,025 in 1970's.[1]

Proposed Housing Capacity	
Habitable Units	5,200
Renovation of Vacant Buildings	1,250
New Construction	300
Conversion	500
Total	**7,250**

Figure 25: Proposed Housing Capacity.

[1] In 1970, OTR had a population of 15,025, a decline of about 54% from 1960.



Figure 26: Single family residences on 14th Street.

There are a number of challenges associated with increasing and enhancing the housing stock to reach the capacity stated above. Among these challenges is the creation of a mechanism that will allow for the retention and/or improvement of housing for current residents, while attracting new residents and businesses to the community. The combination of homeownership, recent changes in Section 8 policies, the large number of vacant and condemned buildings, housing types, and the various interests of residents and stakeholders in OTR creates significant opportunities and heightens these challenges.

Homeownership

OTR is today a neighborhood of renters with a current homeownership rate of less than 5%, which is considerably lower than the approximately 38% homeownership rate for the City of Cincinnati. The low rate of homeownership in OTR is due in part to the neighborhood's small percentage of single- and two-family residences. Attached and semi-attached three- to five-story mixed-use rowhouses and apartment buildings represent the dominant building type in OTR. Ownership of multiple properties by a single entity and real estate speculation has also served to maintain OTR as a primarily rental neighborhood. One of the main objectives of this plan is to increase homeownership in OTR for people of all income levels.

As indicated earlier in this chapter the population of OTR and the total number of available housing units has declined steadily since 1900. The number of renter-occupied and vacant units has also increased concurrently. For example, between 1970 and 2000, the total number of housing units in OTR dropped 28%. During that same period, the percentage of renter-occupied units increased dramatically, as did the percentage of vacant housing units. According to the 2000 U.S. Census, approximately 96% of OTR's occupied units were rental, and OTR had over 1,600 vacant housing units (see Figure 27). Stakeholders in the community agree that this trend must be reversed and homeownership must be encouraged for current and future residents.

Housing Occupancy in Over-The-Rhine

Census Year	Total Housing Units	Vacant Housing Units	Total Occupied Units	Owner-Occupied Units*	Renter-Occupied Units*
1970	7,312 (100%)	1,491 (20.4%)	5,821 (79.6%)	255 (3.5%)	5,566 (76%)
1980	6,386 (100%)	1,517 (23.8%)	4,869 (76.2%)	190 (3.9%)	4,671 (95.9%)
1990	5,087 (100%)	1,306 (25.7%)	3,781 (74.3%)	116 (3.1%)	3,665 (96.9%)
2000	5,261 (100%)	1,667 (31.7%)	3,594 (68.3%)	140 (3.9%)	3,454 (96.1%)

* = Number and percentage of owner-occupied and renter-occupied housing units based on the total number of occupied units.
** = Figures for 1980 are approximate since eight housing units were not specifically identified as vacant, owner-occupied, or renter-occupied.

Figure 27: Housing Occupancy in OTR.

The wide spectrum of building sizes and types in OTR presents the opportunity for a variety of homeownership options, from single-family homes to condominiums. Pockets of owner-occupied residences have grown up on Spring, Broadway, E. 14th and Orchard Streets in the southeast quadrant of the community. The buildings on these streets tend to be smaller detached and semi-detached structures, two- or three-stories in height, which are conducive to single-family occupancy. Other areas with opportunities for single-family homeownership include: The east ends of 12th and 13th Streets; Hughes, Republic, Race, Pleasant and Elm Streets north of Washington Park; and Pleasant, Elm and Green Streets near Findlay Market.

Larger buildings throughout the neighborhood also offer the possibility of homeownership through condominiums. For example, the Emery Center Apartments, formerly the Ohio Mechanics Institute/ College of Applied Science, could convert to condominiums sometime around 2006[2] . Narrow four- and five-story commercial buildings in OTR with open floor plates and high ceilings could be developed with one condominium per floor, while more expansive former breweries, light industrial and commercial buildings allow for even larger projects with multiple condominium units and various layouts on each floor. Another option for larger buildings is for an owner to purchase and live in an on-site unit while renting out additional housing units.

[2] The Emery Center Apartments are located in the Over-the-Rhine National Register District and is therefore eligible for Federal Historic Tax Credits. Receipt of the tax credits requires the project to be income producing for five years.

Section 8 Contracts

In 2000, the United States Department of Housing and Urban Development (HUD) replaced their long-term site-based Section 8 contracts (ranging from 20 to 30 years) for year-to-year contracts. Once the existing long-term contracts expire, owners throughout the United States must decide either to enter into a one-year agreement or to "opt out" of the program. If an owner decides to opt-out, the current tenants are given a portable voucher. This voucher can be used to subsidize the rent for either their current home or, if they choose to leave, the rent in a new location throughout the country.

This is a significant change in the way HUD will administer its Section 8 Program. HUD intends to place financial subsidy with individuals rather than housing providers. The intention of this shift is to allow benefit recipients to secure housing in the private market in less concentrated locations than in site-based project areas that tend to concentrate households in poverty.



Figure 28: The Emery Center Apartments on Central Parkway.

The change in Section 8 contracts will have both short- and long-term impacts on rent-restricted housing in the OTR community. Already, nearly 2,000 of the site-based Section 8 unit contracts with HUD have expired and tenants have been given portable vouchers. Within the next five years, all of the long-term contracts with HUD in OTR will expire. Based on the limited data available, about 60% of tenants whose landlords opted out of Section 8 chose to stay in their current residence. The remaining 40% of tenants elected to take their vouchers and move either to another neighborhood in Cincinnati or to an entirely different locale, or did not qualify for a voucher. The shift in HUD's Section 8 contracts, which provides for a portable voucher, could result in a substantial number of residents choosing to leave the area, further reducing the neighborhood's population and possibly increasing the number of vacant buildings. Another concern expressed by neighborhood advocates is that rent-restricted housing, once provided in project-based Section 8 buildings, is at risk of no longer being available for those who need subsidized housing. The bankruptcy of Hart Realty, the largest property owner in OTR, certainly points to problems that housing providers are having in making the switch in programs.

Costs of Producing Housing

The current market does not support the full costs of the work required to bring the housing stock up to current housing codes. This is in part due to long-term neglect by speculators, vandalism, the age of the housing stock, the configuration of units (too small), lead abatement and outdated building systems. The infrastructure needs to be refreshed with attractive lighting, trees and landscaped parking. Cincinnati also has a comparatively affordable housing market and many choose to live in new or already renovated homes rather than restore one of OTR's historic gems. For years, only the most committed urbanites and developers worked to create housing in the community.

Opportunity abounds in OTR where numerous properties, sometimes on adjacent parcels, are for sale and/or vacant. Speculators have bought and continue to buy buildings in OTR, waiting for the payoff a notable rise in market value represents. Non-profit organizations including ReSTOC, Over-the-Rhine Housing Network and Mercy Franciscan Home Development, Inc. are engaged in rehabilitating and/or building affordable housing units throughout the neighborhood. Market-rate and private developers such as Urban Sites Property Management, Middle Earth, and River City Alpine Development Group have also undertaken various small and large housing projects in OTR, and their interest appears to be growing. Based on current figures new and rehabilitated units in the neighborhood are slowly approaching the rent levels necessary to make projects financially viable. In fact, a few recent developments have met or been able to exceed their projected rents. However, despite a growing market and the availability of gap funding through the Urban Living Loan Pool, Low-Income Housing Tax Credits, Federal Historic Tax Credits and low-interest loans and grants through the City, residential development in OTR is still far from an easy proposition.





Figures 29 and 30: Renovation can be time consuming and costly when working with historic structures. The interior of a building at 1410 Walnut Street during renovation. Photos courtesy of Urban Sites Property Management.

The vast majority of vacant buildings in OTR require modest to major stabilization measures due to a combination of neglect, exposure to the elements and vandalism. Upgrading electrical and plumbing systems that do not meet code and the abatement of hazardous materials required by both Federal and state law adds another layer of costs to projects in OTR. The narrow floor plates of the rowhouses that characterize many of the neighborhood's streets pose an additional challenge. Homeowners and renters now expect and/or need larger living spaces – big rooms, spacious closets, multiple bathrooms – with amenities not generally found in nineteenth century buildings – off-street parking, central air and laundry facilities. On the positive side, since each building is different, developers can create and market unique interior layouts. At the opposite end of the spectrum, architects and/or engineers often must be hired to design solutions. Predevelopment loans and funding to determine the exact condition of a building and the feasibility of a project are exceptionally difficult to obtain. The Cincinnati Development Fund is one of the few organizations that will consider pre-development loans. For these reasons development in OTR poses a financial risk for many private and non-profit developers.





As the revitalization of OTR continues, the community's non-profit housing developers (Appendix C) will become valuable in ensuring the continued availability of affordable housing. The desires of property owners and renters are typically in conflict. Owners want to see a return on their investment in the form of increased property values. Renters prefer property values and thus their monthly rent to remain stable. New development and rehabilitation of existing buildings in OTR brings with it a corresponding rise in property values and rents. The result may be the displacement of current residents who cannot afford the increased rent. It is unlikely that private landlords, speculators and market-rate developers not involved in an affordable housing initiative will maintain affordable rents for existing residents on a long-term basis. Incentives and controls must be in place to ensure that revitalization of the neighborhood does not occur at the expense of current residents.

Figures 31 and 32: A before and after photo of the interior of 1431 Walnut Street. Photo courtesy of Urban Sites Property Management.

Housing Affordability

The long-term affordability of the housing stock in OTR, both for homeownership and for rental housing, is an issue as the neighborhood progresses. As a general principle, housing is considered affordable if no more than 30% of income is spent on housing, although many families pay more than this, especially when utilities are included, when there is only one breadwinner, or when incomes are low or fixed.

Using HUD data for **rental housing**, the following table shows the income needed to support various rental-housing types at Fair Market Rent (FMR):

Fair Market Rent –Cincinnati, Ohio [3]		
Type of Unit	**FMR including utilities**	**Family Income**
One Bedroom	$430	$17,200 ($8.27/hr)
Two Bedroom	$576	$23,040 ($11.08/hr)
Three Bedroom	$772	$30,800 ($14.85/hr)

Figure 33: Fair Market Rent in Cincinnati.

Stated another way, a family that has income of $17,500 can afford a monthly rent for a one bedroom including utilities of $430. A minimum wage earner can afford a rent including utilities of no more than $268 a month. In Ohio, in the last two years, the wage increase needed to afford a two bedroom home went up 12.57%, much faster than inflation, from $10.10 to $11.37 an hour.

Regarding **homeownership**, banks generally do not want overall debt (including housing costs but not including utilities) to exceed 40% of income when considering underwriting loans for mortgages.

[3] Projected 2002 FMR figures for Cincinnati, Ohio obtained from the National Low Income Housing Coalition.



Figure 34: A house on Mercer Street that is prime for redevelopment.



Figure 35: An example of housing located above commercial uses on Main Street.

Using the 30% affordability principle but without utilities, persons of moderate income may be able to purchase a home. The numbers below are approximate.

The following chart will provide a guide as to what low to moderate-income families might be able to be approved for a mortgage loan if their overall debt does not exceed 40% of their gross incomes and with a 5% down payment. If debt exceeds 40%, the money available for housing costs will decrease, so the price of the home one can afford goes down.

Homeownership Guide For Low- And Moderate-Income Families (Based on an 8% Interest Rate)				
HH Income Annual or Hourly Full Time	**Available for Housing Costs Monthly (PITI[4])**	**Other Debt Monthly**	**5% Down Payment**	**Maximum Price of Home**
$20,730 ($10/hr.)	518.25 (30%)	$172.75 (10%)	$3,000	$60,000
$27,100 ($13/hr.)	$677.66 (30%)	$225.83 (10%)	$4,000	$80,000
$33,500 ($16/hr.)	$697.92 (25%)	418.75 (15%)	$4,250	$82,000
$41,900 ($20/hr.)	$803.08 (23%)	600.00 (17%)	$4,750	$95,000
$41,500 ($20/hr.)	$1036.49 (30%)	$345.83 (10%)	$6,000	$120,000

Figure 36: Homeownership guide for low and moderate income families.

[4] Principal, Interests, Taxes and Insurance

City's Involvement

In past years, city funding has been allocated for completed rehabilitation projects or for projects currently under construction in OTR. The city also allocates money for emergency repairs for low-income homeowners, for receivership projects and for site control for properties in OTR needing redevelopment.

A balanced approach achieved an almost equal split in the number of units with City funding in OTR with rent restricted and market rate units. The public cost per unit has been higher for the market rent units than the affordable units, due to other sources available for development of affordable units, such as state funding and low income housing tax credits. The use of Historic Tax Credits for developers of rental housing and commercial projects is encouraged.

The average public investment in OTR has been $19,500 per unit in loans, flexible loans and grants. Rental investments come in the form of loans and flexible loans. Funding provided for homeownership is generally in the form of grants.



Figure 37: Two city-finded housing projects - the Hale-Justis building (on the far left) and the Emery Center Apartments (on the far right). Photo courtesy of Kenneth Cunningham and Associates.



Figure 38: Housing in Sharp Village developed by the OTR Housing Network.

Neighborhood Interests

The housing interests that will have a major impact on the housing stock in OTR for years to come range from advocates for the homeless and low-income residents to market rate housing developers. The non-profit housing developers and low-income advocates want OTR to remain a neighborhood that provides housing for its low-income residents while recognizing that a mixed-income community is economically beneficial. Primarily, their focus has been on ensuring equitable spending throughout the neighborhood and for a "no-net-loss of affordable housing." In addition, many advocates place strong emphasis on increasing the quality of life for low-income individuals by providing improved housing through rental placements and homeownership opportunities. Many of the residents expressed their desire for homeownership opportunities, residential rehabilitation, new development and resident management opportunities.

Market-rate housing advocates would like to capitalize on the historical and cultural assets of OTR. The neighborhood includes a vibrant arts community and is home to many of the City's cultural institutions such as the Ensemble Theatre, the Cincinnati Symphony Orchestra, and the Cincinnati Opera. It also has become the center for a growing number of internet and computer-related businesses. The proximity of OTR to the Central Business District is also attractive to many. For these reasons and many others, market-rate developers consider OTR an ideal location for diverse housing including rowhouses, lofts, and condominiums.



Figure 39: An outdoor patio at a building rehabilitated by Urban Sites Property Management. Photo courtesy of Urban Sites Property Management.

Goal 1: Encourage and welcome new investment at all levels of the housing market and ensure the long-term sustainability of enough affordable housing to house current residents

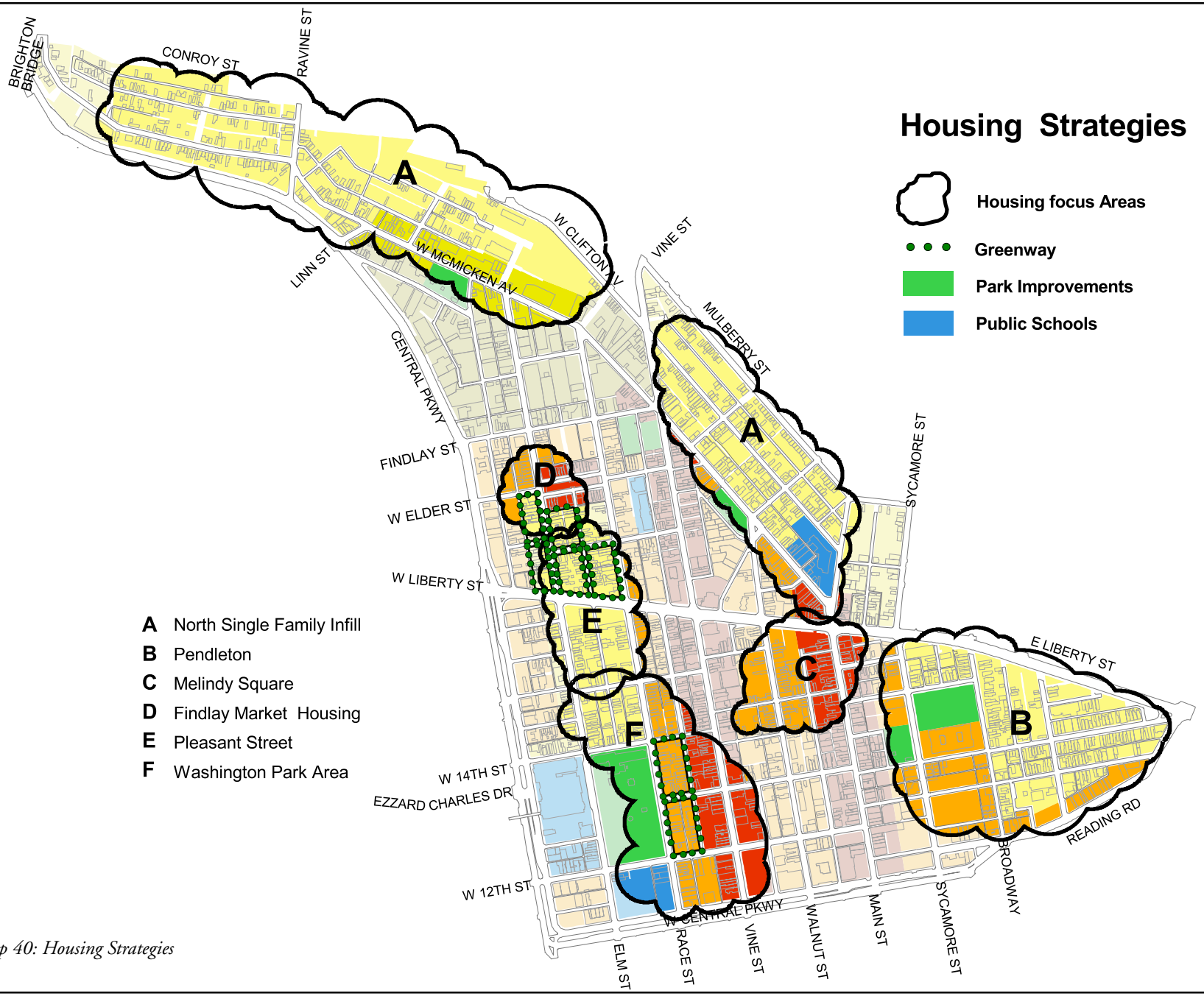
Objectives:
- Protect current residents
- Encourage new residents
- Improve the production of housing at all income levels
- Preserve and strengthen all residential sub areas through equitable distribution of resources
- Increase financial resources and support for low-income special-needs housing including shelters, temporary and transitional housing
- Increase financial resources for the creation of market-rate housing
- Stimulate the use of abandoned, underused and substandard buildings in OTR
- Remove the bureaucratic and institutional barriers to housing production
- Increase new homeownership opportunities

Goal 2: Provide appropriate housing-related services for all residents

Objectives:
- Identify and market housing services available to residents of OTR
- Provide information on housing-related services
- Use the assets of residents in OTR to enhance economic vitality

Goal 3: Protect, preserve and enhance the significant landmarks and areas of OTR's historical, architectural and cultural heritage without displacement

Objectives:
- Encourage the continued identification and recognition of significant historic, architectural and cultural resources in OTR
- Assure that new construction, additions, alterations and demolitions within OTR are carried out in a manner that is not detrimental to the neighborhood or to its current and future residents
- Encourage the maintenance, rehabilitation and conservation of the existing housing stock to stabilize and strengthen the OTR community



Map 40: Housing Strategies

A Balanced Housing Stock

The key housing recommendation for OTR is the establishment of an equitable housing stock for a population of diverse incomes by 2020. Soliciting and supporting development and redevelopment that enables the OTR community to reach the following percentages by rental and mortgage costs can accomplish this.

Total Housing Units In Over-The-Rhine				
Rental or Mortgage Costs	**1-5 Years**	**5 - 10 Years**	**10 - 15 Years**	**15 - 20 Years**
Market Rate Housing				
Unlimited	20%	20%	20%	25%
61% to100% of AMI ($60,500 in 2001)	20%	20%	30%	25%
Affordable Housing				
31% to 60% of AMI ($36,500 in 2001)	20%	35%	25%	25%
Up to 30% of AMI ($18,150 in 2001)	40%	25%	25%	25%

Figure 41: Key Housing Strategy.

This model is based on the belief that an equitable community that welcomes new residents can be achieved without displacement of current residents and that every effort should be made to assist people in moving from one income level to another.

This recommendation is consistent with the recently approved impaction ordinance that declares the City's policy to target public resources to housing projects that do not create new low-income housing in neighborhoods that are already over saturated with affordable housing.

This affordability goal will be implemented as projects move forward and seek public assistance. In the short-term, projects that provide new higher income and mixed income units will be favored. As the proportion of affordable units begins to reach the identified percentages, additional affordable and mixed income units will need to be created. It will also be appropriate to continue to upgrade the existing affordable housing stock over the entire planning period.

A monitoring system will need to be established to provide an annual count of housing units. Both the University of Cincinnati and Xavier University have expressed an interest in conducting this monitoring. There are a number of national research projects currently underway that could accommodate this project.

Housing Production

A successful revitalization of the neighborhood is dependent, in large part, on the successful production of new housing and the rehabilitation of existing housing. The significant number of vacant buildings and the poor condition of much of the existing housing requires major improvements. Existing for-profit and not-for-profit developers will all play a role in stimulating the housing market to produce more units.



Figure 42: An example of a building renovated into Loft Housing. Photo courtesy of Urban Sites Property Management.

The implementation section outlines a number of strategies to help the development community increase production. These include:

- The City's involvement in site assembly and infrastructure improvements
- Funding through various existing programs
- New loan pool resource
- Capital support for specific projects
- Support for mixed income and reduced density tax credit projects

Specific Project Locations

There are many housing projects currently underway or in the planning stages in the community that meet the objectives described above. There are also additional projects recommended to continue to stimulate housing production in different parts of the neighborhood. The Housing Plan Map shows locations for future development.

Current projects include:

- 1300 Block of Vine Street (ReSTOC)
- Melindy Square
- Findlay Market/Elm Housing Project (Scheer and Scheer)
- Mercy Franciscan Housing Project at Republic and Green Streets
- Pendleton Mews
- 1200 Vine Housing/Parking Project
- Model Management Housing Rehabilitation at 1321-23-25 Vine Street, 1320-22 Republic Street and 1206-08 Clay Street
- Community Views rehabilitation at 122 and 232 E. Clifton Avenue, 223 Peete Street, 1639 Vine Street, 440 W. McMicken Avenue, and 154 E. McMicken Avenue.

Additional Project Recommendations include:

- Washington Park Area Project
- Rothenberg Area Infill
- Loft Housing
- Pleasant Street Housing Project

ReSTOC



Figure 43: A ReSTOC project in the 1300 block of Vine Street.

Findlay Market



Figure 44: View south over Findlay Market parking lot showing new housing clusters over underground parking. By Consultant - Design Team.

Model Management







Figures 45A-C: Model Management projects at 1206-08 Clay Street, 1323 Vine Street and 1321 Vine Street. Photos courtesy of Model Management.

Pleasant Street

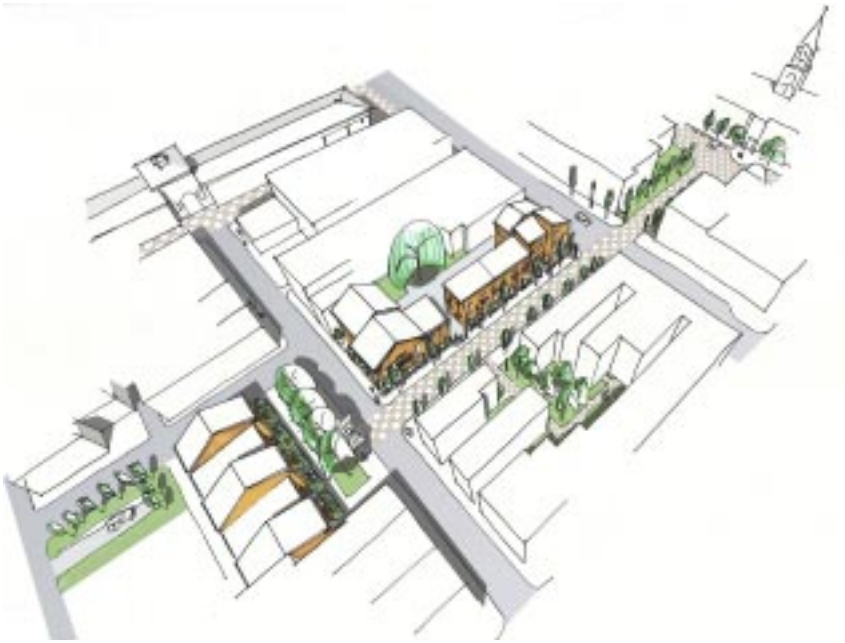


Figure 46: View north over new and existing housing clusters on Pleasant Street. By Consultant - Design Team.

St. Anthony Village



Figure 47: A sketch of St. Anthony Village. This mixed-income development is located at Republic and Green Streets, and developed by Women's Research and Development Center. Sketch courtesy of the University of Cincinnati Community Design Center.

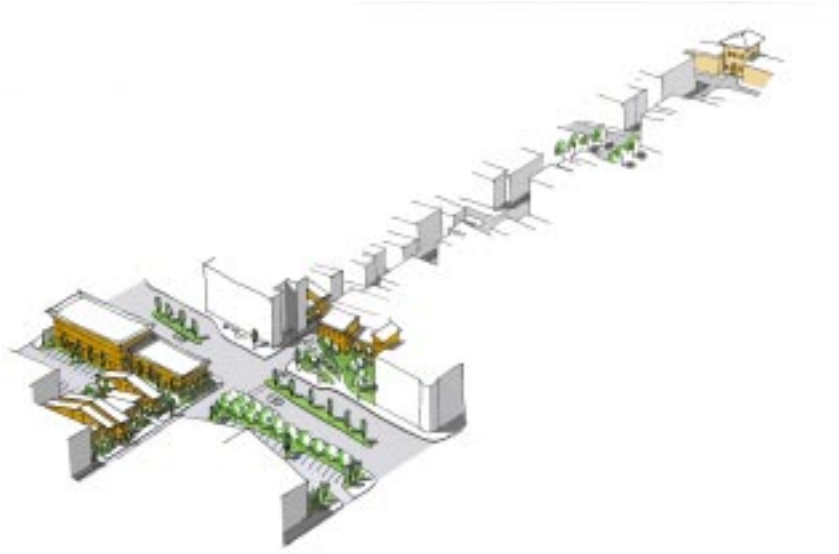


Figure 48: An illustration of proposed housing development on Pleasant Street near Liberty Street. Housing infill on tertiary streets such as Republic and Pleasant is reserved for 2 - 3 story single-family structures scaled in relation to existing buildings on the street. This is an example of clustered housing developed around a secure tenant controlled landscaped courtyard. By Consultant - Design Team.

Melindy Square



Figure 49: An illustration of the proposed Melindy Square Development showing parking lot landscape screening, green space and a transit stop. By Consultant - Design Team.

The Vine Street Gateway Project





Figures 50 A-B: The Vine Street Gateway Project. Located at the corners of Central Parkway, Vine Street, 12th Street, and Jackson Street. As currently designed, this is a four-story parking garage with mixed income, four-story housing along Vine Street. This is an opportunity to leverage new affordable mixed-income housing with the land being subsidized in a public-private partnership with corporate use of a parking garage, as well as the future Art Academy of Cincinnati and the Vine Street business district. Illustrations courtesy of Muller Architects.



Figure 51: Enhance residential spaces with an urban landscape of outdoor private spaces. Decks, balconies, and porches provide residents with much needed private space that also function to enliven and safeguard the semi-public space of courtyards, and the public space of alleys and streets. Privately maintained urban landscapes, including window boxes and stoop entry gardens, provide both beauty and a sense of ownership for the environment.

Housing infill on tertiary streets such as Republic and Pleasant is reserved for 2-3 story single-family structures, scaled to be related t the existing buildings on the street. With both an iron fenced front yard setback and side yard setback on the south side. Private parking may be accommodated at the side of the house or a garage may be situated at the rear with alley access. Alternatively, the house may have a front entry single bay garage with living space over, substituting for the side yard. New construction may require building 2 family buildings to provide the required scale for the neighborhood.

In all infill housing type configurations, back yards provide an opportunity for "cluster courtyards", especially for the rear of multi-family buildings. The "mews" alley courts provide ideal individual rear yard configurations (with alley accessed parking) for single-family housing and combined rear yards for multi-family buildings. By Consultant - Design Team.



Figure 52: Commercial use concentration areas should never exclude and should incorporate upper level housing. The compatibility of uses should be a consideration in structuring the long-term viability of mixed-use commercial streets such as Vine Street.

Multi-family housing should be promoted above storefront commercial use on commercially designated streets in accordance with the mixed-use objective for OTR land use and accepted principles for maintaining vital urban street life.

Office use is more appropriate than residential use above storefront with/or adjacent to nighttime entertainment

Historic Preservation

Designating two new local historic districts – Over-the-Rhine (North) and Mohawk-Bellevue NBD – and the presence of the existing Over-the-Rhine (South) Local Historic District and the Over-the-Rhine National Register Historic District will cultivate community pride and an appreciation of the neighborhood's rich past throughout the city. The specific conservation guidelines established for the local districts will protect irreplaceable historic buildings and will encourage their conservation, renovation, and reuse. They will also advocate new development that is compatible with and will take advantage of each district's unique character. As a result, each district will foster the continued viability of the community as an attractive place to live, work and play for citizens of all socio-economic levels.

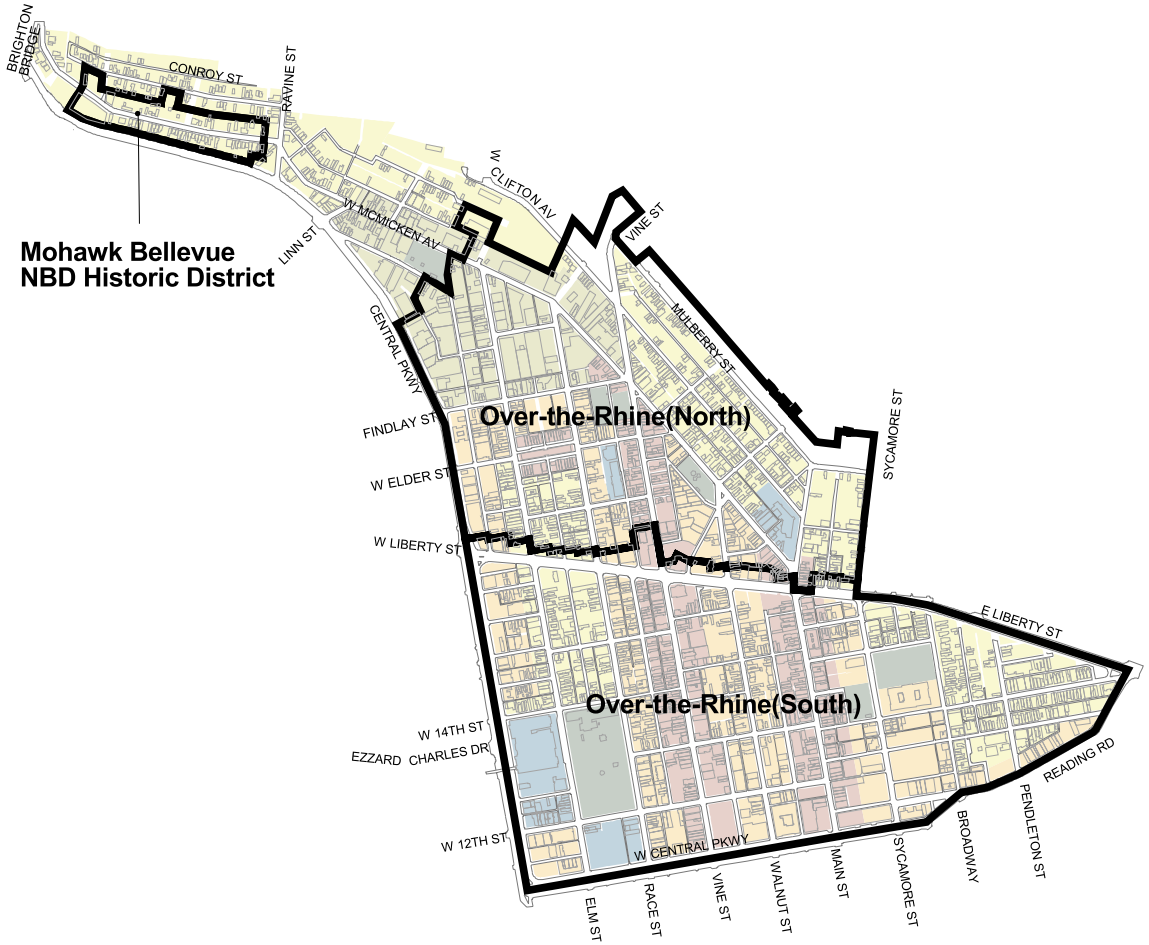


Figure 53: Historic Districts in OTR.

Homeownership

Increasing homeownership opportunities as a means for stabilizing the community for all income groups is strongly desired. Active participation of neighborhood groups and organizations will be needed to identify and solicit residents who are interested in homeownership opportunities including services offered by the Homeownership Center. The Center is currently working with residents to provide Section 8 homeownership opportunities. Homeownership options in the parts of the neighborhood indicated in the future land use plan as being lower density are most appropriate.

Rental Housing

Rental housing will continue to be an important part of the housing in the neighborhood. Much of the current rental housing stock is in poor condition, but is providing limited housing choices for low-income residents. Keeping a healthy, solid, rental housing market available for people at all income levels is critical to keeping the neighborhood accessible and diverse. Rental units are indicated on the Future Land Use Map on page xiii in the medium-density locations.

Family Housing

Converting the smaller units into large, three-to-four-bedroom housing units that accommodate families is recommended for the areas around the schools and recreational sites. In particular, the housing stock surrounding Washington Park Elementary, Rothenberg Elementary, School for Creative and Performing Arts, and Findlay Market are very suitable for this type of development. Family housing should be provided in both owner and rental options.

Financial Support

1. Solicit participation in the **City's Housing Programs** for development and rehabilitation gap financing. Gap financing refers to the difference or "gap" between the private funding on appraised value and the target income market. Conventional lenders will provide only up to 75 or 80 percent of the appraised value. It can be difficult to close the gap between available and needed funding. Filling this gap will be critical to increasing housing production in the neighborhood. Currently, the City of Cincinnati has a number of competitive financing programs to assist housing development (See Appendix E for listing).

2. Support **Low Income Housing Tax Credit Projects** including mixed income projects consistent with the overall housing goals stated in the housing affordability plan. The Low-Income Housing Tax Credit[5] (LIHTC) Program created by Congress in 1986 has been instrumental in bringing investment to depressed areas such as OTR. An investor receives the housing tax credit each year for 10 years, and in return, the owner must maintain income and rent restrictions on a property for at least 15 years.

[5] The Ohio Housing Finance Agency (OFHA), within the Ohio Department of Development (ODOD), has administered the LIHTC Program since 1987 in the State of Ohio. OFHA awards the Housing Tax Credits to applicants on a competitive basis one or two times per year. The chief advantage of the LIHTC Program is that relatively great amounts of equity financing can be raised for low-income housing projects in depressed communities, thus enabling development of low-income housing that otherwise would not be feasible to provide.

3. **Financial support for Non-profit Low-income Housing Groups** in OTR. Support for operations and maintenance costs is needed to continue to provide and increase the quality of housing for low-income residents.

4. Create an **OTR loan fund**. The Cincinnati Development Fund has been established and capitalized to target resources for project development and production.

5. **Land Assembly** - Remove buildings out of speculation and into active development by purchasing vacant land and buildings to accommodate large-scale development consistent with the surrounding environment.

6. Investigate the feasibility of establishing a **Housing Trust Fund** for affordable housing by identifying potential sources of funds and operating agency. A Housing Trust Fund commits public sources of revenue to a dedicated, ongoing fund for housing. This fund could provide a dependable source of funding for the creation and maintenance of housing, homebuyer assistance, below-market rental housing, gap financing, start up funding for housing developers, and land acquisition and design costs.

Economic Empowerment

1. Provide **training** on home maintenance, rental management, buying a first home, and potential cooperative ownership structures. Coordinate with the Homeownership Center regarding existing programs.

2. Establish a **Land Trust**. A trust can acquire land that will be leased on a long-term basis to an individual whose home will be located on the land. The resident will own the home and the organization will own the land. The trust limits and controls future use on the land.

Legislative Actions

1. **Covenants** that require proposed rent-restricted units to remain fixed for a 15-year period for the use of CDBG and HOME Funds.

2. Create **Local Historic Districts** north of Liberty Street and in the Mohawk area.

3. Establish a **Main Street Program** in mixed-use commercial/residential areas such as Vine and Main Streets. The Main Street Program is a national program that provides technical assistance for businesses concentrated in a particular area to organize and hire a business manager primarily for marketing purposes. Once established, the groups become financially responsible for cost for the manager and other activities.

4. Create **Tax Increment Financing (TIF) Districts**. The establishment of such as district allows for money that will be received from the anticipated increase in tax realized from improvement made in the district to be spent in OTR. We recommend that the funds generated from the TIF district be used for property acquisition and public infrastructure improvements recommended in this plan. Because TIF Districts are limited to 300 acres, two will be created for OTR.

Housing Support Services

1. All of the housing support services could be provided through a central clearinghouse that could serve as a **one-stop shop** within the community.

2. **Support organizations that** provide housing for both rent-restricted and market rate households.

3. Provide educational opportunities that focus on housing maintenance, how to identify and report housing violations, tenant/landlord rights, and economic incentives for historic preservation such as the Federal Historic Tax Credits.

4. **Create and maintain a database** of available housing units in OTR to track the availability of various types of housing.

5. Encourage local groups to create a unified housing marketing plan for the community.

PRIORITY HOUSING PROJECTS

The City is committed to the implementation of this Plan. The following projects are consistent with the Housing recommendations, are currently underway and are expected to be completed within the next 2-3 years.

Phase One Committed Projects
Completed by the end of 2004

Complete Pendleton Mews (OTR Foundation- Verdin)
20 single-family homeownership units (17 market rate, 3 affordable)
City to furnish infrastructure improvements and streetscape enhancements
City investment: $859,000
Private investment: $2,900,000
Schedule to be determined

Complete Melindy Square (Miami Purchase Preservation – Urban Sites)
61 rehabilitated homeownership units, market rate
Project under review
Schedule to be determined

Complete 1200 Block of Vine Street
Rehabilitation of a series of buildings that will include up to 25 market rate housing units and commercial space. The project will be put out to bid by Cincinnati Development Fund (CDF) and also includes a number of private owners.
Investments and schedule to be determined

Model Management Tax Credit Project
Project to renovate buildings on Vine and Race and reduce the overall density of low-income units
24 affordable units
Project under review
Scheduled completion: To be determined

Community Views
15 efficiency to four bedroom units on scattered sites throughout Over-the-Rhine and Mohawk. (5 market rate, 10 affordable)
Project under review
Scheduled completion: To be determined

Complete 1300 Vine Street (ReSTOC)
30 rehabilitated, affordable rental units
City provided gap financing
City investment $770,000
Other investment: $3,675,000
Open 2003

East 15th Street Project
28 rehabilitated units, 5 affordable
City investment: $69,900
Private investment: $1,500,000
Open 2004

Complete Findlay Market Housing (Scheer and Scheer)
Rehabilitation of 10 homeownership units in 7buildings and 4 market rate rental units in 1 building
City investment: $1,072,523
Other investment$2,780,000
Completion 2004

Miscellaneous Smaller Housing Projects
The city is working with a number of housing developers on approximately 8 other smaller housing projects including the Reading Lofts, Conroy Street, Park Hill, Mulberry Views, Christian Stollmaier Building, 13th Street,1400 block of Walnut Street and Mercer Street. These projects include 53 additional units; 4 affordable
Total city investment: $1,751,300
Total private investment: $9,826,000

Total Housing Projects
Total city investment:$4,922,000
Total private investment: $23,581,000

ECONOMIC DEVELOPMENT



Figure 54: A business near Findlay Market.

The economic health of Over-the-Rhine is critical to its long-term success. Improving economic conditions in the neighborhood results not only in developing the climate for doing business and investing money, but improves conditions for people in the neighborhood as well. In order for area residents to improve their lives, they need to have access to good jobs at sustainable income levels that will allow them to increase their personal wealth. In order to attract investment, property values will need to increase, and business investments will need to provide a return in the community.

OTR has many economic assets. Its location adjacent downtown, and just south of the University-Medical complex positions it between the two largest employment centers in the region. The neighborhood is also home to a number of regional destinations like Music Hall, the Ensemble Theatre, and the Pendleton Arts Center. The neighborhood has not been able to fully capitalize on these destinations and the potential spin-off retail activity that could result from patrons dining or shopping in the neighborhood.

Findlay Market, a large city market operating in the neighborhood since 1852, provides fresh fruits, vegetables, meats, cheeses, and breads, including many hard to find ethnic foods, to OTR residents and people from all over the region.

With its many economic assets, this historic 19th century neighborhood has positioned itself very well to take advantage of 21st century opportunities.



Figure 55: Mixed-use buildings on Main Street.

Improving the climate for business in the neighborhood and nurturing existing and new economic activity is critical to OTR. Many of the elements for a robust economy are already present in the neighborhood. The successes of the Main Street Entertainment District and the technology industry demonstrate that OTR has the elements essential for creating a healthy business environment.

Space for Business Development

OTR has almost 500 vacant buildings and over 700 vacant lots. These vacancies, which can be more reasonably priced than traditional office space (although renovation costs may be significant), provide the opportunity for businesses to locate to the neighborhood, establish themselves, and expand. Real estate in distinctive, architecturally significant buildings offers a very special opportunity for many businesses. In fact, many in the technology industry cited the uniqueness of the community as one of the reasons for selecting OTR as home. OTR provides a locale where businesses can be close to the area's hub of economic activity, and employees can live close to where they work.

The presence of the high-speed internet capacity in OTR is also a tremendous asset. This presents a real advantage in the neighborhood over many other locations not as well served by digital infrastructure. This is certainly one of the reasons that technology-based businesses were attracted to the neighborhood, but increasingly all types of businesses will see this infrastructure advantage as attractive.

Economic Empowerment and Job Opportunities
The emergence of business opportunities in the information technology field has opened up new avenues of employment as well. Local groups such as SmartMoney Community Services, Hamilton County Development Corporation, Greater Cincinnati Microenterprise Initiative (GCMI), the University of Cincinnati Small Business Development Center (UCSBDC), the African American Chamber of Commerce, and the Cincinnati Business Incubator provide training and other oppotunities for interested residents to take advantage of these new digital, technology-based opportunities.

Since local schools play an important role in preparing students for jobs in this field, Taft High School, in conjunction with Cincinnati Bell, has designated Taft as a special site for computer training. An additional high school, charted by the Cincinnati Public Schools and the Gates Foundation, will become an Entrepreneurial High School which will focus on training students to create and get involved in new start-up businesses. This high school will be operational in the neighborhood for the 2003-2004 school year.

One of the most critical issues for neighborhood residents is identification and creation of better job opportunities that will provide entrance to the economic mainstream. The lack of opportunities today revolves around the scarcity of economic activity in the neighborhood, need for access to capital, insufficient transportation to jobs, deficient education, discrimination, day care and health care problems, and individual problems with criminal background and employment histories. Creating opportunities and second chances for many people facing these difficulties is critical if this neighborhood is to truly provide the kind of mixed-income and culturally and racially diverse environment that is envisioned.

Resources like the new entrepreneurial high school, Taft's information technology program, the local groups who provide assistance to small businesses, the City's Employment and Training Center, and the Collective Learning Center can all play a role in this issue. Linking these and many other services to the people who need them and to each other is key to making the existing system work.

Proximity to Downtown and Uptown
Downtown Cincinnati remains the largest employment location in the region with approximately 90,000 employees (Source: Greater Cincinnati Chamber of Commerce). The University of Cincinnati and the medical complex made of up of University Medical Center, Children's Hospital, Shriner's Burn Center, the Veteran's Administration Medical Center, and Christ Hospital is the second largest employment center (Direct jobs, 1997 UC Medical Center Report). OTR is just minutes away from both with direct public transit and vehicular access.

These locations help drive OTR's economy by creating potential spin-off business and institutional activities looking for proximate locations. They also provide potential jobs for local and future residents who want to live close to where they work. Better transportation integration between these destinations in the downtown Basin and Uptown area are discussed in some detail in the Transportation chapter of this plan.



Figure 56: Vine Street in the early 20th century. Photo courtesy of the Department of Transportation and Engineering.



Figure 57: Vine Street in the early 21st century - Local business Rohs Hardware.

The Vine Street Corridor

Just as OTR is the best and worst of the City, Vine Street is the best and the worst of the neighborhood. The condition of Vine Street is, to many, symbolic of the overall health of the neighborhood. Its image is what shapes people's impressions of OTR; as a major corridor between downtown and the University area, thousands of people travel it daily. Mayor Luken has made Vine Street the center of a strategy to signal the resurgence of the entire community.

Vine Street has historically been the primary roadway in the neighborhood, and the buildings and past uses on the street are evidence of this. The architecture of buildings on the street is high-style – buildings are a little taller with more elegant storefronts, they are made of sturdier, more expensive materials such as brick and masonry, and are more elaborate and detailed than buildings on other streets (which can also increase the cost of rehabilitation). The function of the street was both cultural and civic; Vine Street has been home to beer gardens, a post office, an opera house, and a movie theatre.

A perfect example of OTR's pattern of development, the street has been a commercial corridor with some residential uses interspersed between and above commercial uses. From clothes to food to music to hardware, Vine Street has been the central shopping street in the neighborhood. It is also a place where building vacancies, trash, loitering, and drug dealing make the corridor feel very unsafe. The issues of making the neighborhood feel clean and safe are very important to the revitalization of Vine Street.

The Success of Main Street as a Destination

The Main Street Arts and Entertainment District has been, by most accounts, a model of what the community can accomplish in terms of revitalization. The Over-the-Rhine Chamber of Commerce and the Over-the-Rhine Foundation, along with the many individual building and business owners, have created a unique and attractive destination for restaurants, clubs, galleries, and special shopping. This revitalization was certainly bolstered by the many technology-based companies and residential units that have located on the street. Many of the elements identified as attractive for technology companies are also attractive for other users on Main Street, such as interesting historic architecture, proximity to other users, and a pedestrian-scale environment.

Neighborhood business districts that have been successful at re-making themselves have had several key elements:

- Creation of an identified niche and image
- One or two "destination" uses
- A mix of uses that focuses on special offerings and high levels of service (something the big-boxes do not do well)
- Business owners who collaborate on issues like hours of operation, marketing and promotions, and festivals
- A positive physical environment

Many of these elements are present on Main Street, and have been key to its success. Main Street, however, like the rest of the neighborhood, suffers from the real and perceived lack of safety in the area. There have also been some problems with patrons of the clubs being unruly in the early hours of the morning and causing problems in the neighborhood. Here, too, residents have not always felt welcome. The ability of the entire neighborhood to take advantage of the successes of parts of the neighborhood will be important to the long-term sustainability of the neighborhood.



Figure 58: Jump Cafe, on the corner of Main Street and 12th Street.



Figure 59: Kaldi's Coffeehouse and Bookstore, a popular attraction on Main Street. Photo courtesy of Kenneth Cunningham and Associates.



Figure 60: The Ensemble Theatre of Cincinnati.



Figure 61: Music Hall during a May Festival performance. Photo courtesy of Cincinnati May Festival.

Core of Cultural Destinations and Institutions

Music Hall, Findlay Market, the Ensemble Theatre, and Pendleton Arts Center are the types of cultural and community resources that communities often attempt to create in revitalization efforts. OTR has these and several other truly outstanding resources, which have existed here for generations. In addition to these well-established resources, there are proposals to create a new School for the Creative and Performing Arts near Music Hall, and a new home for the Art Academy of Cincinnati at Twelth and Jackson Streets. These uses draw patrons, guests, artists, and residents into the neighborhood. They also provide opportunities for residents to become involved in and experience wonderful cultural offerings.

Residents have sometimes felt unwelcome at these institutions and so they may not have benefited the neighborhood as fully as possible. Likewise, patrons have not felt welcomed in the neighborhood and so did not stay to have lunch, dinner, shop, or spend additional money in the area. These institutions are an important part of the neighborhood. Their presence needs to be enhanced and they need to be open for neighborhood residents to take advantage of the rich cultural experiences they have to offer. Likewise, the neighborhood needs to accept these institutions and create strategies that create economic activity to build upon these uses and their patrons.

The Need for Neighborhood-Serving Uses

In 1950, there were 31,219 people living in the neighborhood; today there are less than 7,500. That loss of population has had a direct negative impact on the number of businesses in the neighborhood, particularly in the retail sector. In this regard, OTR is like thousands of other center-city neighborhoods across the country. As people have left city neighborhoods for farther-out suburban locations, they have left old neighborhood business districts with fewer customers, buying less.

The trend of disinvestment in city neighborhoods is blamed on many things: perceptions of security problems, poor store selection, increased competition from suburban malls and big box stores, old merchandise, and lack of parking. All are certainly in part to blame, but the beginning of the downward trend can be tied directly to population movement to the suburbs.

The retail market in areas like grocery stores, drug stores, shoe and apparel shops, gas stations, car repair establishments, restaurants, laundries and dry cleaners, and other neighborhood-serving uses have largely relocated to the suburbs along major roadways like Beechmont Avenue and Colerain Avenue, and I-275. This exodus has been so complete in some cases that retailers are finding suburban locations over-built and are now looking for new service areas back in center-city locations. The recent activities of chains like CVS and Walgreen's illustrate this point.

Figure 62: Local store Globe Furniture, located at Findlay Market.





Figure 63: Local apparel store Smitty's.



Figures 64 and 65: Two successful OTR businesses - Ollie's Trolley on Liberty Street and Shadeau Breads on Main Street. Photos courtesy of Kenneth Cunningham and Associates.



People shop differently than they did when neighborhood business districts were the main destinations for convenience shopping trips. Today, people are likely to do all their shopping at big-box retailers like Target, K-Mart, Wal-Mart, Kroger, Biggs, and others. Instead of shopping at the local butcher or florist, they are now getting everything from furniture to eggs at one location. Often prices are more competitive at these locations and shopping can be more convenient, particularly for those with cars who live nearby. The need for people in the neighborhood to have access to good shopping choices for everyday needs has been identified as important to OTR residents.

There are some examples of stores that have stayed and been successful in the neighborhood. Places like Tucker's Restaurant, Rohs Hardware, Smitty's, Deveroes, and the many merchants at Findlay Market have served the neighborhood for decades. Supporting these businesses and attracting new neighborhood-serving uses will be an important challenge.

Residents identified an expanded grocery store, a movie theater, additional restaurants, some sort of family entertainment (bowling, skating, etc.), drug store, laundry and dry cleaners as some of the uses the neighborhood needs.

ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES

Goal 1: Make OTR a model for diverse and inclusive business development.

Objectives:

- Strengthen neighborhood retail uses on Vine Street and throughout the neighborhood
- Provide support to a variety of office users including technology-based companies, architectural, arts and other design firms
- Maximize the support and development of digital and technology related business in the community
- Coordinate and enhance small business and microenterprise support programs
- Focus marketing of retail space around Findlay Market for local, specialty, and international food products and services

Goal 2: Establish stronger linkages between the OTR workforce and job training programs and employment opportunities in the neighborhood and throughout the City.

Objectives:

- Create opportunities in industries where OTR has a competitive advantage such as historic building trades, the arts and crafts industry, and food service and products at Findlay Market
- Establish an educational link between technology-based businesses, neighborhood schools and the Employment and Training Center
- Improve transportation options to employment centers throughout the region, including support for Metro Moves

Goal 3: Strengthen and create destinations that attract and encourage neighborhood and regional participation.

Objectives:

- Support regional arts organizations in the neighborhood and maximize their direct economic benefit to the neighborhood
- Use cultural resources to attract people to neighborhood restaurants and other establishments
- Enhance Findlay Market as a regional destination by expanding the Market and targeting renovation of the surrounding buildings
- Support the Main Street Entertainment District as a regional destination that is welcoming to local residents and serves as a neighborhood gathering place
- Provide strong pedestrian links between the Pendleton Arts Center, Main Street, Vine Street and Music Hall along 13th Street
- Enhance the safety of the neighborhood to encourage people to use the resources of the area
- Enhance the grocery offerings in the vicinity of Findlay Market to improve convenience shopping for residents and visitors
- Create safe, clean and maintained "pocket parking lots" throughout the neighborhood focusing on the commercial corridors on Vine Street and Findlay Market, with an additional structured lot in the vicinity of Main Street
- Create a coordinated marketing program to promote the diverse arts, cultural and other destinations on the neighborhood

Goal 4: Ensure the opportunity for OTR residents to become financially literate and independent

Objectives

- Create opportunities for homeownership in the neighborhood
- Make use of SmartMoney Community Services and other local financial training programs
- Provide strong educational institutions
- Support local financial institutions that recycle dollars in the neighborhood

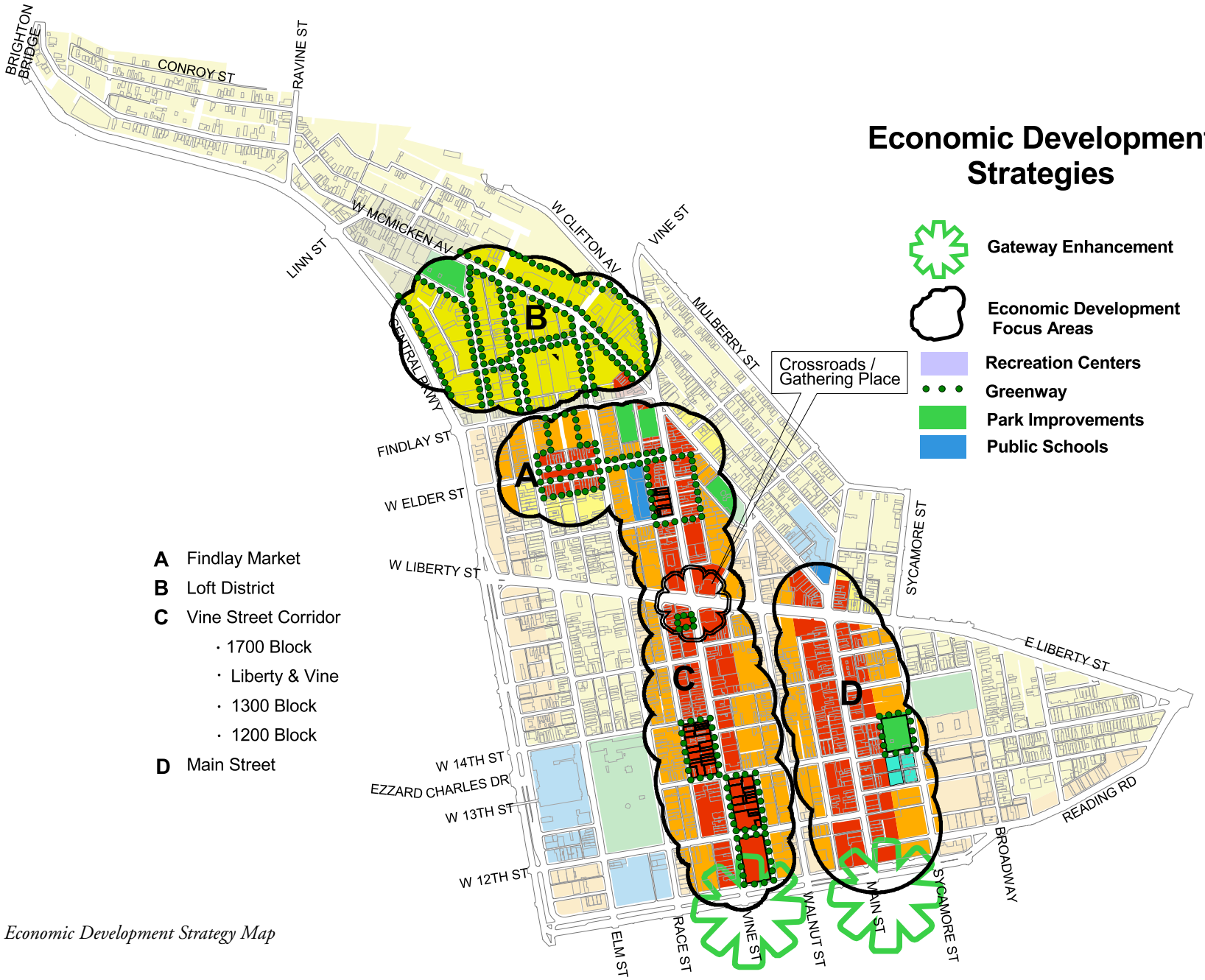


Figure 66: Economic Development Strategy Map



Figure 67: Vine Street between Elder and Green Streets. By Consultant - Design Team.

Vine Street Revitalization

Vine Street was, at one time, the center of activity in OTR. The future of Vine Street should be no different, acting as the center of neighborhood-serving retail uses. The neighborhood is in need of a place for residents to buy a newspaper, an ice cream cone or lunch. Vine Street should again be the center of that kind of activity.

There are a number of targeted improvement projects and programs that will focus activity on Vine Street:

Neighborhood Pride Center

In order to expedite business development and City processes, area residents and businesses will have access to a Neighborhood Pride Center on Vine Street. The Center will be staffed with City employees from various departments who will be able to address service requests, development needs, business retention issues, and other City issues. The office will also be the home of the Vine Street Coordinator, who will assist existing OTR businesses, and attract potential businesses to OTR, particularly to Vine Street.

Façade Program and Smart Streets Program

A Vine Street façade improvement program coordinated through the City's Department of Community Development will renovate up to ten facades in 2002 and 2003. Additionally, the Smart Streets program, developed by the University of Cincinnati, will address lead issues in the area.

Mixed Use Project Redevelopment

In addition to the façade program, there are a number of other development projects that will be implemented on Vine Street between 2002 and 2004. These include renovations in the 1700 block, housing and commercial renovations in the 1200 and 1300 blocks, and the restoration of the Empire Theater at 1521 Vine Street. These renovation projects will generate activity along the length of Vine Street and establish the foundations for further private sector investment in the neighborhood.

Pocket Parking Lots

Parking for new and expanded retail, residential, and office uses on Vine Street will be provided in a series of "pocket parking lots" along the corridor. These improvements will be accompanied by streetscape improvements including street trees, planters, and flowers.

Site assembly and the completion of various projects, streetscape improvements, and a façade program are just a few of the implementation measures that will be targeted toward Vine Street. The Economic Development Strategy Map identifies several areas to target for rehabilitation of existing buildings and the creation of "pocket parking lots". Sites were selected because of availability, location at key intersections, and in the case of building rehabilitations, the opportunity for some parking. In addition to these redevelopment activities, Vine Street should be the focus of concentrated city service delivery and code enforcement, coordinated through the Neighborhood Pride Center.





Figures 68 and 69: The Empire Theatre in its current condition (above), and with proposed renovations (below). Illustration courtesy of La Shawn Pettus-Brown.

Develop Job Training Linkages

One of the neighborhood's most important economic concerns is how to provide jobs and job training opportunities in ways that stimulate new economic activity and address current resident needs. There are a number of job training programs and educational opportunities currently available in the neighborhood, such as the City's Department of Employment and Training, City of Cincinnati Department of Community Development, Cincinnati Business Incubator, SmartMoney Community Services, Greater Cincinnati Microenterprise Initiative, University of Cincinnati Small Business Development Center, SCORE (Retired Executives), Hamilton County Development Company, Greater Cincinnati/Northern Kentucky African-American Chamber of Commerce, Taft High School's technology training program and the proposed entrepreneurial high school. These institutions, and others in the neighborhood, provide services that can be better marketed and linked to educational opportunities.

Transportation is an important part of creating the network of support needed for someone to have access to available jobs. Many of the jobs in this region are not located downtown or within the City of Cincinnati. Good public transportation that connects OTR residents with jobs in Hamilton, or even Butler, Warren, Boone Counties or other locations is key. The Metro Moves plan and other methods of improving transportation options for residents is an important step in improving economic opportunity.

Create Entrepreneurial Opportunities

This Plan recommends the creation of entrepreneurial opportunities for people in a number of industry areas.

Historic Building Trades

Business development in historic building trades is recommended. Lead abatement is one area of the construction process for which there seems to be a shortage of firms and contractors working in the neighborhood. Given the significant redevelopment that is recommended, this may be a good industry segment to begin to develop. UC and the City are sponsoring the "Smart Streets Program," which will provide a good opportunity to develop this idea further. Additional opportunities in the neighborhood similar to the paint reformulation business or the fabrication of historic windows are also options.

Support the Kitchen Incubator

The Kitchen Incubator provides the infrastructure for the development of entrepreneurship in the food products and services area. It allows a neighborhood resident to move from making jam for friends at holiday time, to selling jams at the market, to selling to a wider market. The incubator, "Cincinnati Cooks" trains residents in food service areas, supports job creation, and gives existing culinary businesses a place to start or expand.

Develop the Food Ventures Center at Findlay Market

The development of a shared-use commercial kitchen incubator provides entrepreneurs with time-share access to licensed production facilities and the opportunity to start and expand specialty food and catering businesses. The kitchen incubator would also offer entrepreneurs access to capital, training and technical assistance that is essential for start-up businesses. Properly executed, the facility could also be used for job training for area residents in the food service industry.

Develop Arts Industries

The development of an arts and crafts industry can take advantage of the skills of residents. Quilting, jewelry making, woodworking, and other guild arts are being practiced recreationally by OTR residents. A vendor space recommendation is designed to provide an outlet for residents to sell these products, with a possible location for a vendor mall on Race Street near Findlay Market.

The Loft District

There are a number of buildings north of Findlay Street and south of and along McMicken Avenue that once housed breweries and food processing facilities. Since these buildings originally housed large-scale commercial and industrial businesses, they are well suited for open loft spaces with the flexibility to adapt to changing market needs. These buildings could house a variety of modern uses, including historic building trades, dot.com expansions, and other office, commercial, and housing uses.

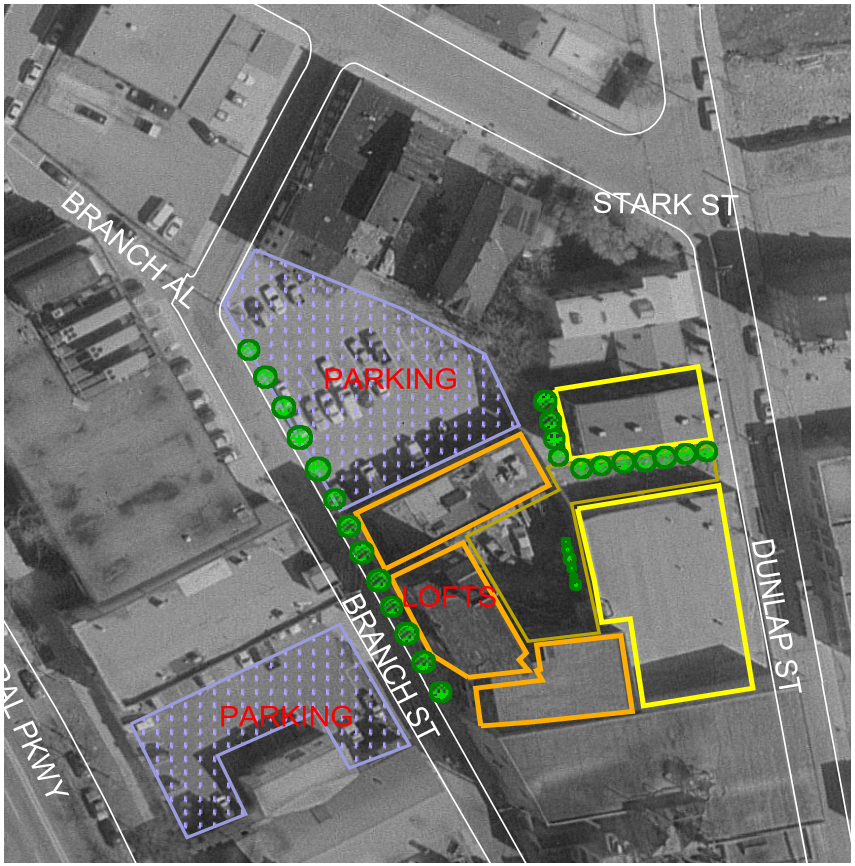
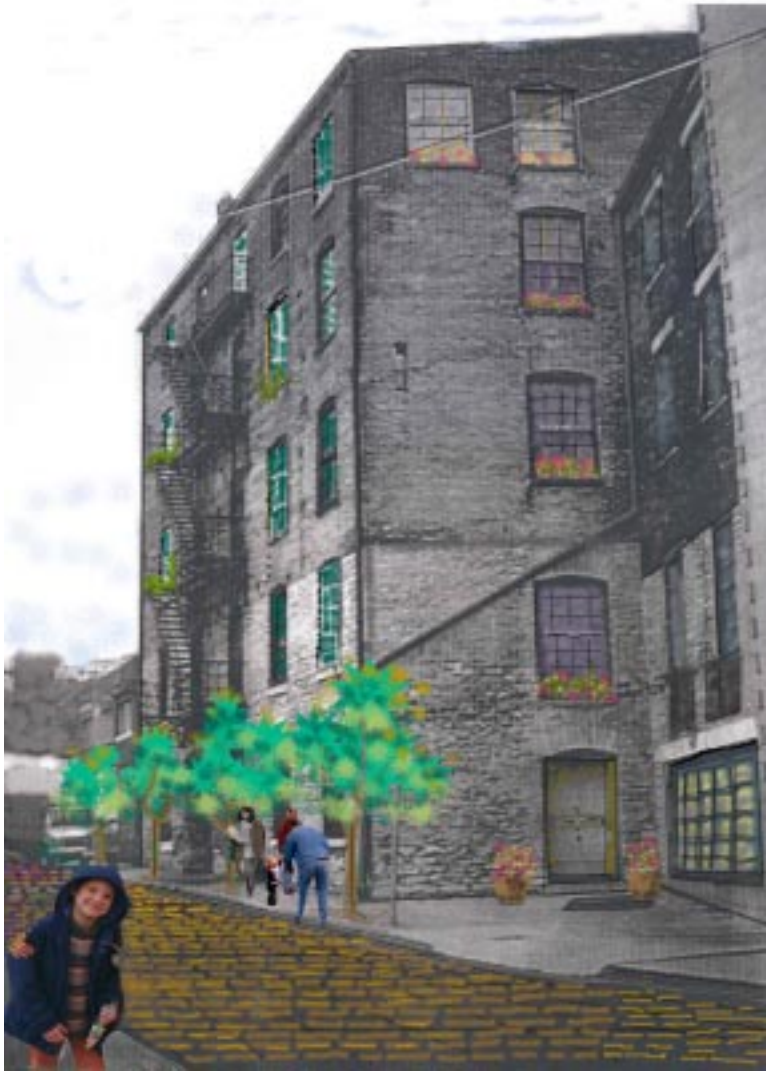


Figure 70: An example of a site plan for a loft development on Branch Street. For illustrative purposes only.



Figures 71 and 72: Two buildings in the Loft District that are prime candidates for conversion to mixed-use loft space. For illustrative purposes only.







Figures 73 and 74: The same two buildings after rehabilitation and conversion to loft space.

Findlay Market Revitalization

Findlay Market is a center of economic activity and a primary destination in the neighborhood for both residents of and visitors to the community. In 1995, the City adopted the Findlay Market Master Business Development Plan that recommended the revitalization of Findlay Market. Since adoption of the Plan, a number of capital projects have significantly enhanced the visual appearance of the Market District and have created additional opportunities for new business creation. Continued implementation of the Findlay Master Plan, including the development of the Food Ventures Center, renovation of additional parking areas, and creation of additional outdoor vending opportunities, is encouraged.



Figure 75: A rendering of the proposed renovation of the Market House. Illustration courtesy of Glaserworks.



Figure 76: A rendering of proposed improvements to Pleasant Street. Illustration courtesy of Glaserworks.

Mixed-use renovation of buildings in the Market District is an important part of the Market Renovation Project, and the success of the Market depends greatly on the activation of these buildings. These buildings are targeted for renovation with food-related retail uses on the ground floors and residential uses above. The City has begun to make strategic purchases of property in the area to facilitate this component of the project.



Figure 77: Improvements being made to the buildings surrounding the Market House.

Support Technology-based Investments
The neighborhood has attracted a significant number of technology-based businesses and there is a need for continued support of those investments. Capital investments including upgraded telecommunications facilities, smart buildings, and support for other technology-based infrastructure will be important to ensure that OTR can nurture these types of new businesses.

Create Additional Parking
There are two main parking recommendations; the first is to build two additional structured parking lots to serve the many patrons of the neighborhood. One is recommended near the Main Street Arts and Entertainment District, and another near Music Hall.

Secondly, safe, clean and maintained pocket parking lots are recommended along Vine Street and in a number of other locations throughout the neighborhood. The notion behind the "pocket parking lot" is that it is a small lot providing enough parking for specific uses in an area. These parking lots will not disrupt the overall streetscape, and should be placed in existing vacant lots whenever possible. The plan map illustrates several potential locations.

These two recommendations should help the many parking needs of resident, employee, and customer parking during both day and night.



Figure 78: Students working in a computer class. Photo courtesy of the Art Academy of Cincinnati.

PRIORITY ECONOMIC DEVELOPMENT PROJECTS

The City is committed to the implementation of this Plan. The following projects are consistent with the Economic Development recommendations, are currently underway and are expected to be completed within the next 2-3 years.

Phase One Committed Projects
To be completed by 2004

Façade Improvement Program
Smart Streets/ Lead Remediation
10 Buildings funded for façade improvements, lead work and retail space improvements
City investment:
$300,000 Façade
$92,162 lead abatement
$396,000 additional lead grant from HUD (pending)
Total public investment: $788,162
Scheduled completion: Winter 2002

Neighborhood Pride Center
Includes offices of Vine Street Coordinator
Coordination of Police, Buildings, Public Services Economic Development, and other City services (a commitment to Clean and Safe in OTR)
Scheduled completion: Summer 2002

Findlay Market, Market House Expansion and Public Improvements
Expansion will double the size of the market and add food vendor space
City Investment: $12,000,000
Scheduled completion: Summer 2003

Neighborhood Craft Market
Outdoor Vendor Space for residents to sell homemade crafts at Findlay Market
Anticipated investment: $50,000
Scheduled completion: Summer of 2003

Empire Theater Renovation
Theater Renovation for live music and arts performances
City Investment: $150,000
Private and State of Ohio Investment: $850,000
Scheduled completion: End of 2002

1700 Block of Vine Target Renovations
City providing site assembly and building stabilization
RFP to be issued in summer 2002 to include proposals for rehabilitation and in-fill construction at 1701,03,05,07 – 1712,1714,1718 – 1721,23,25, and 1735,37,39.
City investment and private investment to be determined
Scheduled completion: To be determined

Streetscape and Parking Enhancements on Vine Street
Installation of street trees, landscape planters, and flower boxes
Improvements to various parking lots
City Investment: $20,000
Scheduled completion: Summer 2002

Food Venture Center at Findlay Market
Shared use commercial kitchen located at 1638 Central Parkway
(city-owned facility)
FDA and USDA certified facility
Entrepreneurial development for food-based businesses
$3,000,000 facility
Anticipated partners; City, State, Federal and Private Sources

Summary of Economic Development Investments
City Investment: $12,520,000

The majority of these investments are on public facilities and infrastructure and do not have accompanying private investments. Those projects that will also include private investment are currently being developed.

SAFETY



Figure 79: Improving police-community relations is key to safety and perception of safety in OTR. Photo courtesy of Julie Fay.

During the planning process, members of all the Issue Committees spent dozens of hours discussing potential strategies to achieve the goals of the Over-the-Rhine neighborhood. More often than not, however, committee members came to the conclusion that no strategy would be truly successful if OTR is not perceived to be a safe, clean place where people want to live and do business.

Perception is, indeed, the key. While it is of the utmost importance for the neighborhood to actually *be* safe and clean, it is also important for residents, workers and visitors to *feel* safe, and for outsiders in the Cincinnati region to think of OTR as a secure neighborhood.

For that reason, although no one Issue Committee addressed safety, the issue deserves special attention in a separate section. The Goals and Objectives in this section were actually derived from a discussion in the Quality of Life Committee; and the strategies were culled from various groups: the Quality of Life Committee, the Planning Steering Committee, the Over-the-Rhine Safety Committee, and the Cincinnati CAN (Community Action Now) Commission. The strategies suggested in this section are only a starting point. The OTR Safety Committee, the Plan Implementation Committee, the Cincinnati Police Department and other community groups must constantly monitor their progress in this area and change or add strategies when necessary.

Police/Community Relations

After the events of April 2001, the relationship between the Cincinnati Police Department and the OTR neighborhood has been somewhat tenuous, and sometimes hostile. Since the disturbances, there have been numerous studies, debates and judgments brought forward to suggest systemic changes to the manner in which the Police interact with the community and the manner in which the community interacts with the Police. The Cincinnati Police Department has taken a considerable hit in the theatre of public opinion, but has also been defended on several occasions for the dangerous and thankless job officers perform. Civic and religious leaders have been careful to point out that, as is true in any group of people, there are bound to be some who are less than fair, less than honorable, but that the majority of officers want to do a good job where they professionally and respectfully interact with the community. These leaders, including the CAN Commission and the OTR Safety Committee, are working directly with the Cincinnati Police to address the issues of police-community relations.

Crime and Perception of Crime

Crime is one of the central issues in the neighborhood, as all of the strategies suggested for improving the neighborhood depend on OTR being a safe neighborhood for everyone. Crime associated with drugs and drug trafficking pervades the neighborhood and the nature of this activity has become increasingly violent.

Fighting crime is only part of the equation; the other part is preventing crime and making the neighborhood unattractive for criminals. Physical improvements and additional development are an important part of preventing crime. Some issues directly related to crime, such as building vacancies, adequate lighting and neighborhood appearance can be addressed through this plan. Additionally, there are steps residents can take to address the issues of crime and incivility in the neighborhood. Some residents and employees take ownership in the community by cleaning the public areas in front of their buildings and telling loiterers that they are not welcome. A strong relationship between area residents and the Police will ultimately be important in addressing the issue of crime in this neighborhood.

Appearance of the Neighborhood

While some parts of OTR are well cared for, other pockets in the community have abundant litter, overgrown weeds, dilapidated and vacant buildings, abandoned cars and broken glass. Poor lighting, unattractive parking lots and the lack of a uniform design scheme only accentuates these problems. It will be an ongoing challenge for all community stakeholders to rid the neighborhood of these conditions. The opportunity lies in the positive benefits that can result from such an effort. The ongoing effort to rid the neighborhood of blight will not only improve the appearance, but will also make the neighborhood less attractive for criminals, safer for children to play, more attractive to businesses and friendlier to pedestrians.



Figure 80: Broken windows in a building on Race Street. Photo courtesy of Ken Cunningham and Associates.



Figure 81: Shoppers on Main Street. Photo courtesy of Julie Fay.

Goal 1: OTR will be safe, clean and visually appealing for residents and visitors

Objectives

- Make OTR free from litter and other unnecessary debris
- Improve the perception of the neighborhood's safety
- Foster a culture of mutual respect between community and police





Figures 82 and 83: Litter and dilapidated buildings in OTR. Photos courtesy of Kenneth Cunningham and Associates.

KEY SAFETY RECOMMENDATIONS

Improvement in the Neighborhood's Appearance

Litter, dilapidated buildings and other physical disorder are common complaints in any neighborhood, but they seem to be more of a challenge in OTR. The neighborhood's appearance can be improved through the dedication of residents, property owners and city departments.

First and foremost, all residents of OTR must take responsibility for one small piece of the neighborhood, whether it is their block or just the area in front of their home. Responsibility does not mean just cleaning up the area, although that is certainly part of it. Residents must act territorially as well. This means asking people not to litter and pointing out that someone else will have to clean it up if they do. Residents, businesses and the Community Council can also take advantage of programs offered through Keep Cincinnati Beautiful.

Property owners, especially those who own rental property and do not live or work on the premises, must be especially attentive to the upkeep of their property. While residents are asked to take ownership of their surroundings, if they are renters, they will not be able to accomplish this unless they live in buildings that are structurally sound with attractive interiors and facades and well-kept grounds.

City departments such as Litter Patrol, the Police Department, and Buildings and Inspections also must be contacted regularly to report illegal dumping, abandoned cars and unsafe buildings. City departments must then respond to those reports. The Department of Buildings and Inspections has developed a list of deteriorated buildings and has indicated that they are willing to fund the demolition of some of these buildings. The Department of Public Services, who already focuses a great deal of attention in OTR, have increased their services in OTR through city crews and private contracts. Additional trash cans in heavily traveled areas will help to encourage proper disposal of litter and these trash cans must be collected regularly to prevent them from overflowing. In addition to cleaning up areas of disorder, many other efforts can be taken to beautify the neighborhood, as was discussed in the Quality of Life chapter.

Rebuilding Trust Between Community and Police

Cincinnati CAN has recently unveiled a list of recommendations to improve police-community relations. These recommendations, as well as all others suggested for the city as a whole, should and will be tailored to the OTR neighborhood in order to respect neighborhood wisdom and derive maximum effectiveness. Some of the components of the plan which have been well received in other City neighborhoods, and which are being presented to OTR for consideration, are as follows.

Ministerial/Grass Roots Outreach with Police – This faith-based initiative aims to build a bridge between the Police Department and the OTR neighborhood, with ministers and grass roots organization leaders as the link. Hopefully, this relationship between police and community leaders will be the beginning of a dialogue between the residents and the police.

Community Safety Initiative - This type of program, such as the one facilitated through LISC, concentrate on creating change through relationships between police and community development corporations. This allows an association to be formed between crime prevention and suppression and economic development activities. This type of program ties these two important activities together. As was stated at the beginning of the chapter, safety, the perception of safety and economic development are interrelated in OTR. If police and community development corporations were to form a bond, they would likely find that they have common goals and work together to achieve them.

Respectful, Safe Encounters Between Police and Community - Building a culture of mutual respect between community and officers.



Figure 84: OTR kids having fun in the summertime. Photo courtesy of Julie Fay.



Figure 85: A crowd gathers at a festival on Main Street. Photo courtesy of Julie Fay.

Focus on Neighborhood Youth

For any safety strategy to be successful, special attention must be given to young people in the neighborhood, in particular age 25 and younger. These Cincinnati CAN initiatives are particularly targeted at youth and young adults:

Youth Street Workers – Two part-time workers would work with youth in an informal setting on the streets, at recreation areas and other places where young people are known to congregate. These street workers would be available to counsel and mentor young people, especially at-risk youth. This position would be ideal for non-traditional workers, perhaps with a minor criminal record or personal experience with gangs, drugs or poverty. These workers would need to be very specialized, since the position requires credibility with young people and police alike.

Mentoring – In partnership with Big Brothers/Big Sisters and the Cincinnati Youth Collaborative, Cincinnati CAN is reaching out to the faith community to find mentors, particularly for the most at-risk youth.

Juvenile Community Court – This program would be available for youth who have been ticketed for a misdemeanor, or in other words, stopped by the police but not arrested. A local magistrate would be assigned to meet approximately two times a month in a location determined by the neighborhood in partnership with Juvenile Court. In their neighborhood surroundings, youth would feel more at ease and could bring their parents, ministers or street workers to participate and help set a response plan. In appropriate cases, the magistrate could hear reasons to take the case off the docket, which can prevent the offense from going on the youth's permanent record. The purpose of this program is to divert at-risk juveniles from drifting further into criminal habits. This program was already proposed in other neighborhoods in Cincinnati, such as the neighborhood of Evanston, which is already operating this program at its neighborhood recreation center.

Unofficial Juvenile Community Court – This hearing setting is even more informal than the one described above. Intended for the same purpose, to divert juveniles and nip criminal behavior in the bud, this program would target a lower level of offense: a non-violent, minor misdemeanor committed by a first time offender. This would include status offenses such as curfew violation. A volunteer attorney would staff the program and hearings would be held at a designated location in the community. In many cases, offenders would be eligible for minor community service as punishment. Such a program is now successfully operating in the neighborhood of Avondale.

Police Activities League – A major tenet of most community policing programs, officers are encouraged to interact with youth on a more personal, social level. Activities can range from taking young people to cultural or sporting events, to helping them with homework or playing a game of pick-up basketball at the recreation center. This would help to build a more positive image of police officers.



Figure 86: A young OTR resident paints a pumpkin at a Main Street festival. Photo courtesy of Julie Fay.

Weed and Seed Type Programming

While Hamilton County already has three neighborhoods (the limit for a jurisdiction of this size) funded by the Department of Justice for a Weed and Seed strategy, a similar type of strategy would be beneficial to the OTR neighborhood. The first element could consist of "weeding" out the narcotics traffickers and violent criminals through increased, more intense law enforcement. Instead of returning criminals to the streets with little or no punishment, local law enforcement agencies could concentrate on suppression, adjudication and prosecution of criminals. The "seeding" element consists of neighborhood restoration, such as economic development activities, improved neighborhood services, and prevention, intervention and treatment activities, such as youth programming and other assistance offered by social service agencies. Holding this all together is a strong community-policing program.

Community Problem-Oriented Policing (CPOP)

Other large communities across the country have embraced the "SARA" model of problem-solving, a method of police training already used in Cincinnati's Police Academy. CAN's main goal is work with the Regional Community Policing Institute to train both community members with officers in problem identification ("scanning"), analysis, response and assessment (or "SARA").

The recent Collaborative Agreement (settling a racial profiling lawsuit) also emphasizes this SARA model. The Collaborative Agreement in addition mandates an interdisciplinary approach where many City departments help citizens and Police implement the agreed-upon response to the jointly-identified safety problem.



Figure 87: A a children's recreation area in OTR. Photo courtesy of Kenneth Cunningham and Associates.

PRIORITY SAFETY PROJECTS

The City is committed to the implementation of this Plan. The following projects are consistent with the Safety recommendations, are currently underway and are expected to be completed within the next 2-3 years.

Phase One Committed Projects

Implement the Community Problem-Oriented Policing program
The Police are actively implementing the CPOP program in Over the Rhine and throughout the City
City investment: $1 Million each year for five years city-wide. Although this investment is city-wide, OTR will receive significant benefit.

Provide Additional Level of Clean-up
The City is currently conducting significant additional clean up activity with city crews and contracting with Impact OTR, New Prospect, and other service providers to provide trash pick-up in vacant lots, on Vine Street and other locations in the neighborhood.
City investment: $800,000

TRANSPORTATION



Figure 88: A brick street in OTR.

Over-the-Rhine's transportation network can be very challenging. The neighborhood's location between downtown and the university/medical complex means that it must accommodate significant non-local traffic that is going from downtown to the University of Cincinnati and parts north. It is also a neighborhood with a strong pedestrian scale and an intention to stay that way. The challenge is to serve through-traffic and local circulation needs which are much more pedestrian and transit oriented in nature.

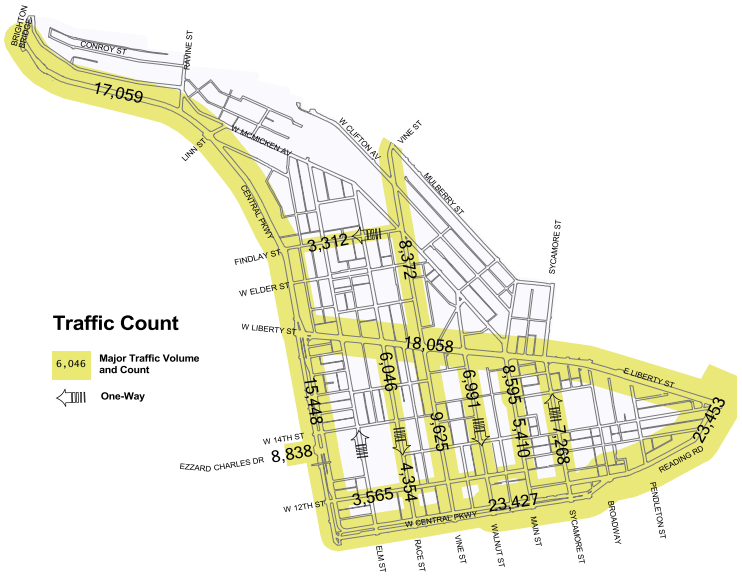


Figure 89: Traffic Volume. Thicker Shading = more traffic volume



Figure 90: Pedestrian Incidents

CHALLENGES AND OPPORTUNITIES

There are several challenges associated with ensuring safe and efficient transportation in OTR while maintaining neighborhood scale. The transportation committee dealt with key issues relative to traffic congestion and safety for vehicles, cyclists and pedestrians throughout the community. Increased public transit and parking options were also a priority. A few of these issues are described below.

The Street System

OTR has a street grid whose north/south system is a continuation of the downtown grid. This street network serves the needs of local vehicular and public transit travel as well as the needs of through traffic. Vine Street, Central Parkway and Liberty Street provide access from the Central Business District through several Cincinnati neighborhoods and into other municipalities.

Transportation must also accommodate traffic to some important destinations in the neighborhood. Music Hall, Findlay Market, Main Street, Rothenberg and Washington Park Elementary Schools and the School for the Creative and Performing Arts are all destinations that place different kinds of demands on the street network.

An integral part of the vehicular transportation system is parking. As the neighborhood is redeveloped, the demand for parking for housing, businesses and destinations will increase. The complexity of maintaining the pedestrian scale of the neighborhood and responding to the contemporary standard of development is going to mean that parking is always an issue. While this plan makes a series of recommendations about how we can handle the car as unobtrusively as possible, it also realizes that there will not be a space for everyone's car.

Pedestrian Circulation
Pedestrian circulation is critical to the needs of the residents, businesses and schools in OTR. Pedestrian circulation should link community open space, housing, schools, shopping, cultural destinations and all of the other amenities in the neighborhood for residents, visitors and the daily work force. Sidewalks, alleys and interior block walkways are all an important part of this system.

Public Transit
Public transit is a critical system for OTR. It provides transportation for many residents who do not own cars to get around in the neighborhood and downtown. Just as importantly, it provides a vital link between OTR residents and jobs elsewhere in the region. Public transit can be an important transportation choice for people with cars as well. The density and urban character of the neighborhood may make transit the preferred choice of many residents.

Metro bus service currently provides public transit in OTR. 14 bus routes serve the area. Five of these routes converge at the intersection of Vine, West McMicken and Findlay Streets, known as the Five Points Area on Vine Street.

There are many regional policy discussions occurring around transit improvements including greatly expanded and enhanced bus service, a light rail system and a trolley or streetcar system. OTR stands to benefit greatly from these types of systems. The kinds of mobility and economic development improvements that other communities across the country have experienced because of transit-oriented development have been very impressive. OTR has all the characteristics that could make transit oriented development and new transit systems successful in the neighborhood. How any of these improvements will physically impact the neighborhood will have to be studied carefully to avoid any negative impacts.

The discussion below identifies some of the issues that have been identified around the currently proposed alternatives:

MetroMoves Plan 2001
The MetroMoves Transit Plan has an objective to reduce traffic congestion while connecting people to jobs, neighborhoods to neighborhoods and suburbs to suburbs. Southwestern Ohio Regional Transit Authority (SORTA)'s most dramatic plan for change in 30 years, creates new bus routes, all linked by a network of new, conveniently located transit hubs. It also allows for connections with light rail resulting in an improved public transportation system for residents of Greater Cincinnati. This regional effort will enhance transit operation in OTR and area wide.

The MetroMoves plan identifies several bus enhancements for OTR that are supported by this set of recommendations. They include; a transit hub in teh vicinity of Liberty and Vine Streets, a new cross-town bus route along Liberty Street, an entertainment-related shuttle to service Main Street and other attractions such as Findlay Market and Music Hall, and upgraded transit-related amenities such as bus shelters.

I-71 Corridor Study and the Regional Rail Study
The Ohio-Kentucky-Indiana Regional Council of Governments (OKI) is engaged in a study of the construction and operation of a light rail system in the region. The original proposed alignment for the I-71 route would go through OTR as a connection from downtown to the University of Cincinnati area. Current discussions in the Regional Rail Study have proposed a light rail alignment that would use more of the I-71 corridor and avoid the construction of a significant, expensive tunnel. In this scenario, OTR would be served by trolley service connected to the light rail line.

Central Area Loop Study

The loop circulator, a part of OKI's Transportation System Management (TSM) program, is designed to decrease traffic congestion and improve mobility to downtown Cincinnati, Covington and Newport while remaining cognizant of possible effects on the environment and on the historic neighborhoods. Techniques such as dedicated transit lanes and transit signal prioritization, traffic signal modification, lane stripping, added left-turn lanes and additional signage will be used. Buses will be the dominant transportation mode for the circulator. Additionally, the study recommends that modern trolley or streetcar service for downtown Cincinnati, Covington and Newport be examined further and incorporated into an overall Regional Rail Strategy. Furthermore, the OTR Transportation Committee supports coordinating with the Central Area Loop team.

Business/ Residential Parking Demand

There are many scattered parking lots throughout the district that are used by business patrons and residents. There is a need for additional off-street parking spaces, although a sea of paved parking lots is not desired. The demands primarily stem from business employees and patrons in OTR and the Downtown areas, particularly in the southern part of the neighborhood and along Main Street where there are significant business and entertainment activities. The erection of two new parking structures for commercial use, one in the vicinity Music Hall and the second in the vicinity of Main Street, should relieve specific problems and also free up more on-street parking for residents.

Beyond the structures mentioned above, additional parking needs could be handled with smaller "pocket parking lots." Vacant lots throughout the community can be used for parking to accommodate adjacent residential and business uses. The intention of this proposal is to provide off-street parking on existing vacant lots, some of them dedicated spaces for residential uses and some open parking for shared use by businesses in an area. Securing properties for parking structures or parking surfaces in a mature inner-city neighborhood can be challenging. The goal is to integrate all parking into the fabric of the neighborhood by integrating it into mid-block lor alley lots and not fronting it on major streets. Future development such as that on Main Street and along Liberty Street will result in increased parking demand south of Liberty Street. Other areas which will demand more parking facilities are Vine Street between 13th and Liberty Streets, the Music Hall area, the OTR Recreation Center and Main Street north of 12th Street.



Figure 91: Exisitng Off-Street Parking



Figure 92: Vine Street, looking north toward Liberty Street. Photo courtesy of Ken Cunningham and Associates.

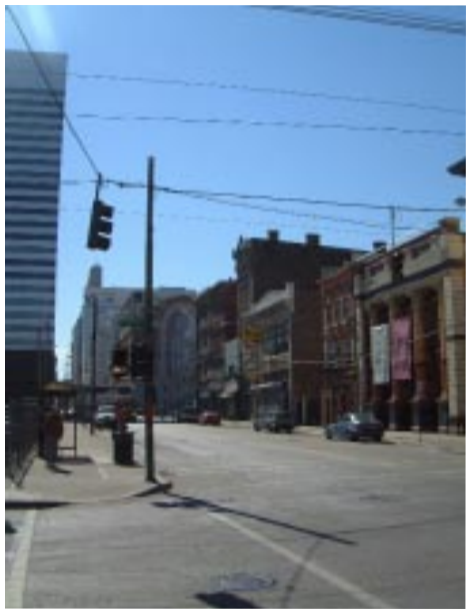


Figure 93: Vine Street, looking south towards Central Parkway. Photo courtesy of Ken Cunningham and Associates.

Vine Street

As part of the ULI study recommendations and with support from the business community, Vine Street was converted from a one-way to a two-way street in 1999. The action was to be evaluated over time to determine its success in improving the climate for business along Vine Street and also to determine its impact on traffic flow. A final outcome on this project has not been reached. There has been much debate over this issue both in the planning process and in other forums. Vine Street is a tremendously important corridor in the neighborhood for many reasons: it carries a great deal of regional through-traffic between downtown and the university area; is the major neighborhood-serving retail corridor in the neighborhood; and it sets the image for the neighborhood and in many respects for the whole inner-Cincinnati area.

Ultimately, fully implementing the two-way system or converting Vine Street back to a one-way system will take additional study and more physical improvements.

The OTR Transportation Committee recommends further study of Vine Street and connecting roadways to weigh the following:

- Street direction and its impact on the overall circulation pattern for adjacent streets, OTR and the CBD
- Vehicular and pedestrian safety
- Traffic flow vs. "beneficial" congestion
- Parking and loading – on-street vs. off-street
- Emergency vehicle response times
- Current and future public transportation options
- Economic impact
- Urban design components

Liberty Street

Liberty Street is very important to OTR as a roadway facilitating traffic that includes automobiles, pedestrians and bicyclists' movement to and from the neighborhood and as a gateway. It is the only major east-west connection in the neighborhood and one of the few in the whole basin area. The city's Department of Transportation and Engineering in conjunction with Ken Cunningham and Associates and the community has created a streetscape proposal intended to improve the balance between pedestrian and vehicular traffic and greatly enhance the image of the corridor.



Figure 94: The Liberty Street/Reading Road intersection with improvements that create a regional auto gateway and larger-scaled pedestrian accessible public space. By Consultant - Design Team.



Figure 95: The intersection of Liberty Street and Reading Road.



Figure 96: The intersection of Liberty Street and Reading Road.

Central Parkway

Central Parkway restoration is supported by the community who remembers the roadway as previously designed as part of the Cincinnati Park System by prominent landscape architect George Kessler in 1907. Central Parkway, with more greenery, wider center islands and fewer vehicular lanes, served as a vital feature for nearby residents and pedestrians. Improvements, particularly the greening of the north and south spaces, could be made. However, given the high volume of traffic on this major east-west arterial, the elimination of lanes and widening the center island is not feasible.

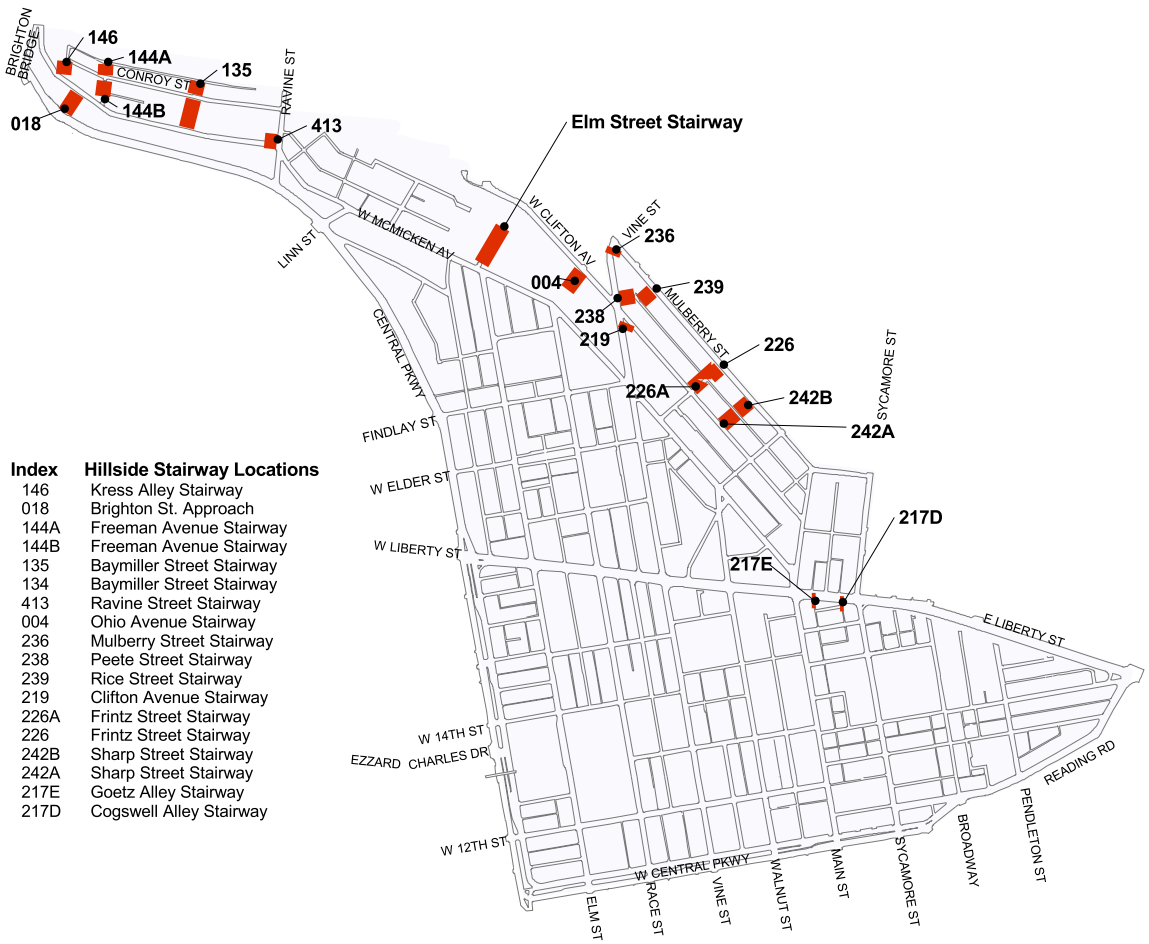
Bicycle and Pedestrian Accommodation

Walking and cycling are sensible and enjoyable modes of transport in a densely populated area such as OTR. There are also many residents of OTR who do not have access to an automobile and hence travel by foot or bicycle to area attractions including places of employment, entertainment and shopping centers. The plan stresses the importance of projects such as new curb ramps and street calming measures such as the reduction of motor vehicle speed and refugee islands to improve pedestrian and cyclist safety. Already, many people make use of these modes of transportation; the numbers are sure to increase as safety features are upgraded and signage leading to facilities in and around the community is improved.

Specifically, any circulation projects or improvements to major roadways such as Vine, Race, Main and Liberty Streets or Central Parkway should include appropriate signage for pedestrians and cyclists. In addition to facilitating movement between locations, such improvements should decrease jaywalking, risky cut-throughs and increase general safety.



Figure 97: A sketch of improvements to make the Liberty Street/Central Parkway intersection more pedestrian-friendly. By Consultant - Design Team.



Index	Hillside Stairway Locations
146	Kress Alley Stairway
018	Brighton St. Approach
144A	Freeman Avenue Stairway
144B	Freeman Avenue Stairway
135	Baymiller Street Stairway
134	Baymiller Street Stairway
413	Ravine Street Stairway
004	Ohio Avenue Stairway
236	Mulberry Street Stairway
238	Peete Street Stairway
239	Rice Street Stairway
219	Clifton Avenue Stairway
226A	Frintz Street Stairway
226	Frintz Street Stairway
242B	Sharp Street Stairway
242A	Sharp Street Stairway
217E	Goetz Alley Stairway
217D	Cogswell Alley Stairway

Figure 98: Stairways in OTR.

Preservation of Hillside Steps

Stairs are valuable resources in the community, and are considered rights-of-way and threfore fall under the city's jurisdiction. The city maintains 362 stairways citywide, 18 of them in OTR, under its Hillside Stairway Program in the Department of Transportation and Engineering. In the Hillside Stairway Program, the city staff engages the community before adding or abandoning a stairway. The program also includes a process that enables the communities to prioritize steps for upkeep and closure. Closing and removing steps can be accomplished with City Council's approval.

Hillside steps in the neighborhood should be preserved and maintained. The Elm Street Stairway between McMicken and Clifton Avenues is on the list to be preserved together with several others in OTR.

TRANSPORTATION GOAL AND OBJECTIVES



Figure 99: A Metro bus with St. Phillipus Church in the background.

Goal: Ensure circulation of pedestrians to, from and within OTR while maintaining a neighborhood scale.

Objectives:

- Facilitate both local and through travel
- Improve public transit opportunities for residents
- Encourage more pedestrian friendly roadway and pathway networks
- Increase off-street and on-street parking opportunities without impacting the urban fabric or historic character of the neighborhood



Figure 100: Liberty Street between Sycamore and Vine Streets in 1955 before street widening.

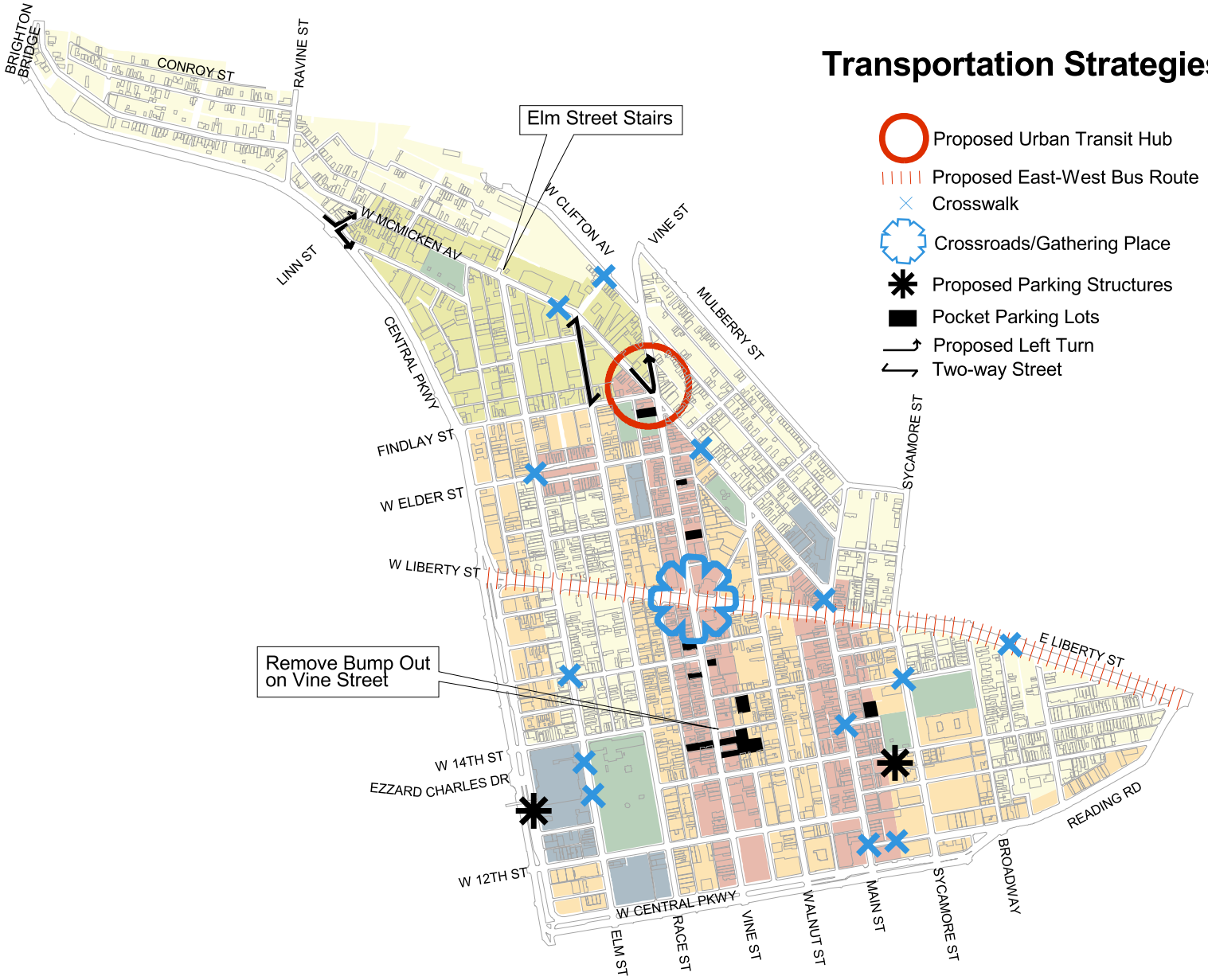


Figure 101: Transportation Strategy Map



Figure 102: Accommodate MetroMoves' proposed new bus hub and possible lightrail line in a redesigned space at the intersection of Liberty and Vine Streets. This public space is designed to accommodate bus shelters that would be dispersed along Liberty rather than concentrated on a single small area such as the CBD's Government Center. This will promote pedestrian movement throughout the intersection and reduce the negative impact of concentrated bus traffic. By Consultant - Design Team.

KEY TRANSPORTATION RECOMMENDATIONS

Numerous strategies and projects were identified for OTR. The following is a listing of some of the most significant project recommendations.

Improve Transit Opportunities

Endorse the concept of some type of rail transit through OTR. There is support for some type of new trolley or light rail system to serve OTR. A new system will better serve OTR residents and provide the opportunity for expanded economic development opportunities around transit oriented development locations. As indicated, two key locations for this area will be Liberty and Vine Streets and the Five Points intersection.

Endorse the MetroMoves Plan. OTR supports the increased bus service and transit center or hub concepts as presented in MetroMoves. A shuttle service within OTR and downtown, for day-to-day business, as well as area attractions, is recommended to improve convenience, circulation and vitality for residents, workers and visitors. A Main Street entertainment-related shuttle and other tourist attractions at establishments such as Findlay Market and at neighborhood shelters should be established. The new shuttle should access key destinations for residents, workers and tourists.

Seek coordination with the Central Area Loop Plan. A local circulator or shuttle for the residents and visitors to promote travel between destinations in Over-the-Rhine, downtown, Covington and Newport should be established. Regular buses or trolleys should be used and should connect to the light rail system serving the Greater Cincinnati region.

Support a transit hub at Vine and Liberty Streets as well as improved bus stop amenities with an OTR identity. The hub will provide safer, friendlier stops for riders on several buses connecting at this location.

Improve Pedestrian Network to Support a Walkable Community

Support the design and construction of pedestrian safety measures coordinating with gateways and green space initiatives at the following locations:

- Liberty Street – review geometry and operation of Liberty Street from Central Parkway to Reading Road, introducing bump-outs, islands, street lighting and landscaping elements as needed to facilitate greater use by pedestrians and bicyclists.

- Central Parkway – review geometry and operation of Central Parkway from Twelfth Street to Reading Road, introducing bump-outs, island modifications and landscaping elements as needed.

- Improve street lighting in OTR, where possible, or as part of any streetscape improvements.

- Install zebra type crosswalk markings on pavement at non-signalized or non stop sign controlled street locations such as at Vine and Liberty Streets and Liberty Hill and Vine Streets. Signage relating to crosswalks should be improved where needed.

- Install gateways to enhance the pedestrian character at key intersections at Vine Street and Clifton Avenue; Liberty Street and Reading Road; Sycamore Street and Reading Road; and Central Parkway and Liberty Street.

- Support the retention and improvement of existing and construction of new walkways and stairs as well as the retention of alleys when part of the pedestrian network. Pedestrian and bicycle circulation is important to the neighborhood and should be preserved as a part of construction or redevelopment projects by the City or private developers. We will strive to preserve alleys wherever possible. On a case-by-case basis some alleys may be abandoned as part of new development projects, following full evaluation of the impact on the pedestrian network.



Figure 103: Make roadway improvements and changes to improve the functional and visual connectivity to and within the district. An example of this type of intervention is the proposed widening of the East end of Elder Street. This change provides a direct vehicular and visual connection to McMicken Street. This will allow clear visual access from the north-south arterial streets West to Findlay Market. The market has long benefited from a clear connection to Central Parkway at the West end of Elder. This improvement would allow similar benefits to the East end of Elder Street.

Maximize pedestrian movement connectivity and district cohesiveness through a clear and pleasant network of pathways. Emphasize and reinforce existing system of alleys, pathway, and tertiary streets for through block movement patterns that promote connections between intimate urban areas. These inner-block pedestrian oriented pathways can be, when improved through appropriate landscape, streetscape, and urban design interventions, the focal points of sub-block community clusters of housing. They connect these clusters to the major activity anchors such as Findlay Market, Recreation center, Vine Street Playground and Washington Park. Special paving and an urban landscape are recommended. By Consultant - Design Team.

Support the construction of parking garages and pocket parking lots. *Construct two new parking structures:* one on the existing parking lot near Peaslee Neighborhood Center on Sycamore Street and one in the vicinity of the new School of Creative and Performing Arts, near Music Hall and Washington Park. Additional study on these proposed parking structures should be done to ensure the economic feasibility.

Create pocket parking lots along Vine Street. Pocket parking lots should be located on Vine Street. A way-finding system of special neighborhood signage should also be designed for these neighborhood lots and placed to guide motorists to the facilities.

The plan recognizes the key role these parking facilities and lots play and the need to improve the appearance of these lots by providing appropriate landscaping. The plan urges the adoption of specific guidelines for parking lots described for the OTR (North) Historic District recently approved and adopted by the City Planning Commission and City Council.

The guidelines are paraphrased as: Cars in parking lots should be screened from public view. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought iron fencing and planting areas with landscaping and wrought iron fencing. Chain link fence along sidewalks is inappropriate. Lots with a capacity of ten or more cars should contain trees within the lot as well as around the perimeter of the lot. Concrete curbs, not rolled asphalt bumpers, are appropriate edges of parking lots.

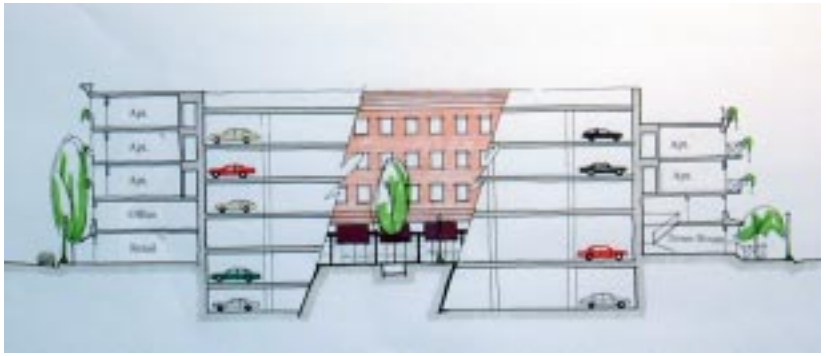


Figure 104: Provide more parking in dispersed small surface lots or in large underground/above ground structured Parking. Providing parking throughout OTR is critical to the vitality of all neighborhood business enterprises, especially Findlay Market, as well as to the viability of existing and new housing opportunities. Small areas of surface parking are acceptable uses in the each sub-neighborhood as long as they are compatible with surrounding buildings and pedestrian spaces. Dispersing all types of parking promotes pedestrian traffic that may support business activity and street vitality throughout. Wherever possible, parking should be located underground below other uses, such as housing. Independent aboveground parking structures may be appropriate in areas that are more commercial. Such parking concentrations should be distributed strategically in locations that serve the highest demand, and the location and design of parking should be related to the neighborhood uses.

In areas of highest concentrated demand, (along Vine, Main, Elder, 12th, Liberty, and Central Parkway) shared parking should be provided through lot consolidations and parcel assembly for structured parking. Ideally, these locations would be located mid-block, shielded from street frontage, perhaps by other uses, and situated in existing urban service areas away from concentrated housing districts. *(See illustration on page 10).*

Structured parking is appropriate fronting Central Parkway, if it is accessed from Central and housed in multi-story buildings that are screened by historically architecturally appropriate cladding and include street-level retail and office space. By Consultant - Design Team.



Figure 105: Parking for residential use should be provided in each sub-neighborhood with particular attention to how it may be configured to support multi-family building clusters and single-family owner occupied housing.

Small "pocket" shared surface parking lots can support some multi-family building clusters. "Pocket" shared surface parking may be substituted for infill development in some, but not all cases, of the secondary and tertiary streets, depending on location, benefit, and the existing density of the surrounding built environment.

On-site parking for new or rehabbed single family structures (proposed on tertiary streets) is essential and should be provided through side yard setbacks for front driveway entry, front entry (single bay only) garage under living space, and preferably through rear yard entries from alleys. Entry to shared parking lots is also preferred from internal block alleys.

Proposed new east-west alley connections as suggested in the Findlay Market District will facilitate access to inner-block parking. The design of existing alleys should be studied to facilitate improvement for auto access, such as enlarging narrow alley curb restraints by lowering the curbs until the alley surface brick is nearly flush with the curbs and preserving the historical materials while possibly adding new material to widen the alley. By Consultant - Design Team.



Figure 106: Public open space with green elements are appropriate to special places in the community, such as at the "community focal point" and transportation hub proposed at the intersection of Vine and Liberty Streets. By Consultant - Design Team.

Support the study and evaluation of the following traffic improvements, with implementation as recommended.

Minor traffic signal changes and other related Transportation Systems Management (TSM) improvements are necessary to better serve the needs of businesses and residents within the community. The recommended TSM improvements are:

• Left turn from Mohawk Street to Central Parkway

• Two way conversion of Race Street from Findlay Street to McMicken Avenue

• Study of Vine Street – economics vs. safety / one-way vs. two-way/ urban design characteristics of both/integration with, and impact on, the entire OTR transportation network, including the potential for future public transportation improvements

• Twelfth Street and Central Parkway southbound left turn analysis – should be studied and any recommended changes should be included with the new K-12 Arts School development





Figure 107 and 108: Green space development can function to enhance major arterial gateways, such as Liberty/Reading and Liberty/Central. Provide clear wayfinding systems and gateways for the neighborhood that facilitates movement within the area and from regional arterials (1-75/71) to the district. This includes improvements at two scales. At the citywide auto-oriented scale, landscaped gateways are proposed at the east and west ends of Liberty with a coordinated auto-oriented wayfinding and lighting system. At the pedestrian scale a pedestrian oriented lighting system, place-makers, and other identity elements that include adaptations for the sight and hearing impaired are proposed. By Consultant - Design Team.

PRIORITY TRANSPORTATION PROJECTS

The City is committed to the implementation of this Plan. The following projects are consistent with the Transportation recommendations, are currently underway and are expected to be completed within the next 2-3 years.

Phase One Committed Projects
Completed by the end of 2004

Vine Street Circulation Study
Study to determine the best traffic circulation patterns for Vine Street including consideration for transit and enhanced bus service
City investment: $33,000

Implement Traffic System Management (TSM) Upgrades
Implementation of a number of specific traffic enhancement including:Mohawk left turn
Investment to be determined

QUALITY OF LIFE



Figure 109: Children reading at day camp. Photo courtesy of the Art Academy of Cincinnati.

Retaining and enhancing neighborhood character is key to the quality of life in any neighborhood. In Over-the-Rhine this is especially true, since its residents and other stakeholders take an enormous amount of pride in the community's multi-cultural residential and business population, diverse retail and cultural and entertainment alternatives and pedestrian lifestyle in which the street acts as the neighborhood's living room.

This unique urban lifestyle takes place, in part, due to the neighborhood's exceptional built environment. This environment also creates a new challenge: How does a 19th-century community retain its physical character while adjusting to the needs of modern life? While we make room for modern-day necessities, such as larger sites for schools and parks, and the cars and parking structures that will accompany additional residents, we also need to preserve and enhance those characteristics that define OTR. This would include its historic buildings, exisitng greenspace, pedestrian focus and reputation as a place for diverse groups of people to live, work and visit.

With this in mind, almost any issue could be lumped under the category "quality of life." Because of this, committee members elected to narrow the focus from a myriad of possibilities to a handful of key issues. The crux of the committee's concerns is the quality of education and recreational activities for local youth. They also discussed ways to improve the appearance of the neighborhood, many of which may also play a role in the level of and perception of safety in the neighborhood. In addition, they focused on the many cultural resources in the neighborhood and how to maximize those institutions and their contribution to the neighborhood and the city.

Schools

Community residents consider OTR's educational institutions, both public and private, to be one of the neighborhood's greatest assets. Dedicated teachers and administrators provide children with excellent adult role models and parents consider the schools to be safe places. Many parents choose to live in a part of the neighborhood that is close to their children's school, allowing their children to walk to and from school.

There are four public schools. *Washington Park Elementary* serves the largest number of children in OTR, drawing children from as far north as W. McMicken Avenue, east to Race Street and south into downtown. *Rothenberg Elementary* serves children living in the central portion of the neighborhood north of Liberty Street and those living in Pendleton. *Vine Street Elementary*, located in Mt. Auburn, serves children from the northernmost streets in the Mohawk area. The *School for Creative and Performing Arts (SCPA),* Cincinnati's public magnet arts school for students in grades 4 through 12, serves students living throughout the Cincinnati region. Programs at SCPA include music, creative writing, dance, entertainment marketing, technical theatre and visual arts.



Figure 110: Schools in OTR

In addition, OTR is home to three private schools. *St. Francis Seraph* and *St. Peter Claver Boys Latin School* are Catholic elementary schools and *W.E.B. DuBois* is a Charter School. There will be an entrepreneurial charter high school in the neighborhood as well.

The quality and effectiveness of the schools are a key element to the quality of life in OTR. In OTR, nearly 33% of the population is age 19 or younger, with more than 20% school-age children. Of the 1802 children living in OTR enrolled in public or private school, over 45% attend one of the three existing elementary schools in OTR. OTR parents should want to send their children there not just because they are the closest schools, but also because they offer the highest quality programming and facilities available. For that reason, the decisions made during the Cincinnati Public Schools Master Planning are crucial to the future of OTR's children.

According to the Cincinnati Public Schools Master Plan, *Vine Elementary School* will likely be closed with children transferred to either Washington Park School or Rothenberg School. *Rothenberg School* will likely be renovated onsite. *Washington Park School* may be rebuilt in its current location or on property that is currently a parking lot immediately south of Washington Park, between 12th Street and Central Parkway. The *SCPA* is also slated for changes; currently an effort is underway to raise enough money to build a new K-12 Arts campus adjacent to Music Hall. If relocation occurs, the current SCPA would likely be closed and available for other uses.

Since schools are a cornerstone in the lives of the neighborhood's children as well as one of the neighborhood's assets, any changes, even when for the better, may cause a certain amount of disruption to the community. In addition, some members of the community do not approve of the proposed relocation of SCPA. Identification of these challenges now provides the opportunity for Cincinnati Public Schools to address these issues in their planning process.

Students, teachers, administrators and parents will all be included in decisions regarding the location of schools and the amenities and programming provided. One step in this direction was the formation of a working group made up of parents, teachers, Local School Decision-Making Committees (LSDMCs), school board representatives, this plan's Quality of Life committee and other community leaders. Facilitated by the Children's Defense Fund, using the Concordia process, this group will ensure that all stakeholders are included in the decisions made about the facilities' improvements and programming changes in the OTR schools. This plan makes some specific recommendations regarding school locations and schools as important anchors in the neighborhood.

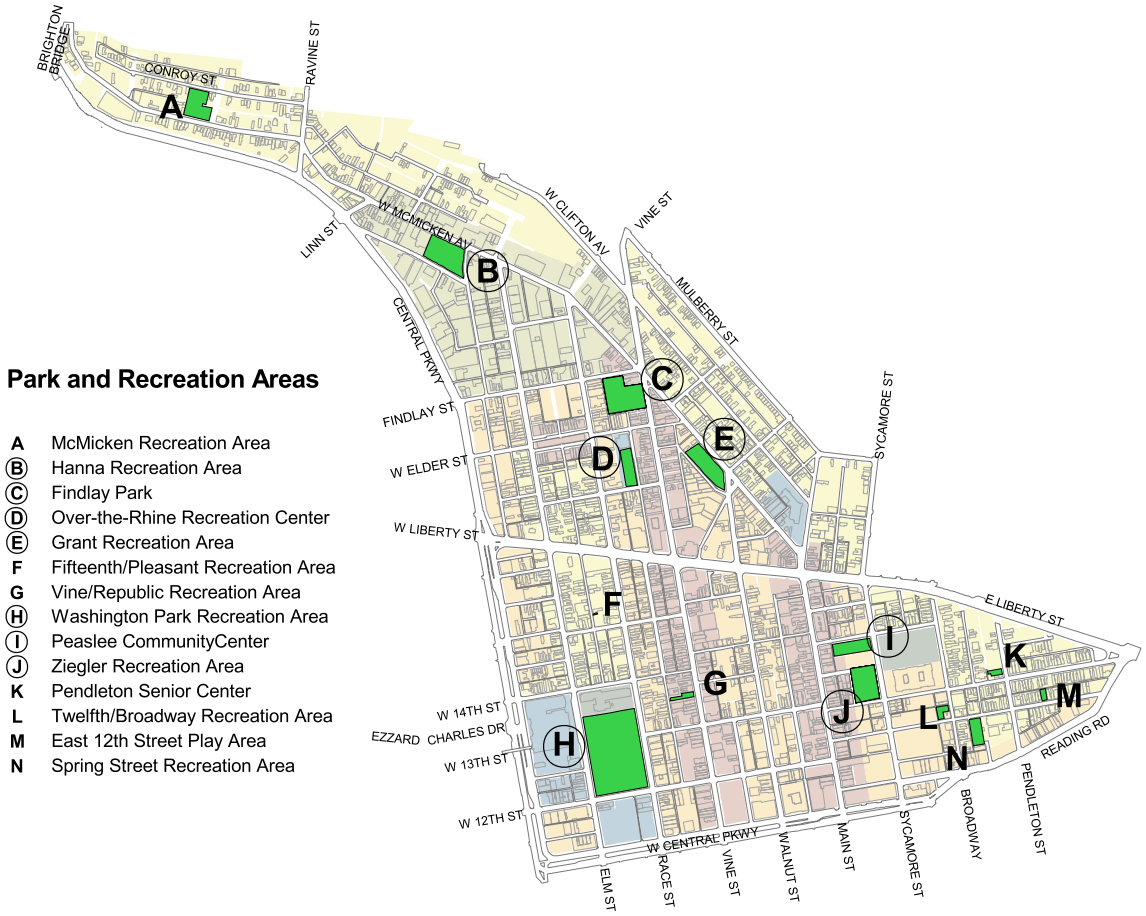


Figure 111: Parks and Recreation Areas in OTR. The circled letters denote sites specifically addressed in this plan.

Parks and Outdoor Recreation Areas

OTR has a total of 12 city-operated parks and outdoor recreation areas totaling approximately 13 acres. These parks provide a number of outdoor pools, recreational play equipment and athletic courts.

Community Centers and Youth Programs

OTR also has a number of community centers providing educational and recreational activities. The *OTR Recreation Center,* located one block southeast of Findlay Market, is operated by the Cincinnati Recreation Commission (CRC). It provides programming for children and adults including an indoor pool, indoor skating rink, weight room and game room. The *Peaslee Neighborhood Center*, operated by community volunteers, provides homework rooms, daycare and arts education, including the Over-the-Rhine Steel Drum Band, which is well known in Cincinnati.

The Salvation Army provides an after-school program, a summer day camp and community service projects for neighborhood children and teens. *Volunteers of America CAN-Do Program* focuses on encouraging local teens to finish high school and attend college. Their teen club provides positive social activities for local youth. The *Boys and Girls Club of Cincinnati*, *Emanuel Community Center* and *Urban Appalachian Council Center* also play a significant role in the lives of residents.



Figure 112: A Community Garden in OTR.

Greenspace and Hillsides

While most of the neighborhood is located in a very urban environment with little tree coverage, some vacant parcels on steep hillsides have extensive tree coverage. The OTR Community Council has promoted tree planting along Race and Elm Streets, making those streets particularly pleasant and visually appealing for residents and other users of those streets. Additional trees in other places throughout the neighborhood will enhance areas frequently used by pedestrians.

Greenspace is also scattered throughout the neighborhood in the form of community gardens. These small gardens are surrounded by homes and businesses are tended by local families, children and other residents. IMPACT OTR and the Cincinnati Civic Garden Club, two area community groups, will help to create a suitable place for a garden and educate the residents about planting and tending to the gardens. IMPACT volunteers also work with area youth to teach horticultural skills. Interested youth can enter the program, learn to prepare and cultivate a garden and turn a profit from the harvest at Findlay Market.

Cultural Institutions and Destinations

OTR is home to some of the region's most enduring cultural institutions: Music Hall, the Cincinnati Symphony Orchestra, Cincinnati Opera, Memorial Hall and Findlay Market. These and other destinations, like the SCPA, the Pendleton Arts Center, the Ensemble Theatre of Cincinnati, Gabriel's Corner, Uptown Arts and the future site of the Art Academy of Cincinnati, provide a rich set of resources to the entire Cincinnati community. These regional cultural destinations draw many visitors from the Cincinnati region to OTR and have the ability to provide residents with unique opportunities.

In addition to these very visible cultural institutions, OTR also houses an untold number of individuals and community groups who host and participate in both traditional and non-traditional cultural activities. Individuals and groups involved in cultural activities include musicians, writers, designers, spoken-word performance artists, painters, sculptors, photographers and folk artists. Several youth organizations sponsor arts programs. Additionally, outside artists and musicians are drawn to the neighborhood for its studio space, its diverse population and its proximity to downtown, other arts organizations and public transportation.

Such cultural and artistic variety is one of the most unique aspects of OTR as it offers what no other neighborhood in Cincinnati can. The challenge is to make connections between all of these resources and neighborhood residents and between regional patrons and the neighborhood.



Figure 113: Cultural Destinations in OTR



Figure 114: Actors at Ensemble Theatre interacting with visiting students. Photo courtesy of Ensemble Theatre of Cincinnati.

Parks and Recreation Areas

While residents often use some of the parks, others are rarely used, either because they have out-of-date equipment or have become dilapidated or are perceived as unsafe. Specifically, *Washington Park* is in need of general updates including modernization of its public restroom. *Grant Park's* basketball courts are in disrepair and the park needs additional trees and other plantings. Some parks and recreation areas are not easily accessible, such as Ziegler and Findlay Market Recreation Areas. Both have facilities that are in fairly good condition, but lack a logical connection between other well-used community centers. *Ziegler* is near the Peaslee Neighborhood Center, but one has to cross a sea of fencing and parking to travel between the two. Such is also the case for the *Findlay Market Recreation Area*, which is located less than a block away from the OTR Recreation Center, but again there is no direct, visible connection. Specific improvements to the parks and recreation areas will greatly enhance the quality of life for the neighborhood children.

Relationship Between Cultural Organizations and Residents

Arts and cultural institutions have been an integral part of OTR for a century. The opportunities they present have always drawn people to this neighborhood. In the last 20 years however, the relationship between arts organizations and area residents has sometimes been difficult. Individual artists and non-traditional artistic and cultural groups have not always had the same resources or patrons as the regional cultural destinations. Some residents do not have the resources to patronize the traditional cultural destinations in the neighborhood. This has caused a strain between the residents and the regional cultural destinations such as Music Hall, Ensemble Theatre of Cincinnati and SCPA.

The cultural destinations in OTR have regional significance, but some residents fail to see how their presence can benefit their lives. Some cultural organizations, such as the Cincinnati Symphony Orchestra and the Cincinnati Opera, have made efforts to reach out to embrace neighborhood residents. Some organizations have not made such efforts, however, and some residents feel that the cultural groups do not respect them. These efforts could be expanded throughout the arts community. If future alliances are forged between residents and cultural organizations, there is tremendous possibility for further interaction and mutual appreciation.



Figure 115: A view of Memorial Hall from the gazebo in Washington Park. Photo courtesy of Kenneth Cunningham and Associates.

Neighborhood Appearance

While some parts of OTR are well cared for, other pockets in the community have abundant litter, overgrown weeds, dilapidated and vacant buildings, abandoned cars and broken glass. Poor lighting, unattractive parking lots and the lack of a uniform design scheme only accentuate these problems.

The city's Department of Public Services has various work crews picking up litter and emptying city-owned cans in OTR from 5 a.m. until 9 p.m. daily. One crew works specifically on Vine Street, picking up litter on foot, and Vine Street is also cleaned with a mechanical sweeper nightly. Some residents, employees and property owners also tend to the area surrounding their buildings. Somehow, the debris continues to be an issue.

It will be an ongoing challenge for all community stakeholders to rid the neighborhood of these conditions. The opportunity lies in the positive benefits that can result from such an effort. The ongoing effort to rid the neighborhood of blight will not only improve the appearance, but will also make the neighborhood less attractive for criminals, safer for children to play, more attractive to businesses and more pedestrian-friendly in general.



Figure 116: An overgrown lot strewn with debris. Photo courtesy of Kenneth Cunningham and Associates.

QUALITY OF LIFE GOALS AND OBJECTIVES

Goal 1: Create and maintain open space that serves the whole community

Objectives
- Establish well-maintained greenspace throughout the community
- Begin planting trees immediately so that tree canopy is increased from 16% to 25% by 2020

Goal 2: Establish parks and recreation areas and centers that are accessible, well maintained and meet the needs of the community

Objectives
- Improve safety of parks and recreation areas
- Provide a variety of facilities and programs in parks and recreation areas
- Parks and recreation areas should be regularly maintained, updated and assessed

Goal 3: Establish OTR schools as community anchors that provide outstanding educational opportunities and meet the needs of all residents

Objective
- Encourage schools to be resources for the entire community, offering both youth and adult programs

Goal 4: Encourage a diverse mix of cultural organizations and destinations. Destinations should be accessible, affordable, diverse and user-friendly

Objectives
- Celebrate OTR's history and diversity of peoples and individuals
- Increase diversity of cultural offerings and patronage
- Foster mutual appreciation between neighborhood residents, businesses and visitors to the neighborhood
- Recognize the value of local and regional arts and cultural destinations within the neighborhood
- Challenge existing destinations to increase their accessibility to residents of OTR

Goal 5: OTR will be clean and visually appealing for residents and visitors

Objectives
- Make OTR free from litter and other unnecessary debris
- Enhance the neighborhood's character with visual improvements that provide a sense of place
- Encourage public improvements that retain the neighborhood's historic urban character

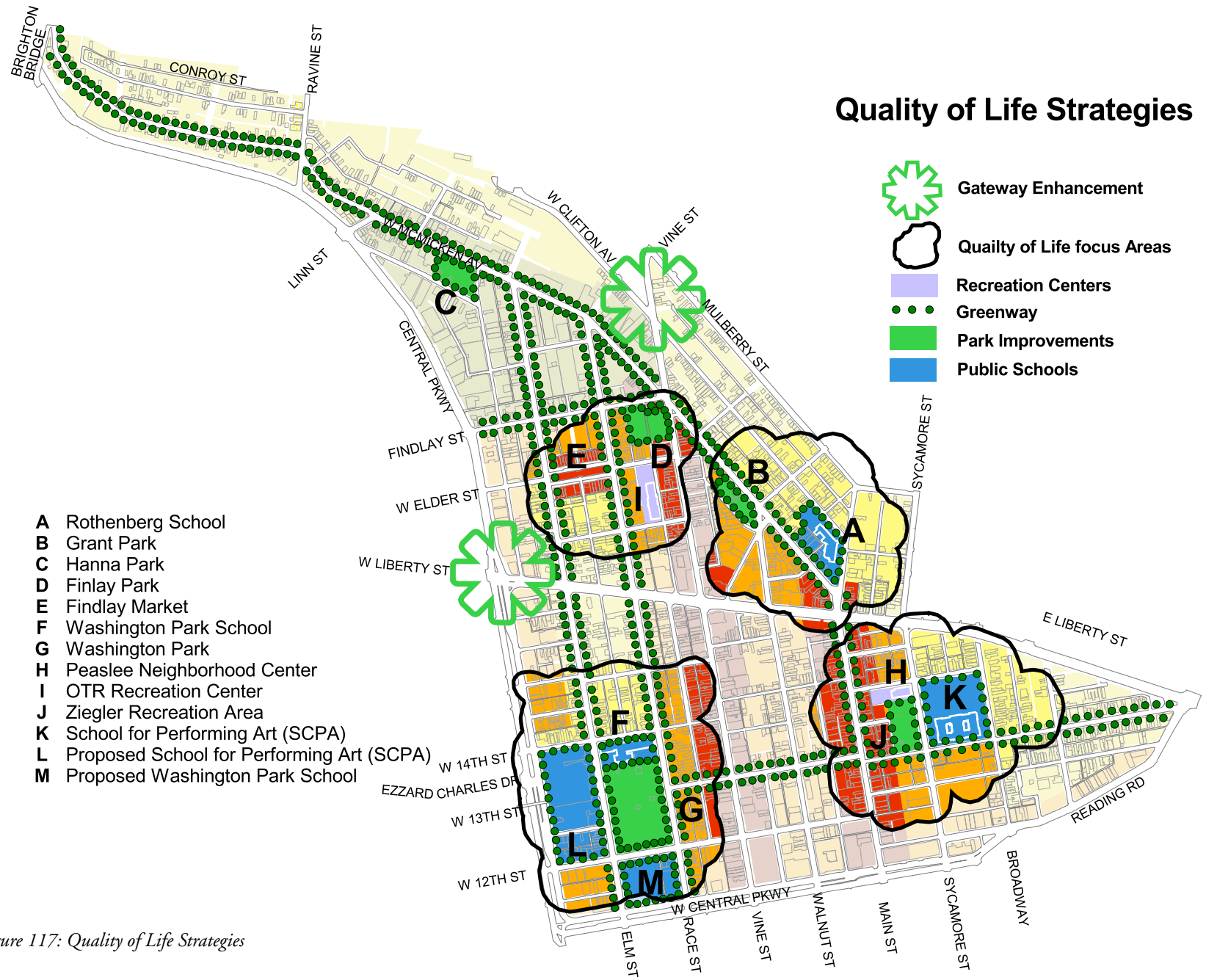


Figure 117: Quality of Life Strategies



Figure 118: A map showing the potential new site for Washington Park School south of 12th Street. Opportunities to expand and add to existing community green space should be pursued. Where major new public facilities are developed (such as the possible new Washington Park School) the incorporation of new public green space in the development is encouraged, especially where it can be connecting to other green spaces. By Consultant - Design Team.

KEY QUALITY OF LIFE RECOMMENDATIONS

School Renovation and New Construction

The most significant recommendations focus on major improvements to area public schools. The ability of the two neighborhood schools and one magnet school to serve as anchors for the neighborhood is greatly improved by the plans of the Cincinnati Public Schools. In addition to upgraded schools, this plan recommends further enhancement of these institutions by focusing housing investment in areas surrounding these institutional improvements. This will provide the opportunity to provide a new and stronger environment for families and children in two important locations.

Rothenberg School should be renovated and expanded with additional open space attached to the school and better pedestrian connections to nearby open spaces. This will provide a key neighborhood anchor north of Liberty Street and a focus to targeted housing renovation and new infill construction along McMicken Avenue, E. Clifton Avenue, Mulberry Street and up the hillside.

Washington Park School is a strong school with a committed teacher and parent community. It, too, should provide a strong anchor and focus to its part of the community. The current proposals for improvements include a new school in its current location or a new school immediately south of Washington Park and the community visioning process indicates preference for the new site south of Washington Park. Either site may be appropriate, but each has design issues and problems to resolve.

Park and Recreation Rehabilitation

Improvements to Existing Parks and Recreation Areas

Of the 12 public-owned parks and recreation areas in OTR, this plan makes specific recommendations for five of the sites with general recommendations for the remaining seven. The five specifically addressed in this plan are *Washington Park, Hanna Park, Ziegler Recreation Area, Grant Park* and *Findlay Recreation Area*. The remaining are primarily pocket parks and recreation areas scattered throughout the neighborhood, which provide passive recreation, playground equipment or vacant land.

Many of the recommended improvements are already in some stage of planning or construction. *Hanna Park* is scheduled for improvements by August 2002 by replacing the out-of-date basketball courts with a pool and "sprayground." *Grant Park* is also scheduled for renovation with larger trees, new equipment and updated basketball courts. *Washington Park* is in the process of receiving upgrades to its public restroom, enhanced lighting and additional benches and tables.

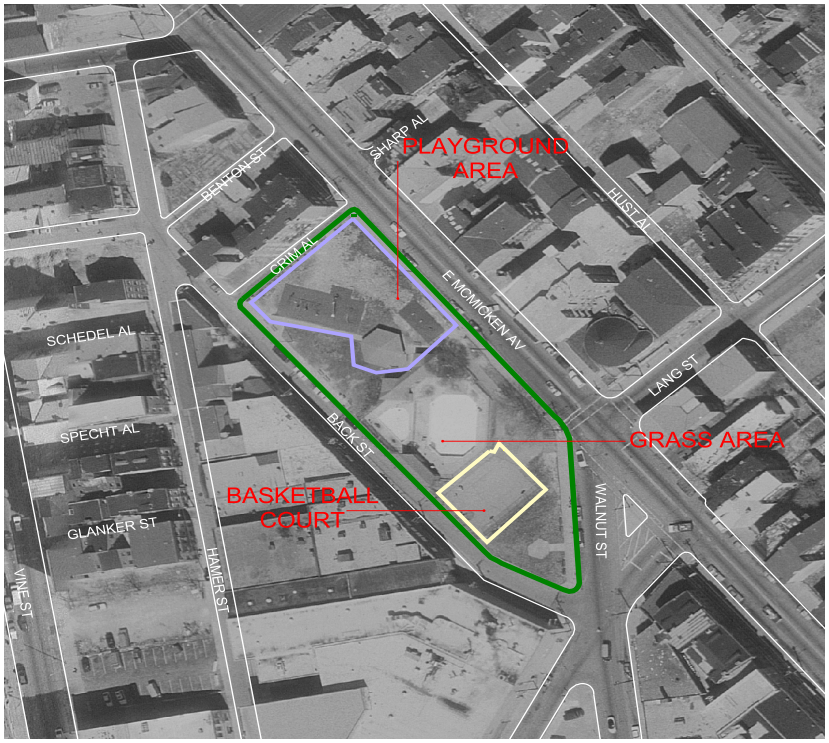


Figure 119: Scheduled improvements to Grant Park.

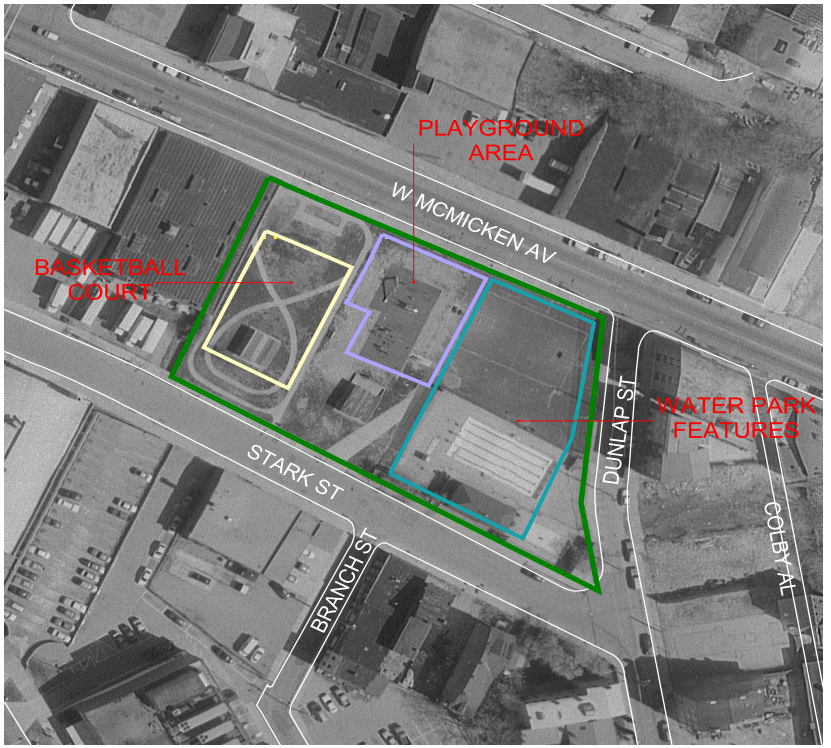


Figure 120: Scheduled improvements to Hanna Park.

The land surrounding *Ziegler Recreation Area* should be reconfigured in order to provide a better connection between Ziegler and Peaslee Neighborhood Center. Moving the Ziegler basketball courts to the site of the parking lot that currently separates the two would help to expand the outdoor play space for the day care center, and make it easier for children at Peaslee to safety access Ziegler Recreation Area. By placing a parking lot in the current location of the basketball courts, local businesses would also have access to much-needed parking. (Please see the Economic Development and Transportation sections of this plan.)

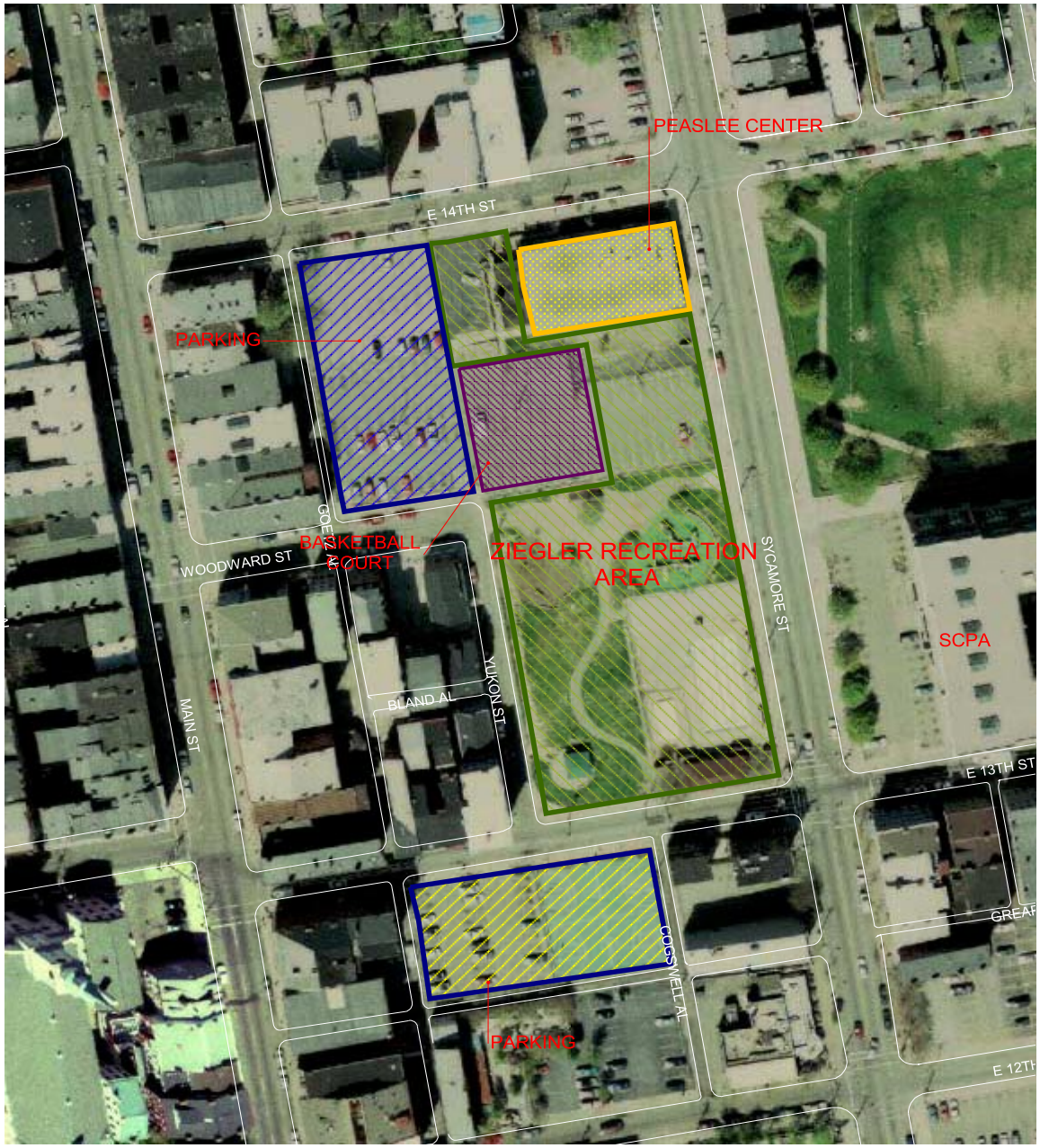


Figure 121: A proposed site plan for reconfiguration of the land surrounding Ziegler Recreation Area. For illustrative purposes only.

The *OTR Recreation Center's* entrance should be made more accessible and visible from Elder Street. This facility should expand further and become more connected to Findlay Market, the Findlay Recreation Area and Vine Street. Integrating the City's Employment and Training Center and the Recreation Center into a more unified building complex and creating a more visible entrance for the complex on Elder Street could accomplish this. The alleyway connecting the current OTR Recreation Center entrance and Findlay Recreation Area should be upgraded to provide pedestrian-only sections, facilitating safe movement between facilities and area parking lots.



Figure 122: A view of the entrance to the OTR Recreation Center from Race Street. Photo courtesy of Kenneth Cunningham and Associates.

The remaining parks and recreation areas are smaller pocket parks that are under-used or in disrepair. It is recommended that Cincinnati Recreation Commission evaluate these smaller recreation areas to determine what improvements need to be made with regard to the equipment, infrastructure, landscaping, access and safety of the properties.



Figure 123 and 124: View north from the OTR Recreation Center entrance. Public green space that supports neighborhood recreational activities should be maintained and expanded wherever possible. Small-scale single-family owner occupied housing is appropriate for tertiary streets such as Republic Street. By Consultant - Design Team.





Figure 125: The entrance to Findlay Park with the back of the OTR Recreation Center in the background. Photo courtesy of Kenneth Cunningham and Associates.



Figure 126: A proposed view of the entrance to Findlay Park with landscape and lighting enhancements, added building appurtenances, and new housing units on W. Elder Street in the background By Consultant - Design Team.

Figure 127: A site plan showing potential improvements to the OTR Recreation Center, Findlay Park, and an improved connection between the two. By Consultant - Design Team.



Seeking Out Additional Greenspace Opportunities

Community gardens are already popular in OTR, but there is opportunity to expand this program. Vacant lots can be converted to community gardens, lowering the density of buildings in some residential areas and providing an educational activity for the community.

Any other opportunity to increase greenspace in OTR in small pockets is encouraged. One example of this is the potential conversion of the old Husman's parking lot near St. Francis School. The school is in need of greenspace and there may be an opportunity in the near future to acquire this lot. In a case such as this, the lot should be acquired and converted into greenspace for the school. While the school or another community group would be responsible for land acquisition, conversion and maintenance, the city should be able to assist in helping the community find suitable sites for this type of project.

When the SCPA relocates, the existing open space on the north side of the site will be an important site for an additional neighborhood park. The Cincinnati Park Board has indicated an interest in adding this site to their system.

Greenway to Guide Pedestrians

The Urban Forestry Program of the Cincinnati Park Board's Natural Resource Management Section will work with property owners to plant street trees in the right-of-way. Expand the tree canopy to: Race and Elm Streets, from Central Parkway to McMicken Avenue; on 13th Street, from Race Street to the intersection of Reading Road and Liberty Street; on McMicken Avenue from Sycamore Street to the northwest corner of the neighborhood; on Main Street from 13th Street to Liberty Street; and on all of Findlay Street, from Central Parkway to McMicken Avenue. These locations are designed to connect important destinations in the neighborhood and enhance the character and livability of residential streets.



Figure 128: Semi-public green space created in proposed multi-family building clusters and alley mews is very important to overall residential livability. Private yards where horticulture is promoted are critical to the environmental quality of neighborhood and the attractiveness of single-family home ownership. By Consultant - Design Team.



Figure 129: Map of proposed greenways in OTR.



Figure 130: In some cases new public open/green space can be configured to support anchoring business or major activity generators, such as the proposed public plaza on Benton Street for use by the abutting restaurant. By Consultant - Design Team.



Figure 131: Pocket parks are important at strategic locations throughout the neighborhood that support both passive green space and playgrounds. These are especially important in more densely residential areas and would be enhancements to the smaller scale residential tertiary streets such as Pleasant, Republic, and Clay (along which some already exist). Pocket parks on tertiary streets such as Pleasant Street will provide pedestrian gateways to residential districts. By Consultant - Design Team.

Enhance OTR as an Arts and Cultural Hub in Cincinnati

The diverse cultural institutions, programs and artists who live and perform in OTR are one of the neighborhood's greatest assets. These organizations have been the source of some friction in the neighborhood; they will also be vital to the overall revitalization of the neighborhood. There are a number of important projects included in this plan that will further enhance the existing cultural offerings in the neighborhood and greatly improve existing institutions.



Figure 132: Patrons inside Music Hall during a performance. Photo courtesy of Music Hall.

The Pendleton Arts District

During the last several years, the Pendleton neighborhood has emerged as one of the midwest's most exciting arts community. Each month, thousands of arts enthusiasts visit Pendleton's vast network of converted lofts and studios where hundreds of artists create, display, and sell their work.

The Pendleton arts community is anchored on the west by the SCPA and to the east by the Pendleton Arts Center. Established in 1992, the Pendleton Art Center is the creative hub for more than 150 artists working in studios in six renovated buildings, including the historic eight-story Shillito's warehouse.

The economic impact of a thriving arts community is important to the City of Cincinnati. City staff is now working with developers and neighborhood groups to build a true live-work community in Pendleton. This plan recommends attractive pedestrian connections from this location to the Washington Park / Music Hall area and to Vine Street and Main Street. New sidewalks, streetlights, trees, and other streetscape improvements will spur the development of new homes and the restoration of the neighborhood's large collection of 19th century Federal-style townhomes. Artists and homeowners are coming together to restore Pendleton to an energetic community of shops, galleries, churches and homes. Pendleton is indeed leading the charge to bring homeownership and vitality back to OTR.

New K-12 Arts School

The relocation of the SCPA to the site adjacent to Music Hall will enhance and enliven both institutions. In addition to a new location the program will be expanded to a school for kindergarten through grade 12. This will make this facility one of the few K-12 arts schools in the state. The power of having that type of facility associated directly with Music Hall will add to the strength of both programs. It also presents a wonderful opportunity for children in the neighborhood to have access to arts education and performance art on a national scale. The illustration gives some indication of the project and its scope. The new construction of the Washington Park Elementary School in this same location presents an opportunity to create a wonderful integrated education and arts center in the Washington Park area.



Figure 133: A preliminary site plan for the new K-12 Arts School. Illustration coutesy of Cole Russell + Fanning Howey + Moody Nolan.

Art Academy of Cincinnati

A second major addition to the educational opportunities in the neighborhood will be the relocation of the Art Academy of Cincinnati into OTR. The Academy's new home at 1216 Jackson Street and 22 E. 12th Street will bring an undergraduate and a graduate program in fine arts to the neighborhood. Students will be welcome new residents in OTR. The Academy will provide expanded opportunities for arts education to area residents (youth and adults), additional gallery space and new works for people to see, new inspiration to Academy students and a new anchor in the south-central part of the neighborhood. The location of the new facility is very consistent with the future land use plan.



Figure 134: 22 E. 12th Street





Figures 135 and 136: Conceptual drawings of new Art Academy of Cincinnati. Proposed entrance on Jackson Street (left), and proposed view on 12th Street (right). Renderings courtesy of Art Academy of Cincinnati.

Appearance

Many efforts can be taken to beautify the neighborhood further and call attention to the exquisite architectural details. Future development should be well designed and compatible with the neighborhood's built environment. Informational signs should be placed throughout the neighborhood to call attention to historical and culturally significant sites. Building appurtenances such as flower boxes, complementary awnings and banners should be encouraged. Public art such as murals and sculptures can become landmarks as well as provide publicity for neighborhood artists.

Encourage infrastructure improvements and preservation to retain the neighborhood's unique character. When possible, utility lines should be relocated underground to offer an uncluttered streetscape; decorative light poles should be disbursed throughout the commercial areas in the neighborhood to provide consistency with Main Street. The granite curbs should be preserved whenever possible. Also, gateways should be considered at the entrance to the neighborhood from the north on Vine Street, at Main Street and Central Parkway, at Liberty Street and Central Parkway and at Liberty Street and Reading Road.



Figure 137: A mural on a building near Findlay Market that was created by the Art in the Market Summer Program of the UC Community Design Center.



Figure 138: An OTR building outfitted with flower boxes. This movement began during the summer of 2001; it added color and greenery to the neighborhood and improved the appearance of individual buildings.

Figures 139 - 143: ***Improve the Pedestrian environment****. Provide additional and well placed trash receptacles, additional historically appropriate pedestrian scale lighting, culturally appropriate place marking and gateway elements, public art, wayfinding/ identity signage, banners, and other street graphics, and additional tree canopy as a major part of the urban landscape. By Consultant - Design Team.*



Major Gateway Plinths



Boulevard Lighting



Commercial Street Lighting



Residential Street Lighting



Park Lighting

Figure139: Lighting improvements to enhance streetscape. The provision of street and alley lighting is important to the quality of the public space and the livability of the adjacent residences. Light fixtures should be pedestrian oriented and designed to minimize "light trespassing" into upper floor residences. By Consultant - Design Team.

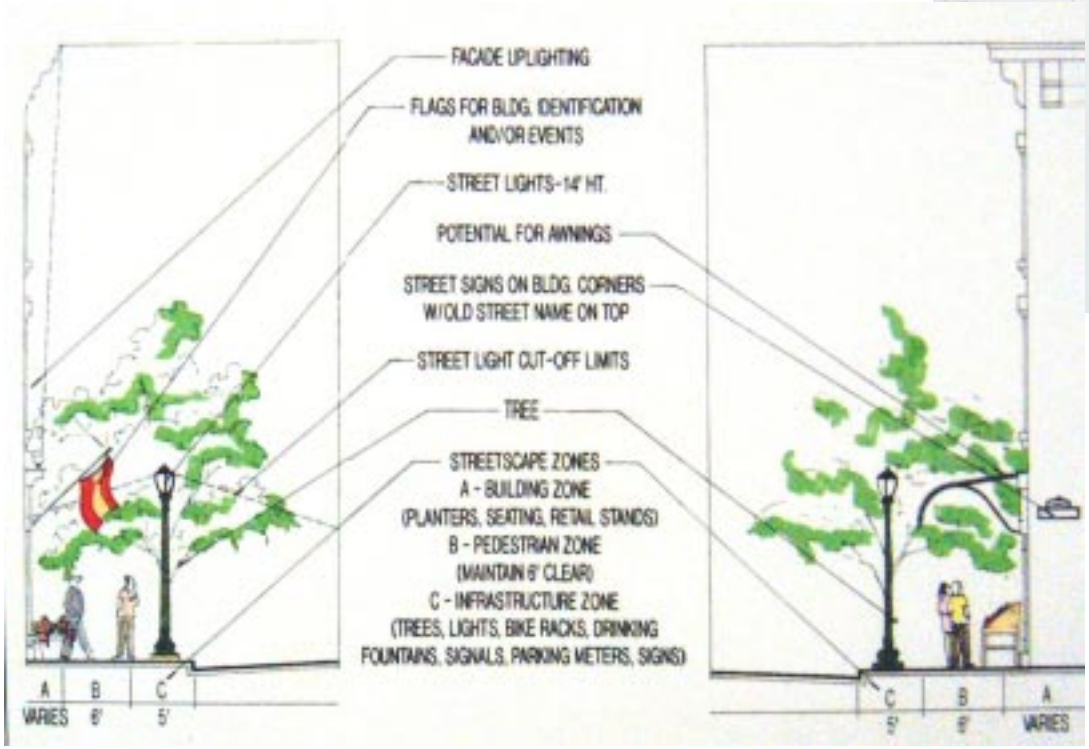


Figure 140: Typical Street Section in OTR. By Consultant - Design Team.

Figure 141: Entrance sculptures. By Consultant - Design Team.

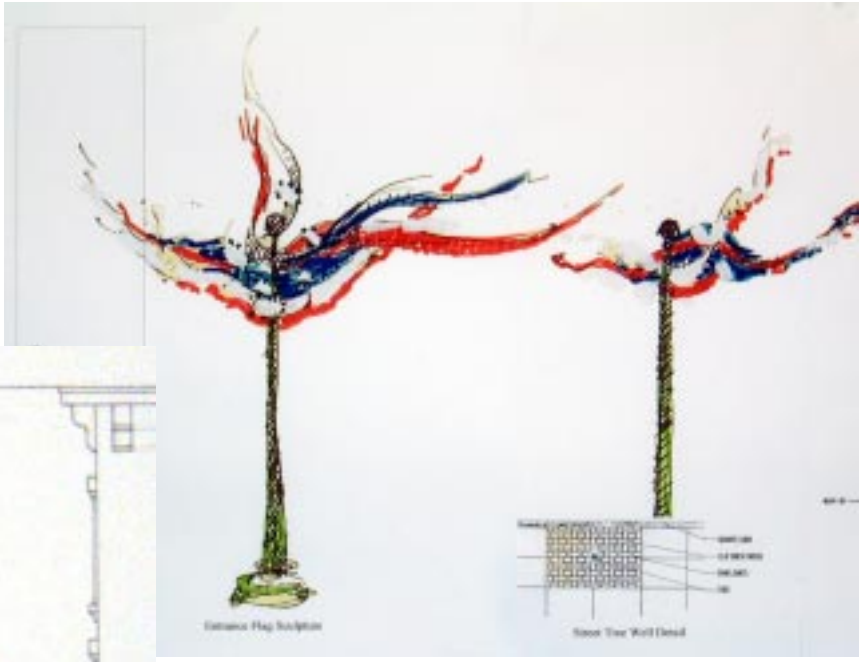




Figure 142: Streetscpae details. By Consultant - Design Team.

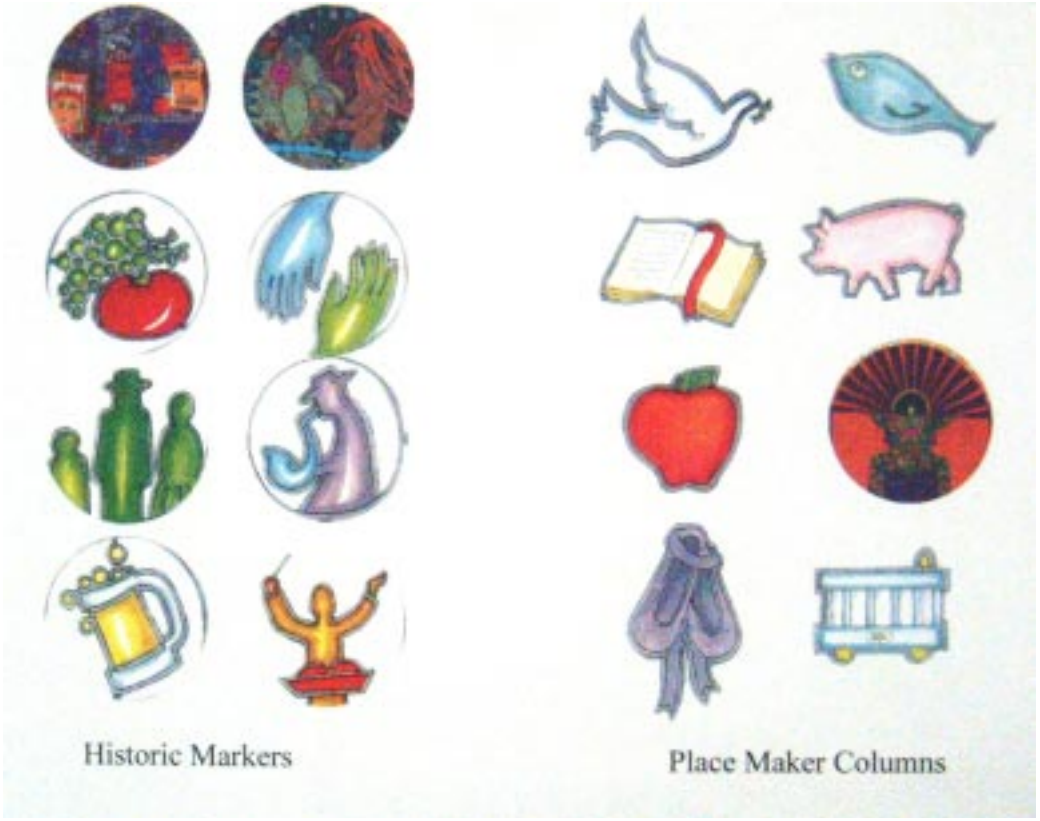


Figure 143: Concept ideas for symbols. By Consultant - Design Team.

The City is committed to the implementation of this Plan. The following projects are consistent with the Quality of Life recommendations, are currently underway and are expected to be completed within the next 2-3 years.

Phase One Committed Projects
To be completed by 2004

Hanna Park Improvements
Enhancements to include a "Sprayground" and other improvements
City Investment: $200,000
Private Funds, Armleder Trust: $985,000
Federal investment: $500,000
Total investment: $1,685,000
Scheduled completion: Summer 2003

Grant Park Improvements
New equipment, updated basketball courts, additional trees and landscaping
City investment: $200,000
Scheduled completion: Spring 2003

Washington Park Improvements
Upgrade restrooms, enhance lighting, install "Community Art Bench"
Bench is a project between CRC, Park Board, Contact Center, Peaslee Center, and Art Academy of Cincinnati
City investment: $17,000
Partners investment: $15,000
Scheduled completion: Summer 2002

Rebuild Washington Park Elementary School
New school immediately south of Washington Park
Restore current site back into park space
Cincinnati Public Schools investment: $16,000,000
Scheduled completion: Open for the 2004 school year

Establish the New Entrepreneurial High School
Located with the Cincinnati Business Incubator on Central Parkway
Cincinnati Public Schools/ Gates Foundation Grant
Scheduled completion: Open for 2003 school year

Construct Parking Garage for Washington Park School/Music Hall Complex
Development of additional parking at the Town Center Garage to serve Music Hall, the new School for the Performing Arts, and the new Washington Park School
Partners include the Cincinnati Public Schools, the Cincinnati Symphony Orchestra, the City of Cincinnati, and other to be determined
Investment to be determined
Scheduled completion: Open in 2003-4

Summary of Investments
City of Cincinnati: $417,000
School Board and other investments: $17,500,000

PLAN IMPLEMENTATION



Figure 144: Children particpating in a communitiy activity. Photo courtesy of Julie Fay.

Throughout this Plan, there is acknowledgement for the many planning processes, policy directions, design studies, and recommendations for Over-the-Rhine over the past thirty years. Some of these past recommendations have been implemented; many have not. This section is designed to lay out the steps that will take this plan beyond just words on paper, to help it become to reality on the street. The key implementation strategies that follow set the general course of action. The implementation matrices on pages 147-165 provide yet another level of detail by identifying specific projects, programs, and actions to be completed, including vital partners and their roles in the process.

The implementation matrices show that this plan includes a very comprehensive set of recommendations. In order for this community to be successful, however, many stakeholders will need to come together and work toward common project goals. The collaboration that is envisioned in this implementation strategy will be critical, and in many ways, the most difficult task to accomplish as this community moves forward.

Create an umbrella Community Development Corporation to initiate and oversee plan implementation

Mission

A new Community Development Corporation (CDC) should be privately formed to act as developer, broker, and facilitator, and provide technical expertise in areas of housing and economic development project development. The mission of the organization should be to advance the objectives of this plan through the development and production of real estate development and through partnership arrangements with the many other development organizations in the community.

A secondary focus of the CDC could be to facilitate the identification and coordination of the many housing, economic development, educational, and transportation recommendations of this plan. These services are important to the overall success of the neighborhood and are important recommendations. As the plan indicates, however, there are currently many existing organizations and institutions working to provide these services and programs. It will not be the job of the CDC to provide services, but to help coordinate when appropriate.

Membership

The CDC should be established with a Board and a staff. The Board should include people from the OTR resident and development community, and from the various cultural, business and financial institutions and foundations represented in the neighborhood. The Board should provide the community with the access to the resources and technical expertise that will make it successful.

The CDC needs to start with professional staff that can implement the day-to-day operations based on the Board's direction. The staff needs to have background in development and development finance and have proven experience with successful project management.

Partners

The CDC will work in conjunction with the many for-profit and non-profit developers that are already operating in the community. Partners like the OTR Housing Network, Franciscan Homes Development, Urban Sites, ReStoc, and the OTR Foundation will certainly continue to undertake projects in the neighborhood. The CDC will help facilitate, undertake additional projects, and, along with the City, engage in site assembly and help create partnerships to develop mixed-income projects. The CDC will also be active in seeking funding from many sources for project development.

Establish a Tax Incentive Finance (TIF) district(s) as a long-term targeted funding mechanism

In order to create a dedicated funding mechanism to implement the plan, the establishment of two TIF districts is recommended. OTR is approximately 600 acres in size, and in Ohio TIF districts are limited to 300 acres, hence two districts.

New State of Ohio legislation allows for the creation this new district. A TIF district allows the City to capture all of the taxes above the base level of the district at the time it was established. In other words, as the value of real estate in the area goes up based on new investments, new tax mils and inflation, those increased taxes are captured into a fund that is available only for eligible uses in the district. Over time, this funding source can generate significant resources for a district.

In the case of OTR, the district is devalued and as the plan is implemented, new investments and generally rising real estate values will generate capital that can be used to continue to fund project development in the area.

This is a unique opportunity to establish a funding source dedicated only to the neighborhood. In most other funding sources, both public and private funding requests from OTR are competing with other valid projects, and there is never enough to go around. A TIF fund, by its nature, would be dedicated just for use in the district. The amount of funds available is based solely on the revenue generated in the district. Here too, there will be competition, but the ability to create an ongoing, dedicated funding source available for 30 years is unique among the financing tools the City has to offer.

Package Financing Tools
There are a number of financing and project development tools and incentives available for projects and programs in the neighborhood. The City of Cincinnati, Cincinnati Development Fund, Hamilton County, the State of Ohio, and other private grant-making and financial institutions are all potential partners. All have existing programs that may provide assistance. They have all also indicated a willingness to entertain new requests for proposals to assist in the redevelopment of OTR.

The ability to package assistance on site acquisition, lead abatement , and gap financing will make project development easier. It is incumbent on the various players to work together to create coordinated resources. The Urban Living Loan Pool that is offered by Cincinnati Development Fund (CDF) is an example of where the private sector has funded a loan pool. CDF is also financing projects that will have city support.

Support Early Start Projects
There are a number of housing, economic development, education, and park projects identified in the plan. These projects are not intended to be the only projects that should move forward in the plan. They are, however, projects that are in the first phases of development and are consistent with the plan goals and objectives. Each of these projects is moving through pre-development and development, and the plan is supportive of providing priority resources to them as they move through the systems of funding at the local, state and federal level.

Support the School Planning and Construction Activities
A key component of the plan is the significant revitalization of the public schools in the neighborhood. A committee has been formed out of the neighborhood schools Local School Decision-Making Committees (LSDMC's), parents, students, teachers, and other staff, including some participants in this planning process. This joint committee will be working to further refine recommendations for CPS's Facilities Master Plan and to discuss the details of the partnerships and curriculum of the schools. These efforts are supported and their outcomes will be considered part of this plan.

Resident Training and Empowerment Activities
The residents of Over the Rhine are critical stakeholders in the implementation process. They need to have a meaningful place at the table throughout project implementation. Capacity development will be necessary to help facilitate resident participation. It is recommended that the resident training that began before this process be continued for those who wish to participate. Funding for this training can be gained through a variety of grants. The CDC recommended for plan implementation should make this their first item of business.

Develop a Property Acquisition Program
A critical first step in project development for any residential, economic development, or community development project is site control. This has often been an issue in the neighborhood. One of the important roles the city and the CDC can play is to assemble real estate in areas where opportunities present themselves, and where it is important to make an impact, or to remove a particular blight.

The city is developing a property acquisition program that will provide valuable assistance to all types of projects. One of the important uses of TIF proceeds in the initial phases of project development will be to assemble sites that can be turned to the market for appropriate projects. It may also be possible for the City to take responsibility for demolitions where necessary and for environmental remediation (lead abatement) in some cases. These activities at the front end of a project will significantly reduce the cost of projects to the private developer.

Engage existing service providers with a role in implementation
The implementation tables on pages 147-165 identify many partners who will have a role in implementing this plan. The community will need to work together to identify those partners, make contact with them, and coordinate efforts. In many cases, those identified in the tables have either been part of the planning process or have indicated a willingness to participate. In other cases, there are programs and agencies that could offer a significant contribution but have not been involved. The CDC can play a role here as well, as can the Community Council, the OTR Chamber of Commerce, the Residents Table and others.

Community Marketing
Much of this implementation section has been dedicated to getting projects produced in ways that support the plan recommendations. An important part of success is selling the neighborhood to the wider community and improving the overall image of the neighborhood. The audience for this is both external and internal. Current residents need to feel good about their neighborhood and in order to be successful new residents, businesses, and visitors will need to be comfortable with OTR. As with all of these recommendations, there are a number of people and organizations that have a role to play here.

Create a Housing Trust Fund
A Housing Trust Fund commits public sources of revenue to a dedicated, ongoing fund for housing. This fund could provide a dependable source of funding for the creation and maintenance of housing, homebuyer assistance, below-market rental housing, gap financing, start up funding for housing developers, and land acquisition and design costs.

There are 170 Housing Trust Funds in operation in the United States today. Each is developed with a similar structure, but is tailored to incorporate the individual housing needs and financial resources of its jurisdiction. Revenue sources for the fund often come from new sources of income so that money is not taken away from existent programs. Sources of public dollars can include real estate taxes or fees, developer fees, TIF funds, repayments on various loan programs, interest from government-held and market-based accounts, and other taxes and fees, such as sales taxes, hotel taxes, and permit or demolition fees. While most Housing Trust Funds are not comprised of private funding sources, some national funds have considered combining public and private funds for certain activities such as land acquisition and predevelopment work. PolicyLink is an excellent resource for additional information about how to establish and manage a Housing Trust Fund.

IMPLEMENTATION CHARTS

Housing Goal 1: Encourage and welcome new investment at all levels of the housing market and ensure the long-term sustainability of enough affordable housing to house current residents.		
Objectives:	**Strategies:**	**Participating Agencies/Groups:**
Protect current residents.	Continue to provide subsidies to affordable housing agencies.	City of Cincinnati LISC/Private/Foundation/United Way/Cincinnati Development Fund
	Work with residents to facilitate asset development such as renter equity and co-operative programs.	Community Land Trust, Umbrella CDC
	Identify housing opportunities for residents displaced by Section 8 opt-outs or to accommodate housing rehabilitation.	Proposed One-Stop Housing Center
Encourage new residents	Market the strengths of OTR	OTR Chamber of Commerce, OTR Community Council
	Market the OTR community as a diverse, mixed income, family neighborhood.	OTR Chamber of Commerce, OTR Community Council
	Encourage banking community to make low-interest loans for homeownership in OTR.	Cincinnati Banking & Financial Community, City of Cincinnati, CDF, Umbrella CDC
	Support the conversion of vacant multi-family buildings into condominiums	Umbrella CDC, City of Cincinnati, profit and non-profit developers
Preserve and strengthen all residential subareas through equitable distribution of resources.	Create an OTR Loan Fund	CDF
	Investigate the feasibility of establishing a Housing Trust Fund.	Umbrella CDC, Non-profit developers
	Establish covenants that require proposed rent-restricted units to remain fixed for a 15-year period for the use of CDBG funds and HOME funds.	City of Cincinnati
	Host bi-annual seminars for residents to provide tips on purchasing and developing property for residential use.	Proposed One-Stop Housing Center/Better Housing League/City of Cincinnati
	Continue to seek to identify grants, loans and other financial and programmatic resources available to residents and developers in OTR.	Proposed One-Stop Housing Center/ Cincinnati Development Fund - Capitalize Loan Fund, Umbrella CDC
	Establish and maintain an inventory of per unit rental and mortgage cost.	Xavier University

Increase financial resources and support for market-rate and low-income housing providers.	Provide financial incentives for housing development and rehabilitation gap financing for low- to moderate-income individuals and non-profits, and market rate developers.	City of Cincinnati/Cincinnati Development Fund, State of Ohio
	Support Receivership for abandoned and tax delinquent lots and buildings to non-profits agencies engaged in providing housing for low- and moderate-income housing as well as other special needs.	OTR Stakeholders, City of Cincinnati
	Market the City-Wide Community Reinvestment Area tax abatement opportunity for homeownership.	City of Cincinnati/ Community Council/ Proposed One-Stop Housing Center
	Designate OTR as a Tax Increment Financing District.	City of Cincinnati
	Establish a Land Trust.	Umbrella CDC
	Expand OHFA's use of their Link Deposit Program.	State of Ohio, Hamilton County, City of Cincinnati
Stimulate the use of abandoned, underutilized and substandard buildings in OTR.	Work with the City's department of Buildings and Inspections to examine the building codes to determine if modification could be made that will continue to ensure safety but allow redevelopment of older and historic buildings.	OTR Stakeholders
	Remove buildings out of speculation by acquiring vacant land and buildings.	Umbrella CDC, City of Cincinnati, project developers
	Strengthen residents' ability to report code violations through educational programs on how to recognize zoning and housing code violations by hosting bi-annual seminars.	Proposed One-Stop Housing
	Establish a maintenance service hiring local residents to help senior citizens and handicapped in housing repair and maintenance, including exterior painting and general cleaning.	Community Council
	Develop a financing program in collaboration with the Department of Building and Inspections to aid owners in meeting code requirements. This can be submitted through the City Community Priority Request process.	City of Cincinnati, Buildings & Inspections, Community Development, OTR Stakeholder
	Continue the receivership program for vacant buildings in OTR.	Abandoned Buildings Company (ABC), Better Housing League

	Request owners of vacant land and buildings to list and sell their property to individuals or organizations willing to develop/rehabilitate the property.	OTR Stakeholders
	Require and stringently monitor mothballing of vacant buildings.	City of Cincinnati
	Work with property owners and potential developers to rehabilitate the following residential target areas: • Findlay Market Neighborhood • Vine Street Facades Program • Infrastructure in Pendleton Neighborhood • Washington Park District • Mulberry/Rothenberg Neighborhood • Vine Street Housing • Melindy Square	City of Cincinnati, Umbrella CDC, CDF, various profit and non-profit developers
Increase new homeownership opportunities.	Develop Limited Equity Housing Cooperatives and other alternative homeownership programs such as rent-to-own, rent equity through affordable housing tax credits, and co-operative programs.	Homeownership Center of Cincinnati
	Encourage realtors to actively market vacancies in OTR.	Cincinnati Area Board of Realtors, OTR Chamber
	Assist neighborhood-housing services such as Habitat for Humanity and other non-profit agencies in marketing their program(s) in OTR.	Coalition on Homelessness and Housing in Ohio
	Encourage owner occupied rental property such as mixed use.	Cincinnati Banking & Financial Community
	Target abandoned residential buildings for housing auction or homesteading to provide homes and promote homeownership.	City of Cincinnati, Community Development, Hamilton County

Housing Goal 2: Provide appropriate housing related services for all residents.		
Objectives:	**Strategies:**	**Participating Agencies/Groups:**
Identify & market housing services available to residents of OTR.	Create, update and make available to all residents a database of available rental housing in OTR.	• Over-the-Rhine Housing Network • OTR Foundation • Urban Sites • OTR Chamber • RESTOC • Mercy Franciscan Home Development, Inc. • Preserving Affordable Housing (PAH) • Community Builders • Housing and Urban Development (HUD) • City of Cincinnati, Neighborhood Services • Cincinnati Area Board of Realtors • Coalition on Homelessness and Housing in Ohio
Provide information on housing related services.	Provide residents management training to OTR residents.	OTR Community Council
	Hold biannual seminars on renters' rights	OTR Community Council, City of Cincinnati, Umbrella CDC
	Establish a one-stop comprehensive housing related referral service	OTR Community Council, Umbrella CDC
	Provide training/education to new homeowners for maintenance, home repair and disability insurance	Homeownership Center of Cincinnati, Better Housing League
	Create an educational outreach program to provide information to OTR residents on condominium and cooperative ownership opportunities.	Homeownership Center of Cincinnati
Use the assets of residents in OTR to enhance economic vitality.	Work with the City's Employment and training division to match residents' skills with employment and entrepreneur opportunities.	City of Cincinnati Employment and Training, State of Ohio
	Support development that provides job opportunities for OTR residents.	City of Cincinnati, Umbrella CDC, Area businesses, OTR chamber of Commerce

Housing Goal 3: Protect, preserve and enhance the significant landmarks and areas of Over-the-Rhine's historical, architectural and cultural heritage without displacement.		
Objective:	**Strategies:**	**Participating Agencies/Groups:**
Encourage sensitive adaptation of historic properties to modern uses.	Create a local historic district in Over-the-Rhine north of Liberty Street and establish appropriate conservation guidelines for this area.	Historic Conservation Office Cincinnati Preservation Association (CPA)
	Create a local historic district in the Mohawk area of Over-the-Rhine.	Historic Conservation Office Cincinnati Preservation Association (CPA)
Encourage the continued identification and recognition of significant historic, archaeological and cultural resources in Over-the-Rhine.	Prepare walking tours and other promotional materials to educate residents, visitors and potential businesses about Over-the-Rhine's architectural and historical heritage.	Greater Cincinnati Convention and Visitors Bureau, Cincinnati Preservation Association (CPA)
	Enlist the support of the City of Cincinnati Historic Conservation Office and local preservation organizations to educate residents and potential developers on the benefits of living, working and owning a business in a historic area such as Over-the-Rhine.	Historic Conservation Office Cincinnati Preservation Association (CPA), OTR Chamber of Commerce
	Educate property owners about available economic incentives such as Historic Preservation Tax Credits.	Department of Community Development, Historic Conservation Office
Assure that new construction, additions, alterations and demolitions are carried out in a manner that is not detrimental to the neighborhood and to residents.	Investigate establishing a Main Street program on commercial/residential streets such as Vine and Main.	Historic Conservation Office, Department of Community Development OTR Chamber
	Consider supporting the passage of a state tax credit for the rehabilitation of locally designated historic structures (residential, commercial and mixed use).	National Trust for Historic Preservation, Ohio Historic Preservation Office (OHPO), Cincinnati Historical Society (Cincinnati Museum Center)
Encourage the maintenance, rehabilitation and conservation of the existing housing stock to stabilize and strengthen the Over-the-Rhine community.	Undertake a comprehensive accounting of programs and services offered by private and public agencies/organizations that provide funding for abatement of lead and other hazardous materials.	OTR Housing Network, Building Doctor Program, City of Cincinnati, smarts Streets Program
	Investigate the possibility of employing neighborhood youth in cooperation with a local sponsor to provide low-cost maintenance services for neighborhood residents.	Community Council, Impact OTR, Area Businesses
	Investigate creating a program to train neighborhood residents in building trades and/or abatement of hazardous materials.	Historic Building Trades Entrepreneurial Group

Economic Development Goal 1: Make Over–the-Rhine a model for diverse and inclusive business development.		
Objectives:	**Strategies:**	**Participating Agencies/Groups:**
Strengthen neighborhood retail uses on Vine Street and throughout the neighborhood	Site assembly, creation of various project improvements, streetscape improvements, creation of pocket parking lots and a facade program.	Vine Street Coordinator, OTR Chamber of Commerce, Umbrella CDC, City of Cincinnati
Provide support to a variety of office users including tech companies, architectural, arts and other design firms	Market available and newly created spaces to these users	Developers, OTR Chamber of Commerce, Vine Street Coordinator, City of Cincinnati Community Development
Maximize the support and development of digital and technology related business in the community	Provide appropriate infrastructure Enhance business development and job training	City of Cincinnati, Cinergy, OTR Chamber Cincinnati Business Incubator
Coordinate and enhance small business and microenterprise support programs	Focus business start-up on Historic Building Trades, Food Products, and Arts and Crafts	Cincinnati Business Incubator, State Department of Development, Trade Unions, Cincinnati State
Focus marketing of retail space around Findlay Market for local, specialty and international food products and services	Market spaces to restaurant and food specialty establishments	OTR Chamber, Friends of Findlay Market, Findlay Market Merchants, City Of Cincinnati, property owners

Economic Development Goal 2: Establish stronger linkages between the Over-the-Rhine workforce and job training programs and employment opportunities in the neighborhood and throughout the City.		
Objectives:	**Strategies:**	**Participating Agencies/Groups:**
Create entrepreneurial opportunities in industries where OTR has a competitive advantage such as historic building trades, the arts and crafts industry, and food services and products at Findlay Market	"Smart Streets" Program	University of Cincinnati, City of Cincinnati
	Redevelop industrial buildings north of Findlay Street and south of and along McMicken for flexible loft space that can accommodate a variety of uses	Property owners, City of Cincinnati, OTR Chamber, Umbrella CDC
	Develop entrepreneurial businesses in the mixed use zone north of Findlay' Street	See above
	Take advantage of residents' skills	Cincinnati business Incubator, Cincinnati Public Schools, Employment and Training
	Provide vendor space	Property Owners, Friends of Findlay Market, Arts Organizations
	Support the kitchen incubator	City of Cincinnati, Area Restaurants, OTR Chamber, Friends of Findlay Market
	Develop job training programs	Employment and training, Cincinnati State, Cincinnati Business Incubator, State of Ohio
	"Cincinnati Cooks" trains residents in food service areas, supports job creation and gives existing culinary businesses a place to start.	Area restaurants, Friends of Findlay Market, OTR Chamber
Establish an educational link between technology-based businesses, neighborhood schools and the Employment and Training Center	Encourage mentoring and skills training	Taft High School, Cincinnati Bell, Entrepreneurial High School, Employment and Training, Cincinnati State
Improve transportation options to employment centers throughout the region, including support for Metro Moves	Good transportation network system to have access to available jobs	Metro, Area Employers

Attachment F

Vogt Santer Insights

Market Feasibility Analysis

of

Central YMCA
1105 Elm Street
Cincinnati, Ohio 45202

for

Mr. David Thompson
Model Group
2170 Gilbert Avenue
Cincinnati, Ohio 45206-3019

Effective Date

September 28, 2012

Job Reference Number

8526NP

NCAHMA MEMBER

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Introduction

A. Purpose

The purpose of this report is to evaluate the market feasibility following the renovation of floors four through nine of the Central YMCA in downtown Cincinnati, Ohio to create affordable senior apartments using Low-Income Housing Tax Credit (LIHTC) financing. This study was initiated by Mr. David Thompson of The Model Group and follows the guidelines for market studies required by the Ohio Housing Finance Agency (OHFA) and conforms to the standards adopted by the National Council of Affordable Housing Market Analysts (NCAHMA). This is an in-person update of the original market study that was completed in 2010.

B. Methodologies

Methodologies used by Vogt Santer Insights include the following:

- The Primary Market Area (PMA) generated for the subject site is identified. The PMA is generally described as the smallest geographic area expected to generate most of the support for the subject project. PMAs are not defined by radius. The use of a radius is an ineffective approach because it does not consider mobility patterns, changes in socioeconomic or demographic character of neighborhoods or physical landmarks that might impede development.

  PMAs are established using a variety of factors that include, but are not limited to:

  - A detailed demographic and socioeconomic evaluation.
  - Interviews with area planners, realtors and other individuals familiar with area growth patterns.
  - A drive-time analysis to the site.
  - Personal observations of the field analyst.
  - An evaluation of existing housing supply characteristics and trends.

- A field survey of modern apartment developments is conducted. The intent of the field survey is twofold. First, the field survey is used to measure the overall strength of the apartment market. This is accomplished by an evaluation of unit mix, vacancies, rent levels and overall quality of product. The second purpose of the field survey is to establish those projects that are most likely directly comparable to the subject property.

- Two types of directly comparable properties are identified through the field survey. They include other Section 42 LIHTC developments and market-rate developments that offer unit and project amenities similar to the existing development. An in-depth evaluation of these two property types provides an indication of the potential of the subject development.

- Economic and demographic characteristics of the area are evaluated. An economic evaluation includes an assessment of area employment composition, income growth (particularly among the target market), building statistics and area growth perceptions. The demographic evaluation uses the most recently issued Census information, as well as projections to determine what the characteristics of the market will be after the subject project's renovation is complete and after it achieves a stabilized occupancy.

- Area building statistics and interviews with officials familiar with area development provides identification of those properties that might be planned or proposed that will have an impact on the marketability of the subject development. Planned and proposed projects are always in different stages of development. As a result, it is important to establish the likelihood of construction, the timing of the project and its impact on the market and the subject development.

- We conduct an analysis of the subject project's required capture of the number of income-appropriate households within the PMA. This analysis is conducted on a renter household level and a market capture rate is determined for the subject development. This capture rate is compared with acceptable market capture rates for similar types of projects to determine whether the subject development's capture rate is achievable. In addition, Vogt Santer Insights also compares all existing and planned LIHTC housing within the market to the number of income-appropriate households. The resulting penetration rate is evaluated in conjunction with the project's capture rate.

- Achievable market rent for the subject development is determined. Using a Rent Comparability Grid, the features of the subject development are compared item by item with the most comparable properties in the market. Adjustments are made for each feature that differs from that of the subject development. These adjustments are then included with the collected rent resulting in an achievable market rent for a unit comparable to the proposed unit.

C. Report Limitations

The intent of this report is to collect and analyze significant levels of data to forecast the market success of the subject property within an agreed to time period. Vogt Santer Insights relies on a variety of data sources to generate this report. These data sources are not always verifiable; Vogt Santer Insights, however, makes a significant effort to assure accuracy. While this is not always possible, we believe our effort provides an acceptable standard margin of error. Vogt Santer Insights is not responsible for errors or omissions in the data provided by other sources.

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D. Sources

Vogt Santer Insights uses various sources to gather and confirm data used in each analysis. These sources, which are cited throughout this report, include the following:

- The 1990 and 2000 Census on Housing
- ESRI
- Applied Geographic Solutions
- Urban Decision Group
- Area Chamber of Commerce
- U.S. Department of Labor
- U.S. Department of Commerce
- Management for each property included in the survey
- Local planning and building officials
- Local housing authority representatives
- HISTA Data (household income by household size, tenure and age of head of household) by Ribbon Demographics

Definitions of terms used throughout this report may be viewed at VSInsights.com/terminology.php.

2010 Census Statement

The U.S. Census Bureau is in the process of transitioning to an entirely new system of collecting and releasing demographic data. The 2010 decennial Census is now complete and the Census Bureau has released data for all geographies. However, the Census Bureau no longer collects detailed housing, income and employment data via the traditional long form. This has been replaced by the American Community Survey (ACS). The ACS represents a fundamental shift in the processes and methodologies the Census Bureau employs to collect, analyze and disseminate data. The ACS now releases three datasets each year for various geographies. However, there is only one dataset available for all geographies, regardless of population size. This dataset is a five-year average of estimates collected by the Census Bureau – the most recent data is available for the years 2006-2010. The most recent release of this dataset is weighted to the Census 2010. It should be noted that the five-year dataset has a significantly smaller sample size than what was used to compile the Census 2000 long form data (commonly referred to as Summary File data).

Over the next several months, Vogt Santer Insights (VSI) will begin transitioning to a new system that will incorporate both the 2010 Census and the 2006-2010 American Community Survey five-year dataset. In addition, VSI utilizes data from several different third-party providers. Each of these data providers is undergoing significant internal changes to incorporate the results of both the Census 2010 and the 2006-2010 ACS. This has resulted in delays in delivering current year and five-year estimates for some of their variables. However, VSI has begun incorporating the population, household and income data that is currently available for 2011 and 2016. This data is built off of the latest Census data available.

VSI will always provide the most accurate Census counts and estimates *and* third-party estimates and projections, as they are available. Because the Census Bureau and third-party data providers are in the process of transitioning with the new data, we feel it is necessary to adapt accordingly.

I. Executive Summary

Based upon the findings contained in this report, it is our opinion that the proposed Central YMCA senior housing community in Cincinnati, Hamilton County, Ohio, can be supported as currently proposed. The following summarizes OHFA scoring criteria:

Positive site attributes that are a benefit to area residents: The proposed project is located just north of the downtown Cincinnati Central Business District, in an area that has excellent access to public transit, transit corridors, and social services, enabling residents' easy access to both social and community services. Grocery and pharmacy, major medical center, and convenience centers are all within 0.5 miles or less of the site. Public safety services are also in very close proximity to the site. It is notable that very substantial public/private investments have been made in the Over-the-Rhine area in recent years. These include $48 million in improvements to Washington Park, which is located 0.1 mile north of the subject site; $17 million in improvements to the Findlay Market, the city's historic public market. A number of substantial renovations are being conducted in buildings in the immediately surrounding neighborhood of the site.

Minimal Impact on existing LIHTC projects: The proposed project will help to satisfy a demand for housing for individuals age 55 and older, for which finding accessible multifamily housing units may be challenging, particularly in a historic neighborhood such as Over-the-Rhine. Given its 100% project-based subsidy, the proposed project will have no impact on non-subsidized LIHTC product in this market area.

Local employment/economy: In recent years, the Greater Cincinnati area has suffered from many of the same problems plaguing the national economy. Many of Cincinnati's manufacturing sector employers have been hard hit over the past decade, and particularly in the last two years. However, recent trends indicate a rebounding employment base and a declining unemployment rate. Overall, the area appears to have entered a stage of economic recovery. Generally, the affordable and subsidized housing market has fared well within the scope of the national economic downturn. Subsidized housing occupancies in most markets we have surveyed were not impacted when the economy declined. In fact, the need for affordable housing increased in many areas as people lost jobs. Considering the growing senior demographic in the Site PMA, as well as the economic conditions of the Greater Cincinnati area, we anticipate the need for affordable housing, such as the housing that will be created with the rehabilitation of the subject site, will remain strong into the future. It should be noted that a large job center, the Horseshoe Casino, will open in late 2012 0.7 miles east of the subject site. The casino is expected to hire approximately 3,000 workers.

Exceptional demand or need for the type of housing proposed: The demographics of the Site PMA and Cincinnati Central OHFA submarket indicate an extremely high share of renter households (86.6% of all households and 81.1% of 55 and older households estimated in 2011). The subject project's 60 units represent a renter capture of only 3.5% in this relatively small market area. This is a low and highly achievable capture rate, particularly given that the subject is subsidized. Wait lists for subsidized housing range from months to years in this market area.

Areas impacted by disaster or significant market change up to one (1) year prior to the application deadline: Not applicable

Suggested Modifications

We have no recommendations or suggested modifications to the subject project at this time. We conclude that the subject project is feasible as proposed.

Absorption Projections and Stabilized Occupancy

Considering the facts contained in the market study and comparing them with other projects with similar characteristics in other markets, we are able to establish absorption projections for the subject development. It is our opinion that the 60 units at the subject site will reach a stabilized occupancy of at least 95.0% (5.0% vacancy factor) within two to three months of opening. This absorption rate is based on an average monthly absorption rate of 19 to 29 units.

These absorption projections assume a 2014 opening date. A different opening may have some impact on the absorption potential for the subject project. Further, these absorption projections assume the project will be built as outlined in this report. Changes to the project's rents with subsidy, amenities, floor plans, location, or other features may invalidate our findings. Finally, we assume the developer and/or management will market the project a few months in advance of the project's opening and continue to monitor market-conditions during the project's initial lease-up period.

OHFA Market Criteria

OHFA Market Criteria		
Topic	**Category**	**Results**
Depth of Market	Capture Rate	3.5%
	Penetration Rate (LIHTC Only)	17.8%
	Penetration Rate (LIHTC and Subsidized)	47.5%
Rent Evaluation	Rent Advantage: Achievable Market Rent	37.5%
	Rent Advantage: Max Allowable LIHTC Rents	24.5%
	Percentage of Total Proposed Units Below Fair Market Rents	66.7%
Occupancy Rates	Comparable LIHTC (in PMA)	95.2%
	All LIHTC and Subsidized (in PMA)	97.8%
	Comparable Market-rate (in PMA)	100.0%
	Overall Market* (in PMA)	97.8%

Source: Qap
*Overall market occupancy rate includes all LIHTC and subsidized units as well as comparable market-rate units

Summary of Key Findings

Section II – Project Description

The proposed project involves the renovation of floors four through nine of the existing Central YMCA in downtown Cincinnati, Ohio to create affordable senior apartments. The first through fourth floors of the building include the health and fitness facilities, as well as locker rooms and offices for the YMCA. The project will be developed using Low-Income Housing Tax Credits (LIHTC) and Housing Development Assistance Program (HDAP) and will target households with incomes of up to 30%, 50% and 60% of Area Median Household Income (AMHI). The unit mix includes studio, one-bedroom/1.0-bath and two-bedroom/1.0-bath garden-style units. All of the proposed units will offer a project-based subsidy, including HUD Annual Contributions Contract (ACC) and Housing Assistance Program (HAP) subsidies, allowing qualified residents to pay 30% of their income to rent.

					Proposed Rents			
Total Units	**Bedrooms/ Baths**	**Style**	**Square Feet**	**% of AMHI**	**Collected**	**Utility Allowance**	**Gross**	**Max LIHTC Gross Rent**
6	Studio/1-Bth	Garden	535-560	30%	$299	$0	$299	$375
2	Studio/1-Bth	Garden	535-560	50%	$299	$0	$299	$625
8	1-Br/1.0-Bth	Garden	655-905	50%	$299	$0	$299	$669
20	1-Br/1.0-Bth	Garden	655-905	50%	$600	$0	$600	$669
17	1-Br/1.0-Bth	Garden	655-905	60%	$600	$0	$600	$803
7	2-Br/1.0-Bth	Garden	875-985	60%	$740	$0	$740	$963
60								

Source: The Model Group
AMHI – Area Median Household Income (Cincinnati, OH MSA)

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

Section III – Primary Market Area (PMA) Delineation

The Cincinnati Site PMA includes the south-central and downtown portion of Cincinnati, Ohio and encompasses the majority of Cincinnati's Over-the-Rhine neighborhood, which contains a large number of historic structures. The subject site is also historic in nature, and is located on the northern fringe of downtown Cincinnati. The boundaries of the Site PMA include Bank Street, Mohawk Place, McMicken Avenue, Lang Street, Seitz Street, Sycamore Street and Dorchester Avenue to the north; Interstate 71 and U.S. Highway 22 to the east; Interstate 71/U.S. Highway 27 to the south; and Interstate 75 to the west. No portions of this Site PMA are outside of a 5.0-mile radius. A map illustrating the boundaries of the Site PMA can be found on page III-2.

Section IV– Achievable Market and Tax Credit Rent Analysis

Based upon our achievable market rent analysis, it was determined that the present-day achievable market rents for units similar to the subject development range from $715 to $1,100 for studio to two-bedroom units and $405 to $725 for the same unit configurations at the 60% AMHI level.

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

					Tax Credit Comparables				
					Unit Mix (Occupancy Rate)				
Map I.D.	Project Name	Year Built/ Renovated	Total Units	Occ. Rate	Studio	One-Br.	Two-Br.	Three-Br.	Four-Br.
Site	**Central YMCA**	**1917 / 2014**	**60**	**-**	**8**	**45**	**7**	**-**	**-**
2	Brackett Village & Walnut St. Project	1993 / 2000	105	91.4%	-	31 (100.0%)	26 (88.5%)	48 (87.5%)	-
4	City West	2001	167*	98.2%	-	65 (98.5%)	208 (95.2%)	113 (99.1%)	4 (100.0%)
18	Abington Flats	1910 / 2013	0 + 18**	0.0%	-	-	-	-	-
32	Sycamore Hill	1900 / 2003	18	83.3%	-	3 (100.0%)	3 (66.7%)	6 (83.3%)	6 (83.3%)
44	St. Anthony Village	1900 / 2002	22	100.0%	-	6 (100.0%)	7 (100.0%)	6 (100.0%)	3 (100.0%)

Occ. - Occupancy
*Tax Credit units only
**Units vacant in preparation for renovations

The four stabilized LIHTC projects have a combined occupancy rate of 95.2%, slightly above the benchmark for stabilization, 95.0%.

The proposed subject rents are compared to the achievable market rents, 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 in the following table. All rents, including maximum allowable and Fair Market Rents, have been adjusted to reflect the utilities included in the rent at the subject site.

OHFA Derived Rent and Programmatic Rent Comparison Chart			
	Studio	**One-Bedroom**	**Two-Bedroom**
Proposed Collected Rent	**30% - $299** **50% - $299**	**50% - $299** **50% - $600** **60% - $600**	**60% - $740**
Achievable Market Rents	$715	$845	$1,100
Proposed Rents Share of Market Rents	30% &50% - 41.8%	50% - 35.4% 50% & 60% - 71.0%	60% - 67.3%
Achievable Tax Credit Rents	$405	$540	$725
Proposed Rents Share of Achievable Tax Credit Rents	30% & 50% - 73.8%	50% - 55.4% 50% & 60% - 111.1%	60% - 102.1%
Maximum Allowable Tax Credit Rents*	30% - $375 50% - $625	50% - $669 60% - $803	60% - $963
Proposed Rents Share of Maximum Allowable Rents	30% - 79.7% 50% - 47.8%	50% - 44.7% 50% - 89.7% 60% - 74.7%	60% - 76.8%
Fair Market Rents*	$445	$557	$740
Proposed Rents Share of Fair Market Rents	30% & 50% - 67.2%	50% - 53.7% 50% & 60% - 107.7%	60% - 100.0%
90% of Fair Market Rents*	$401	$501	$666
Proposed Rents Share of 90% of Fair Market Rents	30% & 50% - 74.7%	50% - 59.6% 50% & 60% - 119.7%	60% - 111.1%

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

The proposed collected rents are achievable as compared with market-rate rents, but do not compare favorably with achievable LIHTC rents at the 60% level. All of the subject units will have a project-based subsidy, greatly expanding its marketability to very low- and extremely low-income households.

It should be noted that LIHTC properties in this area offer rents targeting households at 60% AMHI that are much lower than the maximum allowable rents at that AMHI level so as to be affordable. The subject one- and two-bedroom rents at 50% and 60% AMHI would need to be lowered if the project-based subsidy were ever removed.

Pursuant to the OHFA rent evaluation requirements, the following table illustrates the weighted average subject rent compared to the weighted average achievable market rent, achievable Tax Credit rent, maximum allowable rent and Fair Market Rent.

OHFA Rent Evaluation	
Proposed Weighted Average Collected Rent	**$536**
Weighted Average* Achievable Market Rent	$857
Proposed Project's Weighted Average Market Rent Advantage	37.5%
Weighted Average* Maximum Allowable Tax Credit Rent	$710
Proposed Project's Weighted Average Rent Advantage Below Maximum Allowable Rent	24.5%
Weighted Average* Fair Market Rent	$563
Proposed Project's Weighted Average Rent Advantage Below Fair Market Rent	4.8%

*Weighted average based on the proposed distribution of units at the subject site

While the subject project's proposed LIHTC rents offer a distinct advantage over market-rate rents, it should be noted that existing LIHTC properties in this market have rents that are substantially lower than maximum allowable in many cases, indicating that if not subsidized, the subject property would have to offer lowered rents in some cases.

Section V– Income-Eligible Households

Renovations of the subject project are expected to be complete in 2014. The household projections found in the Demographic Characteristics and Trends section of this report indicate that there will be an estimated 1,694 age- (55 and older) and income-eligible senior renter households, and 151 total age- and income-qualified senior owner households within the Site PMA in 2014. The 60 Tax Credit units at the subject project represent capture rates of 3.5% of renters and 3.3% of all age- and income-eligible households.

Pursuant to the 2013 OHFA market study requirements, we have considered an overall Tax Credit penetration rate that considers all non-subsidized LIHTC rental units in the Site PMA. Based on the same calculation process used for the subject project, the income-eligible range for the existing, under construction, planned and proposed Tax Credit units is between $13,543 and $49,680. Within the Site PMA, there will be an estimated 2,936 renter households with eligible incomes in 2014. The 487 existing and under construction and 60 proposed affordable units represent a penetration rate of 18.6%, which is summarized in the following table.

	Tax Credit Penetration Rate ($13,543 - $49,680)
Number of LIHTC Units (Existing, and Proposed)	547
Income-Eligible Renter Households – 2014	/2,936
Overall LIHTC Penetration Rate	= 18.6%

It is our opinion that the 18.6% penetration rate for the existing and proposed LIHTC units is achievable particularly when considering that there are no senior-restricted LIHTC apartments in this market area.

Section VI– Area Analysis

The proposed subject project involves the redevelopment of floors four through nine of the nine-story Central YMCA building at 1105 Elm Street in the Over-the-Rhine neighborhood north of downtown Cincinnati. The site building, built in 1917, is brick exterior and in good condition. The first three stories are currently in use by the Central YMCA as office/administrative and recreational space.

Numerous structures are boarded-up within the site area in preparation for renovation. The proposed subject site is close to Washington Park and the Findlay Market, which have been substantially improved via public-private collaborations. The Over the Rhine neighborhood is undergoing a renaissance and will see continued improvements with the opening of the new Horseshoe Casino 0.7 miles to the east of the site.

Both visibility and site access are considered excellent. The proposed subject site is near shopping, recreation, employment and education opportunities. The new Horseshoe Casino is 0.7 miles east of the site, offering entertainment and dining options close by. Social services, public transportation and public safety services are all within 1.5 miles, and the proposed subject site has convenient access to U.S. Highways 127, 27, 52, 22, 42 and 50; State Route 3; and Interstates 71 and 75.

Overall, we believe that the site's location and its proximity to community services will affect its marketability positively.

Section VIII– Special Needs Households

The subject property will be restricted to 55 and older householders. The City of Cincinnati's 2010 – 2014 Consolidated Plan Strategic Plan reports that 46% of one- and two-person senior renters earning less than 50% of AMHI are cost-burdened (pay over 30% of their gross income toward rent). The strategic plan notes that during the projection period, there is a "medium" need for housing that is affordable to seniors.

Section IX– Federally Subsidized and Credit Properties

There are a total of 30 federally subsidized and/or Low-Income Housing Tax Credit (LIHTC) apartment developments in the Cincinnati Site PMA. The overall occupancy is 96.8% for these projects, indicating strong market demand for LIHTC and subsidized housing in this market. There are 80 subsidized LIHTC units under construction/renovation and 18 non-subsidized LIHTC units under renovation in the field survey. One project, Losantiville Apartments, received an OHFA allocation in 2012. This 102-unit project is summarized in our pipeline report in Section X of this report. Losantiville Apartments has not yet begun renovations.

The proposed project offers 60 subsidized units; therefore, it will be competitive with federally subsidized project.

Only two of the 30 projects have occupancy rates lower than 90.0% and both of these properties are within a few percentage points of 90.0%. Per our extensive experience surveying the Over-the-Rhine area annually or more frequently, the Sycamore Hill and Franciscan Homes projects have historically experienced higher vacancies due to issues of turnover, quality, and perception of neighborhood.

We identified five non-subsidized Low-Income Housing Tax Credit (LIHTC) properties within the Site PMA. These properties target households with income of up to 30%, 50% or 60% of Area Median Household Income (AMHI); therefore, they are considered competitive properties.

These five LIHTC properties and the proposed subject development are summarized as follows.

Map I.D.	Project Name	Year Built/ Renovated	Total Units	Occ. Rate	Distance To Site	Waiting List	Target Market
Site	**Central YMCA**	**1917 / 2014**	**60**	**-**	**-**	**None**	**Seniors 55+; 30%, 50%, & 60% AMHI**
2	Brackett Village & Walnut St. Project	1993 / 2000	105	91.4%	0.6 Miles	None	Families; 60% AMHI
4	City West	2001	167*	98.2%	0.6 Miles	PH: 2,000 H.H.	Families; 60% AMHI & Public Housing
18	Abington Flats	1910 / 2013	0 + 18**	0.0%	0.7 Miles	None	Families; 30%, 50% & 60% AMHI
32	Sycamore Hill	1900 / 2003	18	83.3%	1.5 Miles	None	Families; 60% AMHI
44	St. Anthony Village	1900 / 2002	22	100.0%	0.8 Miles	30 H.H.	Families; 50% AMHI

Occ. - Occupancy
*Tax Credit units only
**Units currently vacant in preparation for renovations

The four stabilized LIHTC projects have a combined occupancy rate of 95.2%, indicating a very strong demand for affordable housing in the market. Only St. Anthony Village has a waiting list for non-subsidized LIHTC units.

The gross rents for the five LIHTC projects and the proposed gross rents follow:

		Gross Rent/Percent of AHMI (Units)					
Map I.D.	Project Name	Studio	One-Br.	Two-Br.	Three-Br.	Four-Br.	Rent Special
Site	**Central YMCA**	**$299/30% SUB (6) $299/50% SUB (2)**	**$299/50% SUB (8) $600/50% SUB (20) $600/60% SUB (17)**	**$740/60% SUB (7)**	**-**	**-**	**-**
2	Brackett Village & Walnut St. Project	-	$506/ 60% (31)	$667-$675/ 60% (26)	$801-$853/ 60% (48)	-	-
4	City West	-	$510/ 60% (6)	$676-$680/ 60% (131)	$849/ 60% (30)	-	-
18	Abington Flats	-	$401/30% (2 U/C) $557/50% (5 U/C) $557/60% (5 U/C)	$689/50% (4 U/C) $740/60% (2 U/C)	-	-	-
32	Sycamore Hill	-	$515/ 60% (3)	$772/ 60% (3)	$895-$907/ 60% (6)	$1,017-$1,032/ 60% (5) $1,091/ 60% (1)	-
44	St. Anthony Village	-	$395-$427/ 50% (6)	$495-$586/ 50% (7)	$544-$606/ 50% (6)	$741/0% (3)	-

SUB - Subsidized (residents pay 30% of their income, as this is a government-subsidized property, which also operates under the Tax Credit program)
*Units currently vacant in preparation for renovations

The proposed subject gross rents have underlying HAP and ACC subsidies, enabling residents to pay 30% of their income towards rent, rather than the stated LIHTC rents. The non-subsidized LIHTC projects have gross rents that range from $395 for one-bedroom units at St. Anthony Village to $1,091 for four-bedroom units at Sycamore Hill. The proposed LIHTC rents, if offered in this market with no subsidy, would be competitive with existing rents in this market. However, the subsidy will enable the subject project to compete within the high-demand subsidized rental housing market, ensuring a great degree of marketability to low-income seniors.

The proposed amenities at the subject site will be similar to, or more extensive than, those of existing Tax Credit projects. The subject project does not appear to be lacking any amenities that will impact marketability. The project offers a variety of community and recreational spaces such as exercise and community rooms that will be attractive to area seniors.

Based on our analysis of the proposed rents, subsidies, unit sizes (square footage), amenities, location, quality and occupancy rates of the existing LIHTC properties within the market, the subject development is competitive with existing Tax Credit properties in the market. The subject rents are comparable with existing rents but the proposed subsidy will ensure its marketability.

Section X– Rental Housing Supply

We identified and personally surveyed 52 conventional housing projects containing a total of 4,718 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 97.8%, a healthy rate 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	22	1,687	10	99.4%
Market-rate/Government-Subsidized	3	520	18	96.5%
Market-rate/Tax Credit/Government-Subsidized	1	686	30	95.6%
Tax Credit	4	145	12	91.7%
Tax Credit/Government-Subsidized	13	975	27	97.2%
Government-Subsidized	9	705	9	98.7%
Total	52	4,718	106	97.8%

Other than the non-subsidized LIHTC housing segment, the rental housing market is performing extremely well, with all other housing types achieving occupancy rates of 95.6% or higher.

Section XI– Restricted Areas Information

The proposed site is not within an Ohio Housing Finance Agency designated restricted area for senior projects.

Section XII– Public Housing Authority Concerns and Issues

As required by the Ohio Housing Finance Agency, Vogt Santer Insights contacted the local Public Housing Authority (PHA), Hamilton Metropolitan Housing Authority. The housing authority did not respond to our request for their opinion regarding the proposed development. Vogt Santer Insights will notify both the applicant and Ohio Housing Finance Agency if the housing authority responds to our request. An evaluation of any issues or concerns raised by the housing authority would then be forwarded as well. A copy of the letter sent can be found on page XI-2 of this report.

II. Project Description

The proposed project involves the renovation of floors four through nine of the existing Central YMCA in downtown Cincinnati, Ohio to create affordable senior apartments. The first through fourth floors of the building include the health and fitness facilities, as well as locker rooms and offices for the YMCA. The project will be developed using Low-Income Housing Tax Credits (LIHTC) and Housing Development Assistance Program (HDAP) and will target households with incomes of up to 30%, 50% and 60% of Area Median Household Income (AMHI). The unit mix includes studio, one-bedroom/1.0-bath and two-bedroom/1.0-bath garden-style units. All of the proposed units will offer a project-based subsidy, including HUD Annual Contributions Contract (ACC) and Housing Assistance Program (HAP) subsidies, allowing qualified residents to pay 30% of their income to rent. Proposed LIHTC rents and additional details follow:

A. Project Name: Central YMCA

B. Property Location: 1105 Elm Street
Cincinnati, Ohio 45202

C. Project Type: Low-Income Housing Tax Credit

D. Unit Configuration and Rents:

					Proposed Rents			
Total Units	Bedrooms/ Baths	Style	Square Feet	% of AMHI	Collected	Utility Allowance	Gross	Max LIHTC Gross Rent
6	Studio/1-Bth	Garden	535-560	30%	$299	$0	$299	$375
2	Studio/1-Bth	Garden	535-560	50%	$299	$0	$299	$625
8	1-Br/1.0-Bth	Garden	655-905	50%	$299	$0	$299	$669
20	1-Br/1.0-Bth	Garden	655-905	50%	$600	$0	$600	$669
17	1-Br/1.0-Bth	Garden	655-905	60%	$600	$0	$600	$803
7	2-Br/1.0-Bth	Garden	875-985	60%	$740	$0	$740	$963
60								

Source: The Model Group
AMHI – Area Median Household Income (Cincinnati, OH MSA)

E. Target Market: Low-income seniors age 55 and older

F. Project Design: Substantial renovations to floors four through nine of an elevator-served historic structure to create 60 residential units as well as office, recreational and community space.

G. Original Year Built: 1917

H. Projected Opening Date: 2014

I. Site Size: 0.56 acres

J. Unit Amenities:

Each unit, once renovated, will include the following amenities:

- Range
- Refrigerator
- Energy Star Appliances
- Dishwasher
- Microwave Oven
- Carpet and Ceramic Tile Flooring
- Central Air Conditioning
- Ceiling Fans
- Window Blinds
- Intercom System

K. Community Amenities:

The subject property, once renovated, will include the following community features:

- On-site Management
- Swimming Pool*
- Fitness Center
- Storage
- Laundries (Floors 4 & 5)
- Community Room
- Resident Lounges (Floors 4 & 5)
- Elevator
- Enterprise Green Communities

*Shared with YMCA

L. Utility Responsibility:

All utilities will be included in the rent, including:

- Electricity
- Electric Heat
- Water/Sewer
- Electric Water Heat
- Electric Cooking
- Trash Collection

M. Parking:

On-street parking; optional garage parking will be available in adjacent Washington Park garage. Fee for garage parking is yet to be determined.

N. Current Occupancy:

Not applicable, substantial renovation

O. Special Needs:

The proposed project will be restricted to seniors age 55 and over.

P. Floor Plan/Site Plan Review:

The proposed project involves substantial renovation to the existing historic Central YMCA building. The units will occupy the fourth through ninth floors of the building. The higher floor residential use will lend a sense of security to the proposed units, particularly as they target seniors who have a more pronounced desire for a secure environment. The proposed studio units will offer a unit option that is both highly affordable and low-maintenance. It is our opinion that these units will be marketable, particularly given their square footages are larger than typical studio units in this marketplace.

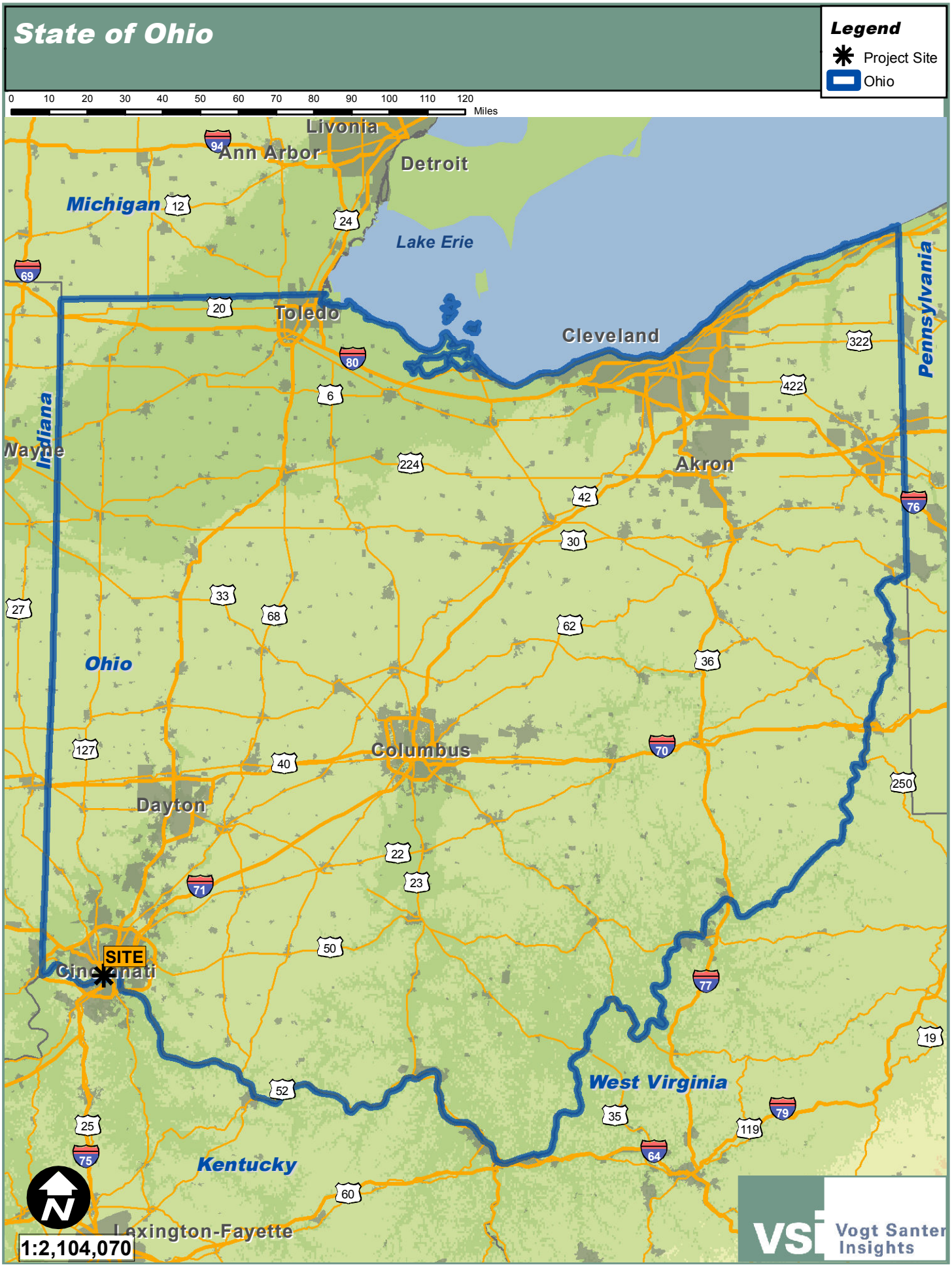
The studio, one- and two-bedroom units have square footages ranging from 535 to 985 square feet, considered generous as compared with other affordable product in the area. Based upon our review of the proposed subject floor plans, it is our opinion that these units are not only spacious but designed with open floor plans for increased mobility. The proposed units have fully equipped kitchens and combined living/dining areas.

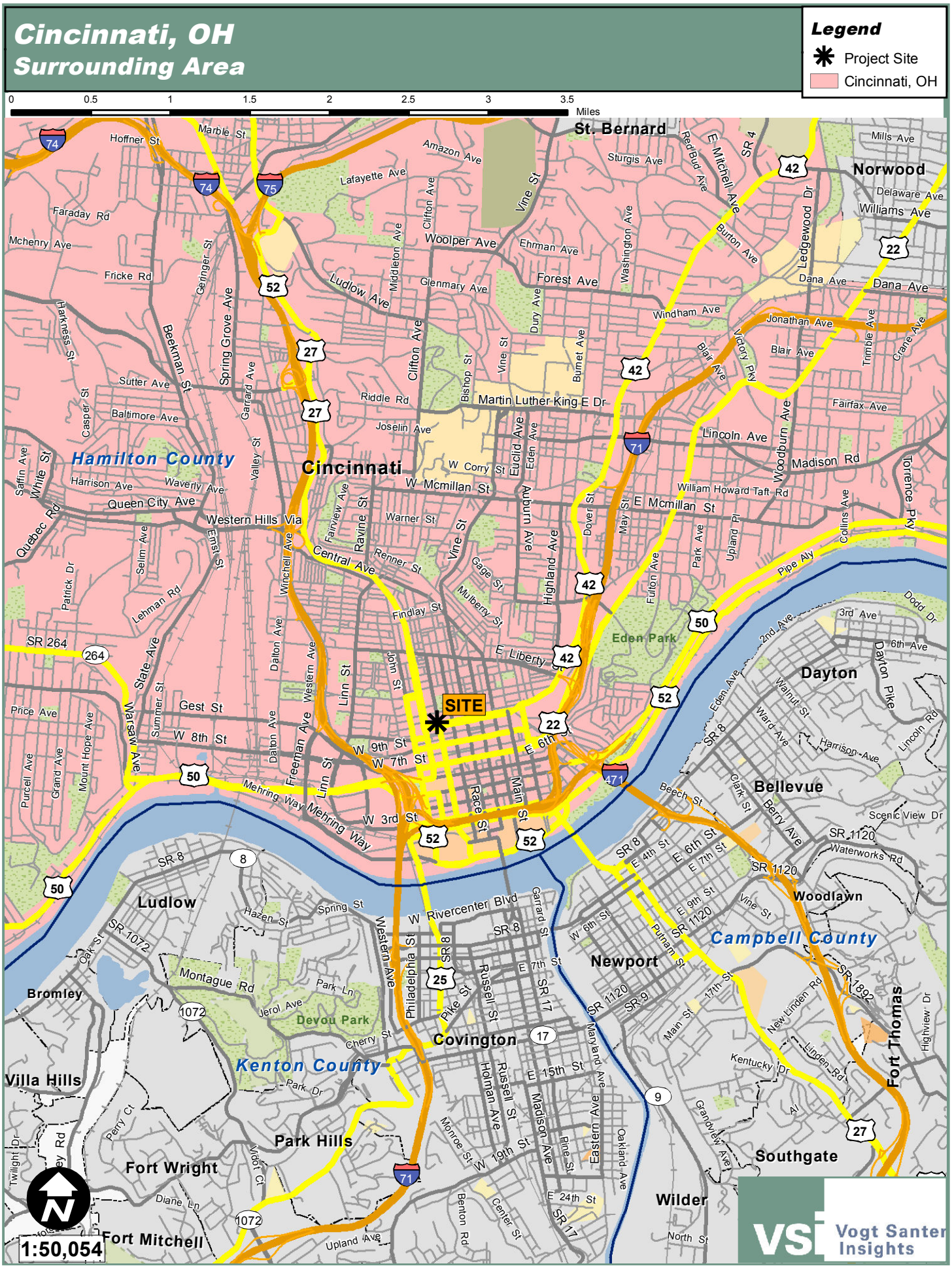
The subject building was built in 1917 and is an integral part of the fabric of downtown Cincinnati. The proposed improvements will include renovations and expansion of recreational and community areas, adding more site-based amenities to the project.

There is no on-site parking at the YMCA building. This building is located in downtown Cincinnati where there are opportunities for short-term on-street parking and longer-term lot and/or garage parking. As part of the continued due diligence and pre-development process, the developer is researching opportunities for acquiring additional property and/or obtaining lease agreements with adjacent property owners to provide some parking. Being in a dense urban setting, the property is in a walkable location and is well served by public transportation.

Q. Statistical Area: Cincinnati, OH MSA (2012)

A state map, area map and a map illustrating the site neighborhood are on the following pages.


State of Ohio
Legend
Project Site
Ohio
0 10 20 30 40 50 60 70 80 90 100 110 120
Miles
Livonia
Ann Arbor
Detroit
Michigan
Lake Erie
Toledo
Cleveland
Pennsylvania
Indiana
Wayne
Akron
Ohio
Columbus
Dayton
SITE
Cincinnati
West Virginia
Kentucky
Lexington-Fayette
1:2,104,070
Vogt Santer Insights


Cincinnati, OH
Surrounding Area
Legend
Project Site
Cincinnati, OH
0
0.5
1
1.5
2
2.5
3
3.5
Miles
SITE
Cincinnati
Hamilton County
Kenton County
Campbell County
St. Bernard
Norwood
Dayton
Bellevue
Newport
Covington
Ludlow
Bromley
Villa Hills
Park Hills
Fort Wright
Fort Mitchell
Southgate
Fort Thomas
Wilder
Woodlawn
Eden Park
Devou Park
Western Hills Via
Hoffner St
Marble St
Lafayette Ave
Amazon Ave
Sturgis Ave
Mills Ave
Delaware Ave
Williams Ave
Faraday Rd
Mchenry Ave
Fricke Rd
Woolper Ave
Ehrman Ave
Forest Ave
Glenmary Ave
Ludlow Ave
Windham Ave
Jonathan Ave
Dana Ave
Blair Ave
Fairfax Ave
Lincoln Ave
Madison Rd
William Howard Taft Rd
Martin Luther King E Dr
Riddle Rd
Joselin Ave
Sutter Ave
Baltimore Ave
Harrison Ave
Waverly Ave
Queen City Ave
Quebec Rd
Saffin Ave
White St
Harkness St
Casper St
Beekman St
Spring Grove Ave
Geringer St
Garrard Ave
Valley St
Clifton Ave
Middleton Ave
Vine St
Dury Ave
Burnet Ave
Bishop St
Euclid Ave
Eden Ave
Auburn Ave
Highland Ave
Dover St
May St
Fulton Ave
Park Ave
Upland Pl
Collins Ave
Woodburn Ave
Torrence Pky
Trimble Ave
Crane Ave
Victory Pky
Washington Ave
Ledgewood Dr
Burton Ave
E Mitchell Ave
RedBud Ave
SR 4
Pipe Aly
Dodd Dr
3rd Ave
2nd Ave
6th Ave
Dayton Pike
Eden Ave
Walnut St
Ward Ave
Harrison Ave
Lincoln Rd
Clark St
Berry Ave
Beech St
Scenic View Dr
SR 1120
Waterworks Rd
Vine St
Putnam St
Garrard St
Western Ave
Philadelphia St
Pike St
Russell St
Holman Ave
Madison Ave
Maryland Ave
Eastern Ave
Oakland Ave
Pine St
Monroe St
Benton Rd
Center St
Main St
New Linden Rd
Linden Rd
Kentucky Dr
Highview Dr
Grandview Ave
Al
Findlay St
Mulberry St
Gage St
Renner St
Warner St
Fairview Ave
Ravine St
Central Ave
Winchell Ave
Dalton Ave
Western Ave
Linn St
John St
Freeman Ave
Race St
Main St
E Liberty St
E 6th
W 9th St
W 7th St
W 8th St
W 3rd St
Gest St
Price Ave
Summer St
Warsaw Ave
State Ave
Mehring Way
W Rivercenter Blvd
Spring St
Hazen St
Oak St
SR 1072
Montague Rd
Park Ln
Jerol Ave
Cherry St
Park Dr
Perry Ct
Twilight Dr
Diane Ln
Violet Ct
Upland Ave
E 24th St
E 19th St
E 15th St
E 7th St
E 4th St
E 6th St
E 9th St
W 6th St
17th St
Lehman Rd
Patrick Dr
Selim Ave
Ernest St
Purcell Ave
Grand Ave
Mount Hope Ave
SR 264
Quebec Rd
Cherry Grove Ave
Beechmont Ave
Ohio River
1:50,054
Vogt Santer Insights

Cincinnati, OH Site Neighborhood Map

Central YMCA

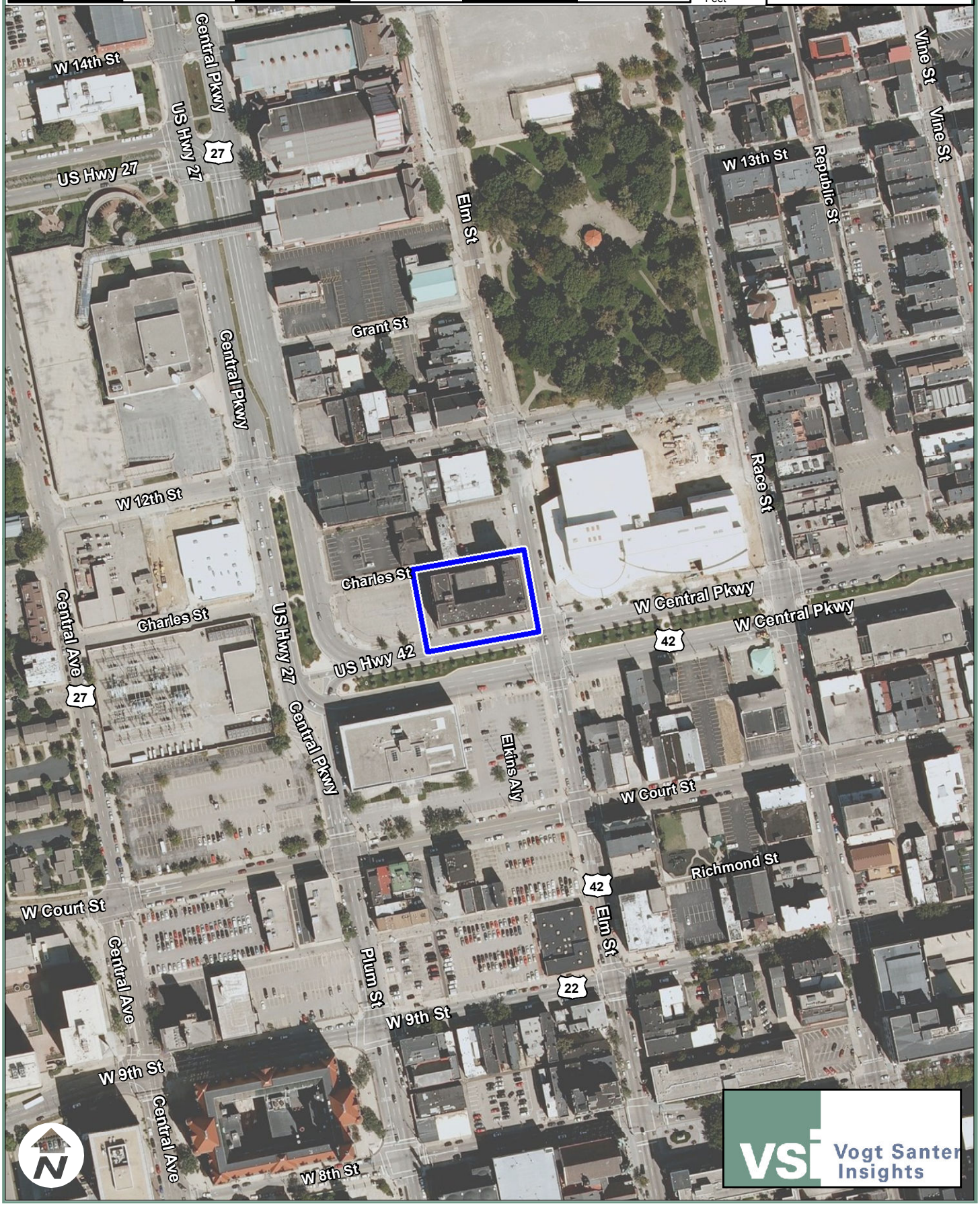
Legend

Project Site

Image Date: 09-09-2009

1 inch = 250 feet

0 220 440 660 880 1,100 1,320 Feet



III. Primary Market Area Delineation

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

The Cincinnati Site PMA includes the south-central and downtown portion of Cincinnati, Ohio and encompasses the majority of Cincinnati's Over-the-Rhine neighborhood, which contains a large number of historic structures. The subject site is also historic in nature, and is located on the northern fringe of downtown Cincinnati.

The boundaries of the Site PMA include Bank Street, Mohawk Place, McMicken Avenue, Lang Street, Seitz Street, Sycamore Street and Dorchester Avenue to the north; Interstate 71 and U.S. Highway 22 to the east; Interstate 71/U.S. Highway 27 to the south; and Interstate 75 to the west. No portions of this Site PMA are outside of a 5.0-mile radius.

Ms. Vicki Blake-Stark, property manager of City West apartments (a property with Tax Credit and market-rate units located 0.7 miles from the site) was interviewed to help establish the Site PMA. Ms. Blake-Stark stated that the majority of her tenants are from within the surrounding neighborhoods bounded by Interstates 71 and 75, as these areas consist primarily of low-income individuals who qualify to live in affordable housing in Cincinnati. The Site PMA primarily consists of low-income, renter-occupied households within Cincinnati.

A small portion of support is expected to originate from some of the other neighborhoods of Cincinnati to the north and beyond both interstates to the east, south and west; however, we have not considered any secondary market area in this report.

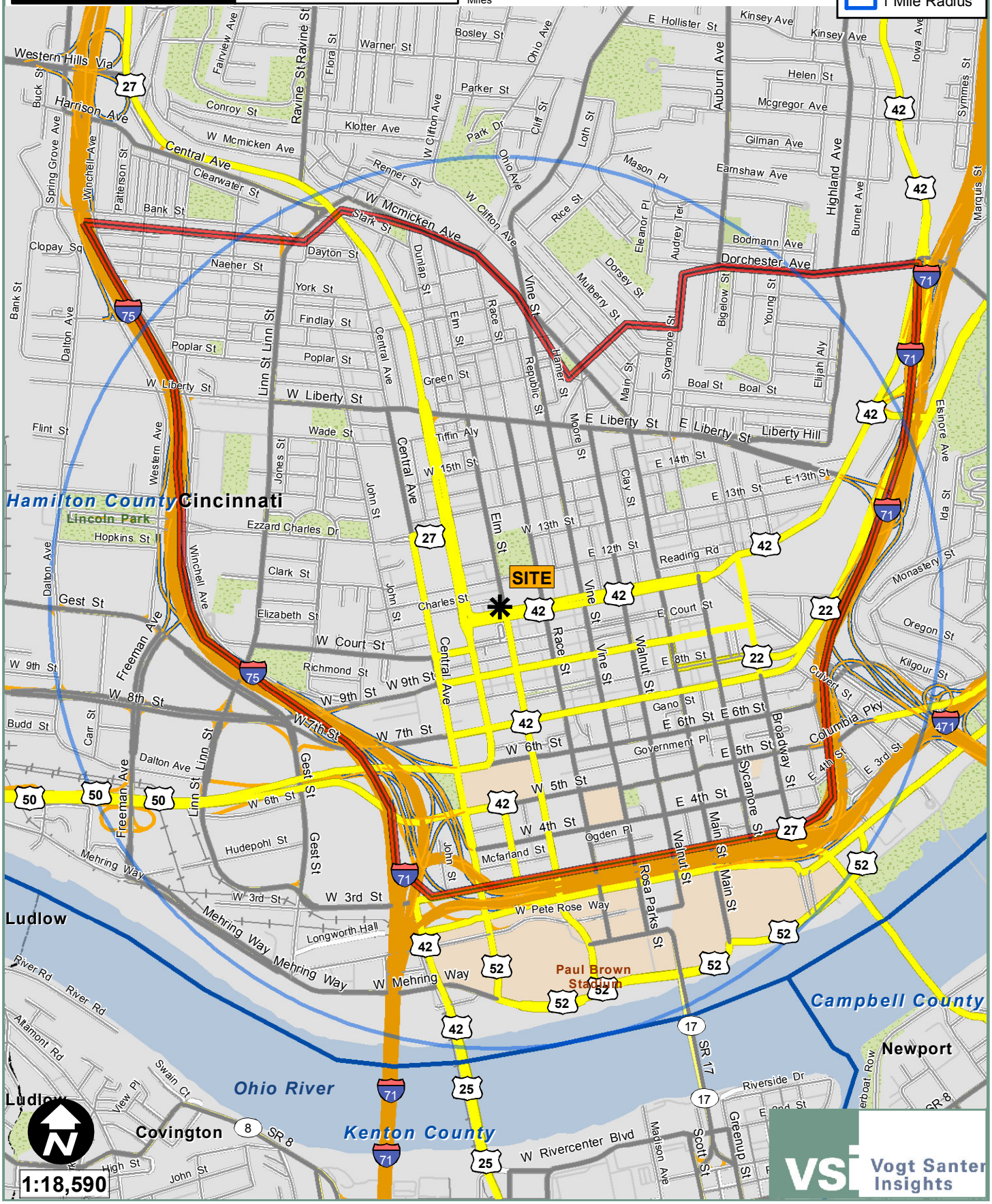
A map delineating the boundaries of the Site PMA is included on the following page.

Cincinnati, OH
Primary Market Area

Primary Market Area Information
2011 Estimated Population: 18,050
2011 Estimated Households: 8,322
Area: 1.9 Square Miles
County in PMA: Hamilton County

Legend
- Project Site
- PMA
- 1 Mile Radius

0 0.5 1 Miles



Vogt Santer Insights

IV. Achievable Market and Tax Credit Rent Analysis

We have conducted two achievable rent analyses. The first establishes the market rent the proposed project could achieve without the limitations of the Tax Credit program or without consideration of the number of units proposed. The second rent analysis is the achievable Tax Credit rent. This is the Tax Credit rent the subject site could charge based upon the Tax Credit rents currently being achieved at existing comparable Tax Credit properties in the market. Note that we only compare the proposed Tax Credit rents at those properties with similar target market (family or senior) and Area Median Household Income (AMHI) limitation.

We identified five market-rate properties and three Tax Credit properties within or near the Cincinnati Site PMA that we consider comparable in terms of unit and project amenities to the subject development. These selected properties are used to derive market rent for a project with characteristics similar to the subject development and the subject property's market advantage. It is important to note that, for the purpose of this analysis, we only select market-rate properties. Market-rate properties are used to determine rents that can be achieved in the open market for the subject units without maximum income and rent restrictions. None of the selected properties is age-restricted.

The basis for the selection of these projects includes, but is not limited to, the following factors:

- Surrounding neighborhood characteristics
- Target market (seniors, families, disabled, etc.)
- Unit types offered (garden or townhouse, bedroom types, etc.)
- Building type (single-story, midrise, high-rise, etc.)
- Unit and project amenities offered
- Age and appearance of property

Since it is unlikely that any two properties are identical, we adjust the collected rent (the actual rent paid by tenants) of the selected properties according to whether or not they compare favorably with the subject development. Rents of projects that have additional or better features than the subject site are adjusted negatively, while projects with inferior or fewer features are adjusted positively. For example, if the subject project does not have a washer or dryer and a selected property does, then we lower the collected rent of the selected property by the estimated value of a washer and dryer to derive an *achievable market rent* for a project similar to the project.

The rent adjustments used in this analysis are based on various sources, including known charges for additional features within the Site PMA, estimates made by area property managers and realtors, quoted rental rates from furniture rental companies and Vogt Santer Insights' prior experience in markets nationwide.

It is important to note that one or more of the selected properties may be more similar to the subject property than others. These properties are given more weight in terms of reaching the final achievable market rent determination. While monetary adjustments are made for various unit and project features, the final market rent determination is based upon the judgments of our market analysts.

The proposed subject development and the five selected properties include the following:

					Unit Mix (Occupancy Rate)		
Map I.D.	Project Name	Year Built/ Renovated	Total Units	Occupancy Rate	Studio	One-Br.	Two-Br.
Site	**Central YMCA**	**1917 / 2014**	**60**	**-**	**8**	**45**	**7**
1	Fourth & Plum Lofts	1925 / 1980	193	100.0%	10 (100.0%)	137 (100.0%)	46 (100.0%)
3	Broadway Apts.	1900 / 2012	0 + 29*	0.0%	-	-	-
6	Biltmore Apts.	1880 / 1992	28	100.0%	-	14 (100.0%)	14 (100.0%)
21	Lombardy	1881 / 1992	50	100.0%	2 (100.0%)	26 (100.0%)	22 (100.0%)
22	Lytle Tower	1927 / 2005	111 + 2*	100.0%	88 (100.0%)	21 (100.0%)	2 (100.0%)

*Units under construction

The four established market-rate projects have a combined total of 382 units with an overall occupancy rate of 100.0%. Broadway Apartments involves substantial rehabilitation by the Model Group to improve a historic multifamily structure (built in 1900 and last renovated in 1971). The property will offer 29 market-rate apartments.

We have also prepared an achievable Tax Credit rent analysis to evaluate the appropriateness of the proposed rents compared to existing Tax Credit rental alternatives. The properties used in this analysis are detailed in the Federally Subsidized and Tax Credit Properties found and discussed in greater detail in Section IX of this report. The subject development and the selected Tax Credit properties include the following:

					Tax Credit Comparables				
					Unit Mix (Occupancy Rate)				
Map I.D.	Project Name	Year Built/ Renovated	Total Units	Occ. Rate	Studio	One-Br.	Two-Br.	Three-Br.	Four-Br.
Site	**Central YMCA**	**1917 / 2014**	**60**	**-**	**8**	**45**	**7**	**-**	**-**
2	Brackett Village & Walnut St. Project	1993 / 2000	105	91.4%	-	31 (100.0%)	26 (88.5%)	48 (87.5%)	-
4	City West	2001	167*	98.2%	-	65 (98.5%)	208 (95.2%)	113 (99.1%)	4 (100.0%)
18	Abington Flats	1910 / 2013	0 + 18**	0.0%	-	-	-	-	-
32	Sycamore Hill	1900 / 2003	18	83.3%	-	3 (100.0%)	3 (66.7%)	6 (83.3%)	6 (83.3%)
44	St. Anthony Village	1900 / 2002	22	100.0%	-	6 (100.0%)	7 (100.0%)	6 (100.0%)	3 (100.0%)

Occ. - Occupancy
*Tax Credit units only
**Units currently vacant awaiting renovations

The four stabilized LIHTC projects have a combined occupancy rate of 95.2%, slightly above the benchmark for stabilization, 95.0%.

The Rent Comparability Grids on the following pages show the collected rents for each of the selected properties and illustrate the adjustments made (as needed) for various features and location or neighborhood characteristics, as well as quality differences that exist among the selected properties and the subject development. We have included the market-rate rent grids for each bedroom type, followed by the Tax Credit rent grids for each bedroom type.

Studio/1.0 Bath Market-Rate Rent Comparability Grid

	Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
	Central YMCA (Site)	Data	Fourth & Plum Lofts		Broadway Apts.		Biltmore Apts.		Lombardy		Lytle Tower	
	1105 Elm St.	on	231 W. 4th St.		1108-1134 Broadway St.		330 W. 4th St.		322 W. 4th St.		405 Broadway St.	
	Cincinnati, OH	Subject	Cincinnati, OH		Cincinnati, OH		Cincinnati, OH		Cincinnati, OH		Cincinnati, OH	
A.	**Rents Charged**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
1	**$ Last Rent / Restricted?**		**$700**		**$496**		**$550**		**$510**		**$700**	
3	**Rent Concessions**		NONE		NONE		NONE		NONE		NONE	
4	**Occupancy for Unit Type**		100%		U/C		100%		100%		100%	
5	**Effective Rent & Rent/ sq. ft**	▼	**$700**	$1.28	**$496**	$0.99	**$550**	$1.00	**$510**	$1.13	**$700**	$1.75
B.	**Design, Location, Condition**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
6	**Structure / Stories**	EE/9	EE/7		WU/3,4		EE/7		EE/7		EE/12	
7	**Yr. Built/Yr. Renovated**	2014	1925/1980	$44	1971/2012	$2	1880/1992	$22	1881/1992	$22	1927/2005	$9
8	**Condition /Street Appeal**	E	E		F	$30	G	$15	G	$15	G	$15
9	**Neighborhood**	G	G		F	$10	G		G		G	
10	**Same Market? Miles to Subj**		Y/0.8		Y/0.8		Y/0.8		Y/0.8		Y/1.3	
C.	**Unit Equipment/ Amenities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
11	**# Bedrooms**	0	0		1	($50)	1	($50)	0		0	
12	**# Baths**	1	1		1		1		1		1	
13	**Unit Interior Sq. Ft.**	548	546	$1	500	$17	550	$1	450	$34	400	$52
14	**Balcony/ Patio**	N	S	$0	N		N		N		N	
15	**AC: Central/ Wall**	C	C		N	$20	C		C		W	$10
16	**Range/ refrigerator**	R/F	R/F		R/F		R/F		R/F		R/F	
17	**Microwave/ Dishwasher**	Y/Y	N/Y	$5	N/N	$10	N/Y	$5	N/Y	$5	S	$0
18	**Washer/Dryer**	L	L		N		L		L		L	
19	**Floor Coverings**	C	C		C		C		C		C	
20	**Window Treatments**	B	B		B		B		B		B	
21	**Ceiling Fan**	Y	N	$5	N	$5	N	$5	S	$0	N	$5
22	**Intercom**	Y	Y		N	$5	N	$5	Y		Y	
23	**Storage**	N	N		N		N		N		N	
D	**Site Equipment/ Amenities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
24	**Parking** ($ Fee)	Street	Street		Street		LOT/$0	($45)	LOT/$0	($45)	Street	
25	**On-Site Management**	Y	Y		N	$5	N	$5	N	$5	Y	
26	**Security**	N	Y	($5)	N		N		N		N	
27	**Clubhouse/ Meeting Rooms**	AR	AR		N	$5	N	$5	N	$5	N	$5
28	**Pool/ Recreation Areas**	P/F	P/F		N	$13	F	$10	F	$10	F	$10
29	**Laundy Facility**	Y	Y		N	$10	Y		Y		Y	
30	**Extra Storage**	Y	N	$5	N	$5	N	$5	N	$5	N	$5
31	**Elevator**	Y	Y		N	$0	Y		Y		Y	
32	**Business Center**	N	N		N		N		N		N	
E.	**Utilities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
33	**Heat** (in rent?/ type)	Y/E	N/E	$43	Y/E		N/G	$24	N/G	$17	N/E	$43
34	**Cooling** (in rent?/ type)	Y/E	N/E		Y/E		N/E		N/E		N/E	
35	**Cooking** (in rent?/ type)	Y/E	N/E	$7	Y/E		N/E	$9	N/G	$3	N/E	$7
36	**Hot Water** (in rent?/ type)	Y/E	N/E	$21	Y/E		N/G	$10	N/G	$7	N/E	$21
37	**Other Electric**	Y	N	$26	Y		N	$34	N	$26	N	$26
38	**Cold Water/ Sewer**	Y/Y	Y/Y		Y/Y		N/N	$49	Y/Y		Y/Y	
39	**Trash /Recycling**	Y/N	Y/N		Y/N		N/N	$25	Y/N		Y/N	
F.	**Adjustments Recap**		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	**# Adjustments B to D**		5	1	13	1	10	2	8	1	8	0
41	**Sum Adjustments B to D**		$60	($5)	$137	($50)	$78	($95)	$101	($45)	$111	$0
42	**Sum Utility Adjustments**		$97	$0	$0	$0	$151	$0	$53	$0	$97	$0
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	***Net/ Gross Adjmts B to E***		*$152*	*$162*	*$87*	*$187*	*$134*	*$324*	*$109*	*$199*	*$208*	*$208*
G.	**Adjusted & Market Rents**		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	**Adjusted Rent** (5+ 43)		**$852**		**$583**		**$684**		**$619**		**$908**	
45	Adj Rent/Last rent			122%		118%		124%		121%		130%
46	**Estimated Market Rent**	**$715**	**$1.30**		**Estimated Market Rent/ Sq. Ft**							

1BR/1.0 Bath Market-Rate Rent Comparability Grid

	Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
	Central YMCA (Site)	Data	Fourth & Plum Lofts		Broadway Apts.		Biltmore Apts.		Lombardy		Lytle Tower	
	1105 Elm St.	on	231 W. 4th St.		1108-1134 Broadway St.		330 W. 4th St.		322 W. 4th St.		405 Broadway St.	
	Cincinnati, OH	Subject	Cincinnati, OH		Cincinnati, OH		Cincinnati, OH		Cincinnati, OH		Cincinnati, OH	
A.	**Rents Charged**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
1	**$ Last Rent / Restricted?**		**$880**		**$496**		**$550**		**$613**		**$775**	
3	**Rent Concessions**		NONE		NONE		NONE		NONE		NONE	
4	**Occupancy for Unit Type**		100%		U/C		100%		100%		100%	
5	**Effective Rent & Rent/ sq. ft**		**$880**	$1.11	**$496**	$0.99	**$550**	$1.00	**$613**	$0.77	**$775**	$1.58
B.	**Design, Location, Condition**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
6	**Structure / Stories**	EE/9	EE/7		WU/3,4		EE/7		EE/7		EE/12	
7	**Yr. Built/Yr. Renovated**	2014	1925/1980	$44	1971/2012	$2	1880/1992	$22	1881/1992	$22	1927/2005	$9
8	**Condition /Street Appeal**	E	E		F	$30	G	$15	G	$15	G	$15
9	**Neighborhood**	G	G		F	$10	G		G		G	
10	**Same Market? Miles to Subj**		Y/0.8		Y/0.8		Y/0.8		Y/0.8		Y/1.3	
C.	**Unit Equipment/ Amenities**		Data	$ Adj	Data	Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
11	**# Bedrooms**	1	1		1		1		1		1	
12	**# Baths**	1	1		1		1		1		1	
13	**Unit Interior Sq. Ft.**	780	791	($4)	500	$98	550	$81	800	($7)	489	$102
14	**Balcony/ Patio**	N	S	$0	N		N		N		N	
15	**AC: Central/ Wall**	C	C		N	$20	C		C		W	$10
16	**Range/ refrigerator**	R/F	R/F		R/F		R/F		R/F		R/F	
17	**Microwave/ Dishwasher**	Y/Y	N/Y	$5	N/N	$10	N/Y	$5	N/Y	$5	Y/Y	
18	**Washer/Dryer**	L	L		N		L		L		L	
19	**Floor Coverings**	C	C		C		C		C		C	
20	**Window Treatments**	B	B		B		B		B		B	
21	**Ceiling Fan**	Y	N	$5	N	$5	N	$5	Y		N	$5
22	**Intercom**	Y	Y		N	$5	N	$5	Y		Y	
23	**Storage**	N	N		N		N		N		N	
D	**Site Equipment/ Amenities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
24	**Parking** ($ Fee)	Street	Street		Street		LOT/$0	($45)	LOT/$0	($45)	Street	
25	**On-Site Management**	Y	Y		N	$5	N	$5	N	$5	Y	
26	**Security**	N	Y	($5)	N		N		N		N	
27	**Clubhouse/ Meeting Rooms**	AR	AR		N	$5	N	$5	N	$5	N	$5
28	**Pool/ Recreation Areas**	P/F	P/F		N	$13	F	$10	F	$10	F	$10
29	**Laundry Facility**	Y	Y		N	$10	Y		Y		Y	
30	**Extra Storage**	Y	N	$5	N	$5	N	$5	N	$5	N	$5
31	**Elevator**	Y	Y		N	$0	Y		Y		Y	
32	**Business Center**	N	N		N		N		N		N	
E.	**Utilities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
33	**Heat** (in rent?/ type)	Y/E	N/E	$60	Y/E		N/G	$24	N/G	$24	N/E	$60
34	**Cooling** (in rent?/ type)	Y/E	N/E		Y/E		N/E		N/E		N/E	
35	**Cooking** (in rent?/ type)	Y/E	N/E	$9	Y/E		N/E	$9	N/G	$4	N/E	$9
36	**Hot Water** (in rent?/ type)	Y/E	N/E	$29	Y/E		N/G	$10	N/G	$10	N/E	$29
37	**Other Electric**	Y	N	$34	Y		N	$34	N	$34	N	$34
38	**Cold Water/ Sewer**	Y/Y	Y/Y		Y/Y		N/N	$49	Y/Y		Y/Y	
39	**Trash /Recycling**	Y/N	Y/N		Y/N		N/N	$25	Y/N		Y/N	
F.	**Adjustments Recap**		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	**# Adjustments B to D**		4	2	13	0	10	1	7	2	8	0
41	**Sum Adjustments B to D**		$59	($9)	$218	$0	$158	($45)	$67	($52)	$161	$0
42	**Sum Utility Adjustments**		$132	$0	$0	$0	$151	$0	$72	$0	$132	$0
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	***Net/ Gross Adjmts B to E***		*$182*	*$200*	*$218*	*$218*	*$264*	*$354*	*$87*	*$191*	*$293*	*$293*
G.	**Adjusted & Market Rents**		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	**Adjusted Rent** (5+ 43)		**$1,062**		**$714**		**$814**		**$700**		**$1,068**	
45	Adj Rent/Last rent			121%		144%		148%		114%		138%
46	**Estimated Market Rent**	**$845**	**$1.08**		**Estimated Market Rent/ Sq. Ft**							

2BR/1.0 Bath Market-Rate Rent Comparability Grid

	Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
	Central YMCA (Site)	Data	Fourth & Plum Lofts		Broadway Apts.		Biltmore Apts.		Lombardy		Lytle Tower	
	1105 Elm St.	on	231 W. 4th St.		1108-1134 Broadway St.		330 W. 4th St.		322 W. 4th St.		405 Broadway St.	
	Cincinnati, OH	Subject	Cincinnati, OH		Cincinnati, OH		Cincinnati, OH		Cincinnati, OH		Cincinnati, OH	
A.	Rents Charged		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
1	$ Last Rent / Restricted?		$975		$664		$750		$1,000		$1,200	
3	Rent Concessions		NONE		NONE		NONE		NONE		NONE	
4	Occupancy for Unit Type		100%		N.A.		100%		100%		100%	
5	Effective Rent & Rent/ sq. ft		$975	$1.02	$664	$0.83	$750	$0.75	$1,000	$0.83	$1,200	$1.20
B.	Design, Location, Condition		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
6	Structure / Stories	EE/9	EE/7		WU/3,4		EE/7		EE/7		EE/12	
7	Yr. Built/Yr. Renovated	2014	1925/1980	$61	1971/2012	$22	1880/1992	$78	1881/1992	$77	1927/2005	$48
8	Condition /Street Appeal	E	E		F	$30	G	$15	G	$15	G	$15
9	Neighborhood	G	G		F	$10	G		G		G	
10	Same Market? Miles to Subj		Y/0.8		Y/0.8		Y/0.8		Y/0.8		Y/1.3	
C.	Unit Equipment/ Amenities		Data	$ Adj	Data	Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
11	# Bedrooms	2	2		2		2		2		2	
12	# Baths	1	1		1		1		2	($30)	1	
13	Unit Interior Sq. Ft.	930	960	($11)	800	$46	1000	($25)	1200	($95)	1000	($25)
14	Balcony/ Patio	N	Y	($5)	N		N		N		N	
15	AC: Central/ Wall	C	C		N	$20	C		C		W	$10
16	Range/ refrigerator	R/F	R/F		R/F		R/F		R/F		R/F	
17	Microwave/ Dishwasher	Y/Y	N/Y	$5	N/N	$10	N/Y	$5	N/Y	$5	Y/Y	
18	Washer/Dryer	L	L		N		L		L		L	
19	Floor Coverings	C	C		C		C		C		C	
20	Window Treatments	B	B		B		B		B		B	
21	Ceiling Fan	Y	N	$5	N	$5	N	$5	Y		N	$5
22	Intercom	Y	Y		N	$5	N	$5	Y		Y	
23	Storage	N	N		N		N		N		N	
D	Site Equipment/ Amenities		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
24	Parking ($ Fee)	Street	Street		Street		LOT/$0	($45)	LOT/$0	($45)	Street	
25	On-Site Management	Y	Y		N	$5	N	$5	N	$5	Y	
26	Security	N	Y	($5)	N		N		N		N	
27	Clubhouse/ Meeting Rooms	AR	AR		N	$5	N	$5	N	$5	N	$5
28	Pool/ Recreation Areas	P/F	P/F		N	$13	F	$10	F	$10	F	$10
29	Laundy Facility	Y	Y		N	$10	Y		Y		Y	
30	Extra Storage	Y	N	$5	N	$5	N	$5	N	$5	N	$5
31	Elevator	Y	Y		N	$0	Y		Y		Y	
32	Business Center	N	N		N		N		N		N	
E.	Utilities		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
33	Heat (in rent?/ type)	Y/E	N/E	$88	Y/E		N/G	$31	N/G	$31	N/E	$78
34	Cooling (in rent?/ type)	Y/E	N/E		Y/E		N/E		N/E		N/E	
35	Cooking (in rent?/ type)	Y/E	N/E	$12	Y/E		N/E	$12	N/G	$5	N/E	$12
36	Hot Water (in rent?/ type)	Y/E	N/E	$37	Y/E		N/G	$13	N/G	$13	N/E	$37
37	Other Electric	Y	N	$42	Y		N	$42	N	$42	N	$42
38	Cold Water/ Sewer	Y/Y	Y/Y		Y/Y		N/N	$74	Y/Y		Y/Y	
39	Trash /Recycling	Y/N	Y/N		Y/N		N/N	$25	Y/N		Y/N	
F.	Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D		4	3	13	0	9	2	7	3	7	1
41	Sum Adjustments B to D		$76	($21)	$186	$0	$133	($70)	$122	($170)	$98	($25)
42	Sum Utility Adjustments		$179	$0	$0	$0	$197	$0	$91	$0	$169	$0
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	*Net/ Gross Adjmts B to E*		*$234*	*$276*	*$186*	*$186*	*$260*	*$400*	*$43*	*$383*	*$242*	*$292*
G.	Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)		$1,209		$850		$1,010		$1,043		$1,442	
45	Adj Rent/Last rent			124%		128%		135%		104%		120%
46	Estimated Market Rent	$1,100	$1.18	Estimated Market Rent/ Sq. Ft								

Studio/1.0 Bath LIHTC 60% AMHI Rent Comparability Grid

	Subject		*Comp #1*		*Comp #2*		*Comp #3*	
	Central YMCA (Site)		Brackett Village & Walnut St. Project		City West		Sycamore Hill	
	1105 Elm St.	**Data on**	1330 Walnut St.		1202 Linn St.		1719-1733 Sycamore St.	
	Cincinnati, OH	**Subject**	Cincinnati, OH		Cincinnati, OH		Cincinnati, OH	
A.	**Rents Charged**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
1	**$ Last Rent / Restricted?**		**$429**		**$433**		**$334**	
3	**Rent Concessions**		NONE		NONE		NONE	
4	**Occupancy for Unit Type**		100%		83%	($36)	100%	
5	**Effective Rent & Rent/ sq. ft**	▼	**$429**	$0.66	**$397**	$0.55	**$334**	$0.59
B.	**Design, Location, Condition**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
6	**Structure / Stories**	**EE/9**	WU/3		EE/2,3,4		WU/3,4.5	
7	**Yr. Built/Yr. Renovated**	**2014**	1993/2000	$14	2001	$13	1900/2003	$11
8	**Condition /Street Appeal**	**E**	G	$15	E		F	$30
9	**Neighborhood**	**G**	F	$10	G		F	$10
10	**Same Market? Miles to Subj**		YES		YES		YES	
C.	**Unit Equipment/ Amenities**		**Data**	**$ Adj**	**Data**	**Adj**	**Data**	**$ Adj**
11	**# Bedrooms**	**0**	1	($50)	1	($50)	1	($50)
12	**# Baths**	**1**	1		1		1	
13	**Unit Interior Sq. Ft.**	**548**	650	($36)	723	($61)	566	($4)
14	**Balcony/ Patio**	**N**	N		Y	($5)	N	
15	**AC: Central/ Wall**	**C**	C		C		C	
16	**Range/ refrigerator**	**R/F**	R/F		R/F		R/F	
17	**Microwave/ Dishwasher**	**Y/Y**	N/N	$10	N/Y	$5	N/N	$10
18	**Washer/Dryer**	**L**	L		HU	($5)	N	$5
19	**Floor Coverings**	**C**	C		C		C	
20	**Window Treatments**	**B**	B		B		B	
21	**Ceiling Fan**	**Y**	N	$5	Y		N	$5
22	**Intercom**	**Y**	N	$5	N	$5	N	$5
23	**Storage**	**N**	N		N		N	
D	**Site Equipment/ Amenities**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
24	**Parking** ($ Fee)	**NONE**	LOT/$0	($45)	LOT/$0	($45)	LOT/$0	($45)
25	**On-Site Management**	**Y**	Y		Y		N	$5
26	**Security**	**N**	N		N		N	
27	**Clubhouse/ Meeting Rooms**	**AR**	CH	$0	N	$5	N	$5
28	**Pool/ Recreation Areas**	**P/F**	N	$13	N	$13	N	$13
29	**Laundy Facility**	**Y**	Y		N	$5	N	$5
30	**Extra Storage**	**Y**	Y		N	$5	N	$5
31	**Elevator**	**Y**	N		Y		N	
32	**Business Center**	**N**	N		N		N	
E.	**Utilities**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
33	**Heat** (in rent?/ type)	**Y/E**	N/G	$24	N/G	$24	N/E	$60
34	**Cooling** (in rent?/ type)	**Y/E**	N/E		N/E		N/E	
35	**Cooking** (in rent?/ type)	**Y/E**	N/E	$9	N/E	$9	N/E	$9
36	**Hot Water** (in rent?/ type)	**Y/E**	N/G	$10	N/G	$10	N/E	$29
37	**Other Electric**	**Y**	N	$34	N	$34	N	$34
38	**Cold Water/ Sewer**	**Y/Y**	Y/Y		Y/Y		Y/N	$24
39	**Trash /Recycling**	**Y/N**	Y/N		Y/N		N/N	$25
F.	**Adjustments Recap**		**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**
40	**# Adjustments B to D**		7	3	7	5	12	3
41	**Sum Adjustments B to D**		$72	($131)	$51	($166)	$109	($99)
42	**Sum Utility Adjustments**		$77	$0	$77	$0	$181	$0
			Net	**Gross**	**Net**	**Gross**	**Net**	**Gross**
43	***Net/ Gross Adjmts B to E***		*$18*	*$280*	*($38)*	*$294*	*$191*	*$389*
G.	**Adjusted & Market Rents**		**Adj. Rent**		**Adj. Rent**		**Adj. Rent**	
44	**Adjusted Rent** (5+ 43)		**$447**		**$359**		**$525**	
45	Adj Rent/Last rent			104%		90%		157%
46	**Estimated Market Rent**	**$405**	**$0.74**	**Estimated Market Rent/ Sq. Ft**				

1BR/1.0 Bath LIHTC 60% AMHI Rent Comparability Grid

	Subject		*Comp #1*		*Comp #2*		*Comp #3*	
	Central YMCA (Site)		Brackett Village & Walnut St. Project		City West		Sycamore Hill	
	1105 Elm St.	**Data on**	1330 Walnut St.		1202 Linn St.		1719-1733 Sycamore St.	
	Cincinnati, OH	**Subject**	Cincinnati, OH		Cincinnati, OH		Cincinnati, OH	
A.	**Rents Charged**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
1	**$ Last Rent / Restricted?**		**$429**		**$433**		**$334**	
3	**Rent Concessions**		NONE		NONE		NONE	
4	**Occupancy for Unit Type**		100%		83%	($36)	100%	
5	**Effective Rent & Rent/ sq. ft**	▼	**$429**	$0.66	**$397**	$0.55	**$334**	$0.59
B.	**Design, Location, Condition**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
6	**Structure / Stories**	**EE/9**	WU/3		EE/2,3,4		WU/3,4.5	
7	**Yr. Built/Yr. Renovated**	**2014**	1993/2000	$14	2001	$13	1900/2003	$11
8	**Condition /Street Appeal**	**E**	G	$15	E		F	$30
9	**Neighborhood**	**G**	F	$10	G		F	$10
10	**Same Market? Miles to Subj**		YES		YES		YES	
C.	**Unit Equipment/ Amenities**		**Data**	**$ Adj**	**Data**	**Adj**	**Data**	**$ Adj**
11	**# Bedrooms**	**1**	1		1		1	
12	**# Baths**	**1**	1		1		1	
13	**Unit Interior Sq. Ft.**	**780**	650	$46	723	$20	566	$75
14	**Balcony/ Patio**	**N**	N		Y	($5)	N	
15	**AC: Central/ Wall**	**C**	C		C		C	
16	**Range/ refrigerator**	**R/F**	R/F		R/F		R/F	
17	**Microwave/ Dishwasher**	**Y/Y**	N/N	$10	N/Y	$5	N/N	$10
18	**Washer/Dryer**	**L**	L		HU	($5)	N	$5
19	**Floor Coverings**	**C**	C		C		C	
20	**Window Treatments**	**B**	B		B		B	
21	**Ceiling Fan**	**Y**	N	$5	Y		N	$5
22	**Intercom**	**Y**	N	$5	N	$5	N	$5
23	**Storage**	**N**	N		N		N	
D	**Site Equipment/ Amenities**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
24	**Parking** ($ Fee)	**NONE**	LOT/$0	($45)	LOT/$0	($45)	LOT/$0	($45)
25	**On-Site Management**	**Y**	Y		Y		N	$5
26	**Security**	**N**	N		N		N	
27	**Clubhouse/ Meeting Rooms**	**AR**	CH	$0	N	$5	N	$5
28	**Pool/ Recreation Areas**	**P/F**	N	$13	N	$13	N	$13
29	**Laundy Facility**	**Y**	Y		N	$5	N	$5
30	**Extra Storage**	**Y**	Y		N	$5	N	$5
31	**Elevator**	**Y**	N		Y		N	
32	**Business Center**	**N**	N		N		N	
E.	**Utilities**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
33	**Heat** (in rent?/ type)	**Y/E**	N/G	$24	N/G	$24	N/E	$60
34	**Cooling** (in rent?/ type)	**Y/E**	N/E		N/E		N/E	
35	**Cooking** (in rent?/ type)	**Y/E**	N/E	$9	N/E	$9	N/E	$9
36	**Hot Water** (in rent?/ type)	**Y/E**	N/G	$10	N/G	$10	N/E	$29
37	**Other Electric**	**Y**	N	$34	N	$34	N	$34
38	**Cold Water/ Sewer**	**Y/Y**	Y/Y		Y/Y		Y/N	$24
39	**Trash /Recycling**	**Y/N**	Y/N		Y/N		N/N	$25
F.	**Adjustments Recap**		**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**
40	**# Adjustments B to D**		8	1	8	3	13	1
41	**Sum Adjustments B to D**		$118	($45)	$71	($55)	$184	($45)
42	**Sum Utility Adjustments**		$77	$0	$77	$0	$181	$0
			Net	**Gross**	**Net**	**Gross**	**Net**	**Gross**
43	***Net/ Gross Adjmts B to E***		*$150*	*$240*	*$93*	*$203*	*$320*	*$410*
G.	**Adjusted & Market Rents**		**Adj. Rent**		**Adj. Rent**		**Adj. Rent**	
44	**Adjusted Rent** (5+ 43)		**$579**		**$490**		**$654**	
45	Adj Rent/Last rent			135%		123%		196%
46	**Estimated Market Rent**	**$540**	**$0.69**	**Estimated Market Rent/ Sq. Ft**				

2BR/1.0 Bath LIHTC 60% AMHI Rent Comparability Grid

	Subject		Comp #1		Comp #2		Comp #3	
	Central YMCA (Site)		Brackett Village & Walnut St. Project		City West		Sycamore Hill	
	1105 Elm St.	Data on	1330 Walnut St.		1202 Linn St.		1719-1733 Sycamore St.	
	Cincinnati, OH	Subject	Cincinnati, OH		Cincinnati, OH		Cincinnati, OH	
A.	Rents Charged		Data	$ Adj	Data	$ Adj	Data	$ Adj
1	$ Last Rent / Restricted?		$569		$578		$534	
3	Rent Concessions		NONE		NONE		NONE	
4	Occupancy for Unit Type		88%	($47)	100%		75%	($45)
5	Effective Rent & Rent/ sq. ft	▼	$522	$0.65	$578	$0.62	$489	$0.53
B.	Design, Location, Condition		Data	$ Adj	Data	$ Adj	Data	$ Adj
6	Structure / Stories	EE/9	WU/3		EE/2,3,4		WU/3,4.5	
7	Yr. Built/Yr. Renovated	2014	1993/2000	$14	2001	$13	1900/2003	$11
8	Condition /Street Appeal	E	G	$15	E		F	$30
9	Neighborhood	G	F	$10	G		F	$10
10	Same Market? Miles to Subj		YES		YES		YES	
C.	Unit Equipment/ Amenities		Data	$ Adj	Data	Adj	Data	$ Adj
11	# Bedrooms	2	2		2		2	
12	# Baths	1	1		1		1	
13	Unit Interior Sq. Ft.	930	800	$46	932	($1)	927	$1
14	Balcony/ Patio	N	N		Y	($5)	N	
15	AC: Central/ Wall	C	C		C		C	
16	Range/ refrigerator	R/F	R/F		R/F		R/F	
17	Microwave/ Dishwasher	Y/Y	N/N	$10	N/Y	$5	N/N	$10
18	Washer/Dryer	L	L		HU	($5)	N	$5
19	Floor Coverings	C	C		C		C	
20	Window Treatments	B	B		B		B	
21	Ceiling Fan	Y	N	$5	Y		N	$5
22	Intercom	Y	N	$5	N	$5	N	$5
23	Storage	N	N		N		N	
D	Site Equipment/ Amenities		Data	$ Adj	Data	$ Adj	Data	$ Adj
24	Parking ($ Fee)	NONE	LOT/$0	($5)	LOT/$0	($5)	LOT/$0	($5)
25	On-Site Management	Y	Y		Y		N	$5
26	Security	N	N		N		N	
27	Clubhouse/ Meeting Rooms	AR	CH	$0	N	$5	N	$5
28	Pool/ Recreation Areas	P/F	N	$13	N	$13	N	$13
29	Laundy Facility	Y	Y		N	$5	N	$5
30	Extra Storage	Y	Y		N	$5	N	$5
31	Elevator	Y	N		Y		N	
32	Business Center	N	N		N		N	
E.	Utilities		Data	$ Adj	Data	$ Adj	Data	$ Adj
33	Heat (in rent?/ type)	Y/E	N/G	$24	N/G	$24	N/E	$60
34	Cooling (in rent?/ type)	Y/E	N/E		N/E		N/E	
35	Cooking (in rent?/ type)	Y/E	N/E	$9	N/E	$9	N/E	$9
36	Hot Water (in rent?/ type)	Y/E	N/G	$10	N/G	$10	N/E	$29
37	Other Electric	Y	N	$34	N	$34	N	$34
38	Cold Water/ Sewer	Y/Y	Y/Y		Y/Y		Y/N	$24
39	Trash /Recycling	Y/N	Y/N		Y/N		N/N	$25
F.	Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D		8	1	7	4	13	1
41	Sum Adjustments B to D		$118	($5)	$51	($16)	$110	($5)
42	Sum Utility Adjustments		$77	$0	$77	$0	$181	$0
			Net	Gross	Net	Gross	Net	Gross
43	*Net/ Gross Adjmts B to E*		*$190*	*$200*	*$112*	*$144*	*$286*	*$296*
G.	Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent	
44	**Adjusted Rent** (5+ 43)		$712		$690		$775	
45	Adj Rent/Last rent			136%		119%		158%
46	**Estimated Market Rent**	$725	$0.78	Estimated Market Rent/ Sq. Ft				

Once all adjustments to collected rents were made, the adjusted rents for each comparable were used to derive an achievable market rent for each bedroom type. Each property was considered and weighed based upon its proximity to the subject site and its amenities and unit layout compared to the subject site.

Based on the preceding Rent Comparability Grids, it was determined that the present-day achievable market rents for units similar to the subject development range from $715 to $1,100 for studio to two-bedroom units and $405 to $725 for the same unit configurations at the 60% AMHI level.

The proposed subject rents are compared to the achievable market rents, 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 in the following table. All rents, including maximum allowable and Fair Market Rents, have been adjusted to reflect the utilities included in the rent at the subject site.

OHFA Derived Rent and Programmatic Rent Comparison Chart			
	Studio	**One-Bedroom**	**Two-Bedroom**
Proposed Collected Rent	**30% - $299** **50% - $299**	**50% - $299** **50% - $600** **60% - $600**	**60% - $740**
Achievable Market Rents	$715	$845	$1,100
Proposed Rents Share of Market Rents	30% &50% - 41.8%	50% - 35.4% 50% & 60% - 71.0%	60% - 67.3%
Achievable Tax Credit Rents	$405	$540	$725
Proposed Rents Share of Achievable Tax Credit Rents	30% & 50% - 73.8%	50% - 55.4% 50% & 60% - 111.1%	60% - 102.1%
Maximum Allowable Tax Credit Rents*	30% - $375 50% - $625	50% - $669 60% - $803	60% - $963
Proposed Rents Share of Maximum Allowable Rents	30% - 79.7% 50% - 47.8%	50% - 44.7% 50% - 89.7% 60% - 74.7%	60% - 76.8%
Fair Market Rents*	$445	$557	$740
Proposed Rents Share of Fair Market Rents	30% & 50% - 67.2%	50% - 53.7% 50% & 60% - 107.7%	60% - 100.0%
90% of Fair Market Rents*	$401	$501	$666
Proposed Rents Share of 90% of Fair Market Rents	30% & 50% - 74.7%	50% - 59.6% 50% & 60% - 119.7%	60% - 111.1%

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

The proposed collected rents are achievable as compared with market-rate rents, but do not compare favorably with achievable LIHTC rents at the 60% level. It should be noted that LIHTC properties in this area offer rents targeting households at 60% AMHI that are much lower than the maximum allowable rents at that AMHI level so as to be affordable. The subject one- and two-bedroom rents at 50% and 60% AMHI would need to be lowered if the project-based subsidy were ever removed.

Pursuant to the OHFA rent evaluation requirements, the following table illustrates the weighted average subject rent compared to the weighted average achievable market rent, achievable Tax Credit rent, maximum allowable rent and Fair Market Rent.

OHFA Rent Evaluation	
Proposed Weighted Average Collected Rent	**$536**
Weighted Average* Achievable Market Rent	$857
Proposed Project's Weighted Average Market Rent Advantage	37.5%
Weighted Average* Maximum Allowable Tax Credit Rent	$710
Proposed Project's Weighted Average Rent Advantage Below Maximum Allowable Rent	24.5%
Weighted Average* Fair Market Rent	$563
Proposed Project's Weighted Average Rent Advantage Below Fair Market Rent	4.8%

*Weighted average based on the proposed distribution of units at the subject site

While the subject project's proposed LIHTC rents offer a distinct advantage over market-rate rents, it should be noted that existing LIHTC properties in this market have rents that are substantially lower than maximum allowable in many cases, indicating that if not subsidized, the subject property would have to offer lowered rents in some cases.

Rent Adjustment Explanations (Rent Comparability Grid)

None of the selected market-rate or Tax Credit comparable properties offer the same amenities as the subject property. As a result, we have made adjustments to the collected rents to reflect the differences between the subject property and the selected properties. The following are explanations (preceded by the line reference number on the comparability grid table) for each rent adjustment made to each selected property.

1. Rents for each property are reported as collected rents. These are the actual rents paid by tenants and do not consider utilities paid by tenants. The rents reported are typical and do not consider rent concessions or special promotions. When multiple rent levels were offered, we included an average rent.

4. Several properties have unit types with occupancies lower than 90.0%. We have applied a "one month free" concession adjustment to these unit types.

7. Upon completion of renovations, the subject project will have an effective age of a project built in 2014. Seven of the selected properties are historic in nature and represent substantial renovation projects. We have assigned these properties, as well as those that have been built more recently and renovated, effective ages and adjusted the rents by $1 per year of effective age difference.

8. It is anticipated that the renovated subject project will have an excellent quality and appearance. We have made adjustments for those properties that we consider to be of inferior quality compared to the subject development.

9. Three of the selected properties are located in less desirable neighborhoods than the subject project. As such, we have made an adjustment to account for differences in neighborhood desirability among these projects and the subject project.

11. We have made a $50 adjustment for the use of the one-bedroom unit type in the studio rent grids.

12. There is a variety of the number of bathrooms offered at each of the selected properties. We have made adjustments of $15 per half bathroom to reflect the difference in the number of bathrooms offered at the site as compared with the competitive properties.

13. The adjustment for differences in square footage is based upon the average rent per square foot among the comparable properties. Since consumers do not value extra square footage on a dollar for dollar basis, we have used 25% of the average for this adjustment.

14.-23. The subject project will offer a unit amenity package that is overall comparable to those offered at the selected properties. We have made some adjustments for differences in amenities and features, including washer/dryer hookups, ceiling fans, patio balconies, and kitchen appliances.

24.-32. The subject property offers a relatively extensive project amenities package. We have adjusted for features including parking, recreational amenities, and other community features.

33.-39. We have made adjustments to reflect the differences in utility responsibility at each selected property. The utility adjustments were based on the local housing authority's utility cost estimates.

V. Income-Eligible Households

A. Determination of Income Eligibility

The number of income-eligible households necessary to support the project from the Site PMA is an important consideration in evaluating the subject project's potential.

Under the Low-Income Housing Tax Credit (LIHTC) program, household eligibility is based on household income not exceeding the targeted percentage of Area Median Household Income (AMHI), depending upon household size.

The subject project is within the Cincinnati, Ohio Metropolitan Statistical Area (MSA) which has a median household income of $71,300 for 2012. The subject LIHTC rents are restricted to households with incomes of up to 30%, 50% and 60% of AMHI for the MSA. The following table summarizes the maximum allowable income by household size for the MSA at the targeted AMHI levels.

Household Size	Maximum Income Limits Targeted AMHI		
	30%	50%	60%
One-Person	$15,000	$25,000	$30,000
Two-Person	$17,130	$28,550	$34,260
Three-Person	$19,260	$32,100	$38,520
Four-Person	$21,390	$35,650	$42,780
Five-Person	$23,130	$38,550	$46,260
Six-Person	$24,840	$41,400	$49,680
2012 Median 4-Person Household Income: $71,300			

1. Maximum Income Limits

The subject units are expected to typically house one- and two-person households. As such, the maximum allowable income at the subject site is $34,260. However, because the subject property has project-based subsidies, the maximum income limit under that program's guidelines is $28,550.

2. Minimum Income Requirements

Leasing industry standards typically require households to have rent-to-income ratios of 27% to 40%. Generally, market-rate properties require a lower rent-to-income ratio, while an acceptable rent-to-income ratio for low-income households is typically around 40%. For the purposes of this analysis, we have used a rent-to-income ratio of 40% for this age-restricted project.

The subject property will have project-based subsidies on all 60 of its units. Therefore, residents with little to no income would be eligible to live at the site.

3. Income-Appropriate Range

The income-appropriate range, based upon the restrictions of the ACC and HAP programs, follows:

	Income Range	
Unit Type	Minimum	Maximum
Tax Credit with Project-Based Subsidies (Limited to 50% AMHI)	$0	$28,550

The appropriate income required for residency at the subject project will be below $28,550.

B. Project Capture Rate Calculations

Renovations of the subject project are expected to be complete in 2014. The household projections found in the Demographic Characteristics and Trends section of this report indicate that there will be an estimated 1,694 age- (55 and older) and income-eligible senior renter households, and 151 total age- and income-qualified senior owner households within the Site PMA in 2014. The 60 Tax Credit units at the subject project represent capture rates of 3.5% of renters and 3.3% of all age- and income-eligible households. Note that this calculation has been further refined by only one- and two-person senior households. These calculations are summarized on the following page.

Capture Rate with Project-Based Subsidy

Bedroom Type	Site Unit Preference Estimates				
	1-Person	2-Person	3-Person	4-Person	5+-Person
Studio	25%	0%	0%	0%	0%
One-Br.	75%	60%	0%	0%	0%
Two-Br.	0%	40%	0%	0%	0%
Three-Br.	0%	0%	0%	0%	0%
Four-Br.	0%	0%	0%	0%	0%

Capture Rate Calculation (2014 Site Opening)											
Persons per Household	Age 55+ 1-Person		Age 55+ 2-Person		Age 55+ 3-Person		Age 55+ 4-Person		Age 55+ 5-Person		
Qualified Income Range	$0 - $25,000		$0 - $28,550		-		-		-		
	Tot.	Qual.	Tot.	Qual.	Tot.	Qual.	Tot.	Qual.	Tot.	Qual.	Total
$0-$10,000	1,025	**1,025**	33	**33**	16	-	10	-	0	-	**1,058**
$10,000-$20,000	493	**493**	40	**40**	6	-	4	-	8	-	**533**
$20,000-$30,000	146	**73**	35	**30**	12	-	12	-	9	-	**103**
$30,000-$40,000	55	-	29	-	13	-	12	-	15	-	-
$40,000-$50,000	25	-	24	-	5	-	2	-	2	-	-
$50,000-$60,000	6	-	13	-	5	-	5	-	4	-	-
$60,000-$75,000	23	-	12	-	2	-	3	-	2	-	-
$75,000-$100,000	25	-	16	-	0	-	2	-	0	-	-
$100,000-$125,000	9	-	3	-	1	-	3	-	1	-	-
$125,000-$150,000	7	-	3	-	1	-	0	-	0	-	-
$150,000-$200,000	17	-	3	-	0	-	0	-	0	-	-
$200,000+	11	-	3	-	0	-	0	-	0	-	-
Total	1,842	**1,591**	214	**103**	61	-	53	-	41	-	**1,694**
										Proposed Subject Units	**60**
										Renter Capture Rate	**3.5%**
										Conventional Renter Income-Qualified Households ($0 - $28,550)	**1,818**
										Basic Renter Capture Rate	**3.3%**

Capture Rate by Bedroom Preference (2014 Site Opening)								
Bedroom Preference			Studio	One-Br.	Two-Br.	Three-Br.	Four-Br.	Total
Age 55+ 1-Person	$0 - $25,000	%	25.0%	75.0%	0.0%	0.0%	0.0%	100.0%
		Tot. Qual.	398	1193	-	-	-	1,591
Age 55+ 2-Person	$0 - $28,550	%	0.0%	60.0%	40.0%	0.0%	0.0%	100.0%
		Tot. Qual.	-	62	41	-	-	103
Age 55+ 3-Person	-	%	0.0%	0.0%	0.0%	0.0%	0.0%	-
		Tot. Qual.	-	-	-	-	-	-
Age 55+ 4-Person	-	%	0.0%	0.0%	0.0%	0.0%	0.0%	-
		Tot. Qual.	-	-	-	-	-	-
Age 55+ 5-Person	-	%	0.0%	0.0%	0.0%	0.0%	0.0%	-
		Tot. Qual.	-	-	-	-	-	-
Total			398	1,255	41	-	-	1,694
Proposed Units			8	45	7	-	-	60
Renter Capture Rate by Bedroom Preference			2.0%	3.6%	17.1%	-	-	3.5%

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Capture Rate Calculation (2014 Site Opening)											
Persons per Household	Age 55+ 1-Person		Age 55+ 2-Person		Age 55+ 3-Person		Age 55+ 4-Person		Age 55+ 5-Person		
Qualified Income Range	$0 - $25,000		$0 - $28,550		-		-		-		
	Tot.	Qual.	Tot.	Qual.	Tot.	Qual.	Tot.	Qual.	Tot.	Qual.	Total
$0-$10,000	51	**51**	6	**6**	0	-	1	-	0	-	**57**
$10,000-$20,000	55	**55**	9	**9**	7	-	2	-	2	-	**64**
$20,000-$30,000	29	**15**	17	**15**	14	-	10	-	9	-	**30**
$30,000-$40,000	31	-	26	-	13	-	13	-	13	-	-
$40,000-$50,000	5	-	31	-	12	-	2	-	1	-	-
$50,000-$60,000	6	-	11	-	11	-	7	-	5	-	-
$60,000-$75,000	11	-	9	-	4	-	2	-	2	-	-
$75,000-$100,000	16	-	16	-	5	-	2	-	2	-	-
$100,000-$125,000	11	-	6	-	2	-	1	-	2	-	-
$125,000-$150,000	2	-	2	-	1	-	1	-	1	-	-
$150,000-$200,000	4	-	5	-	0	-	0	-	0	-	-
$200,000+	12	-	2	-	0	-	4	-	1	-	-
Total	233	**121**	140	**30**	69	-	45	-	38	-	**151**
										Proposed Subject Units	**60**
										Owner Capture Rate	**39.7%**
										Conventional Owner Income-Qualified Households ($0 - $28,550)	**201**
										Basic Owner Capture Rate	**29.9%**

Capture Rate by Bedroom Preference (2014 Site Opening)							
Bedroom Preference			Studio	One-Br.	Two-Br.	Three-Br.	Four-Br.	Total
Age 55+ 1-Person	$0 - $25,000	%	25.0%	75.0%	0.0%	0.0%	0.0%	100.0%
		Tot. Qual.	30	91	-	-	-	121
Age 55+ 2-Person	$0 - $28,550	%	0.0%	60.0%	40.0%	0.0%	0.0%	100.0%
		Tot. Qual.	-	18	12	-	-	30
Age 55+ 3-Person	-	%	0.0%	0.0%	0.0%	0.0%	0.0%	-
		Tot. Qual.	-	-	-	-	-	-
Age 55+ 4-Person	-	%	0.0%	0.0%	0.0%	0.0%	0.0%	-
		Tot. Qual.	-	-	-	-	-	-
Age 55+ 5-Person	-	%	0.0%	0.0%	0.0%	0.0%	0.0%	-
		Tot. Qual.	-	-	-	-	-	-
Total			30	109	12	-	-	151
Proposed Units			8	45	7	-	-	60
Owner Capture Rate by Bedroom Preference			26.7%	41.3%	58.3%	-	-	39.7%

Capture Rate by Bedroom (2014 Site Opening)						
Bedroom Preference	Studio	One-Br.	Two-Br.	Three-Br.	Four-Br.	Total
Income-Qualified Renters	**398**	**1,255**	**41**	**-**	**-**	**1,694**
Income-Qualified Owners	30	109	12	-	-	151
Annual Owner Conversion Rate	100.0%	100.0%	100.0%	-	-	100.0%
Annual Owner Support for Site	**30**	**109**	**12**	**-**	**-**	**151**
Total Income-Qualified	**428**	**1,364**	**53**	**-**	**-**	**1,845**
Proposed Units	**8**	**45**	**7**	**-**	**-**	**60**
Capture Rate by Bedroom	**1.9%**	**3.3%**	**13.2%**	**-**	**-**	**3.3%**

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The 3.5% renter and 3.3% overall 55 and older one- and two-person capture rate for the proposed project is considered excellent and very achievable, particularly given that most subsidized properties in this area have extensive waiting lists.

C. Tax Credit Penetration Rate Calculation

Pursuant to the 2013 OHFA market study requirements, we have considered an overall Tax Credit penetration rate that considers all non-subsidized affordable rental units in the Site PMA. Based on the same calculation process used for the subject project, the income-eligible range for the existing, under construction, planned and proposed Tax Credit units is between $13,543 and $49,680. Within the Site PMA, there will be an estimated 2,936 renter households with eligible incomes in 2014. The 487 existing and under construction and 60 proposed affordable units represent a penetration rate of 18.6%, which is summarized in the following table.

	Tax Credit Penetration Rate ($13,543 - $49,680)
Number of LIHTC Units (Existing, and Proposed)	487
Income-Eligible Renter Households – 2014	/2,936
Overall LIHTC Penetration Rate	= 18.6%

It is our opinion that the 18.6% penetration rate for the existing and proposed LIHTC units is achievable particularly when considering that there are no senior-restricted LIHTC apartments in this market area.

VI. Area Analysis

A. Site Description and Evaluation

1. Location

The proposed subject project involves the redevelopment of floors four through nine of the nine-story Central YMCA building at 1105 Elm Street in the Over-the-Rhine neighborhood north of downtown Cincinnati, Ohio, within Hamilton County. The site building, built in 1917, is brick exterior and in good condition. The first three stories are currently in use by the Central YMCA as office/administrative and recreational space. The entrance to the proposed apartments will be separate from the YMCA entrance. Inside, two side-by-side elevators will allow residents to access the top five floors and the fourth floor.

Cincinnati is 109.0 miles southwest of Columbus, Ohio and 54.0 miles southwest of Dayton, Ohio. The proposed subject site was visited and the corresponding field completed during the week of September 13, 2012.

2. Surrounding Land Uses

The proposed subject site is within a redeveloping area of Cincinnati, Ohio. The Over-the-Rhine neighborhood is undergoing a number of revitalization efforts intended to transform it into an arts and cultural district. Washington Park, located 0.1 mile north of the site, and surrounding area have undergone a $48 million investment by the City of Cincinnati in recent years, and the Findlay Market, the area's public market located 0.7 miles north of the site, underwent a $17 million renovation a decade ago. Surrounding land uses to the site include multifamily housing, parks, schools, corporate offices, a music hall, boarded-up structures, undeveloped land, churches, retailers and restaurants. Adjacent land uses are detailed as follows:

North -	Charles Street borders the site on the north. Continuing north are a parking lot, the Drop Inn (a homeless shelter), the Apostolic Bethlehem Temple Church, multifamily housing and the Cincinnati Music Hall. Across Elm Street is Washington Park. Farther north are multifamily housing, boarded-up structures and the City Gospel Mission Church. Beyond, retail stores and residential land uses extend to West Liberty Street.

East -	Elm Street, a two-lane, one-way roadway, borders the site to the east. Across Elm Street is The School For Creative & Performing Arts that opened in fall 2010. Continuing east are various other retailers and office buildings, the Cincinnati Metropolitan Housing Authority, AAA, Kroger corporate headquarters, the Art Academy of Cincinnati, a parking garage and a Salvation Army post. Farther east are additional multifamily dwellings.
South -	West Central Parkway, an eight-lane, divided arterial, borders the site on the south. Across West Central Parkway is the Turner Construction Company. Farther west is a mix of office buildings (some vacant) and retail stores. Continuing south are multifamily apartment properties, retail stores and the Covenant First Presbyterian Church. Beyond are the Cincinnati City Hall, the Duke Energy Convention Center and Cincinnati's Central Business District (CBD).
West -	Directly west of the site are a pay-to-park lot and Central Parkway. Across Central Parkway are the Cincinnati Gas & Electricity Company, Charles Substation and the Freestore Foodbank. A police station is located on Ezzard Charles Drive. Continuing west are newer townhomes and multifamily dwellings, the Jerriel Baptist Church, undeveloped land and the Hays/Porter Elementary School. Farther west are multifamily housing, a shopping center, the Lincoln Community Center, Dyer School Playground and Interstate 75.

Much of the surrounding area is within an "Empowerment Zone," an area in which Cincinnati offers developers various incentives to redevelop and rebuild. Redevelopment is primarily evident in the Main Street area and the first few blocks of Vine Street, northeast of the site. This strip of retail and commercial property is quickly becoming home to art galleries, boutique shops and restaurants. In addition, the site is close to numerous community services, which should contribute to its marketability.

Site photographs are found in Addendum B of this report.

3. Nuisances

An electrical substation is less than 0.1 miles west, although it is not expected to hinder the marketability of the site. Numerous structures are boarded up within the site area; the Cincinnati Center City Development Corporation (3CDC), however, is working to redevelop and convert most of these buildings to condominiums, which will improve the area in real terms, as well as the way it is perceived.

4. Visibility and Access

The subject property is located at 1105 Elm Street in Cincinnati, Ohio. Vehicular traffic is heavy near the site on Central Parkway. Pedestrian traffic is heavy also, especially during warm weather. Visibility of the site is considered to be excellent; at nine stories, it is one of the tallest structures in the area. Access to the site is considered to be excellent, and those accessing the site will not encounter major traffic delays.

5. Proximity to Community Services and Infrastructure

The site is served by the following community services:

Community Services	Name	Driving Distance from Site (Miles)
Major Highway	Interstate 71	0.8 East
Public Transportation	Central Parkway & Elm Street	0.1 South
Major Employers/ Employment Centers	Kroger Co. Hamilton County Job Family Services Procter & Gamble Co. Horseshoe Casino	0.4 East 0.7 East 1.2 East 0.7 East
Convenience Store	N M Mini Mart	0.4 Southeast
Grocery	Bang's Market Kroger Findlay Market	0.4 North 0.4 East 0.8 North
Discount Department Store	Big Dollar Macy's Inc. Walmart	0.6 North 0.6 Southeast 6.3 Southeast
Shopping Center/Mall	Tower Place Retail	1.1 Southeast
Hospital	Catholic Healthcare Partners	1.1 East
Police	Cincinnati Police District	0.3 Northwest
Fire	Cincinnati Fire Department	0.9 South
Senior Center	YMCA	On-site
Post Office	U.S. Post Office	0.7 North
Bank	Foundation Bank	0.5 Southeast
Gas Station	Shell Sunoco Food Market	0.7 Northeast 1.1 West
Pharmacy	CVS Pharmacy	0.5 Southeast
Restaurant	Washington Platform Saloon Kittys Coffee Enzos OTR	0.2 Southeast 0.3 Southeast 0.3 East
Cinema/Theatre	Omnimax Theater	1.4 West
Library	Hamilton County Main Library	0.6 Southeast
College/University	Art Academy of Cincinnati	0.3 East
Museum	Cincinnati Fire Museum American Classical Music Hall	0.2 Southwest 0.2 North
Stadium/Arena	Paul Brown Stadium Ltd. Great American Ball Park	1.1 South 1.3 Southeast
Entertainment/Casino	Horseshoe Casino	0.7 East
Park	Washington Park	0.1 North

The subject property is very close to community services. Washington Park, a large park in the neighborhood, is just 0.1 miles north. Enzos OTR and Lavomatic Café are both restaurants that are within approximately 0.3 miles east of the proposed subject site. The Big Dollar discount shopping center and Macy's are both located within 0.6 miles of the site. In addition, a Shell gasoline station and a Kroger are located within 0.7 miles

of the proposed site. Residents may access the art and music library only 0.5 miles southeast, and the Tower Place shopping center is 1.1 miles southeast of the proposed subject site in Cincinnati's CBD. A hospital is just 1.1 miles east, and police and fire departments are located within 1.0 mile. A U.S. Post Office branch and a CVS/pharmacy are both within 0.7 miles of the proposed subject site.

It should be noted that a variety of activities oriented towards seniors are conducted via YMCA programming. The residents of the subject site are expected to benefit from this proximity to senior activities.

6. Overall Site Evaluation

Numerous structures are boarded-up within the site area; although, 3CDC plans to redevelop most of them. The proposed subject site is close to many community services. Both visibility and site access are considered excellent. The proposed subject site is near shopping, recreation, employment and education opportunities. The new Horseshoe Casino is 0.7 miles east of the site, offering entertainment and dining options close by. Social services, public transportation and public safety services are all within 1.5 miles, and the proposed subject site has convenient access to U.S. Highways 127, 27, 52, 22, 42 and 50; State Route 3; and Interstates 71 and 75.

Many Over-the-Rhine neighborhoods are dilapidated; the area, however, is actively redeveloping vacant structures and cleaning up debris. Currently, 3CDC is in the midst of a massive area renovation project. The goal is to greatly increase home ownership in Over-the-Rhine. Historically, the percentage of home ownership in Over-the-Rhine is drastically below the average for Cincinnati; therefore, many of the redevelopment efforts are geared toward condominiums.

Overall, we believe that the site's location and its proximity to community services will affect its marketability positively.

7. Crime Issues

The primary source for Crime Risk data is the FBI Uniform Crime Report (UCR). The FBI collects data from each of roughly 16,000 separate law enforcement jurisdictions across the country and compiles this data into the UCR. The most recent update showed an overall coverage rate of 95.0% of all jurisdictions nationwide with a coverage rate of 97.0% of all jurisdictions in metropolitan areas.

Applied Geographic Solutions uses the UCR at the jurisdictional level to model each of the seven crime types at other levels of geography. Risk indexes are standardized based on the national average. A Risk Index value of 100 for a particular risk indicates that, for the area, the relative probability of the risk is consistent with the average probability of that risk across the United States.

It should be noted that aggregate indexes for total crime, personal crime and property crime are not weighted, and a murder is no more significant statistically in these indexes than petty theft. Thus, caution should be exercised when using them.

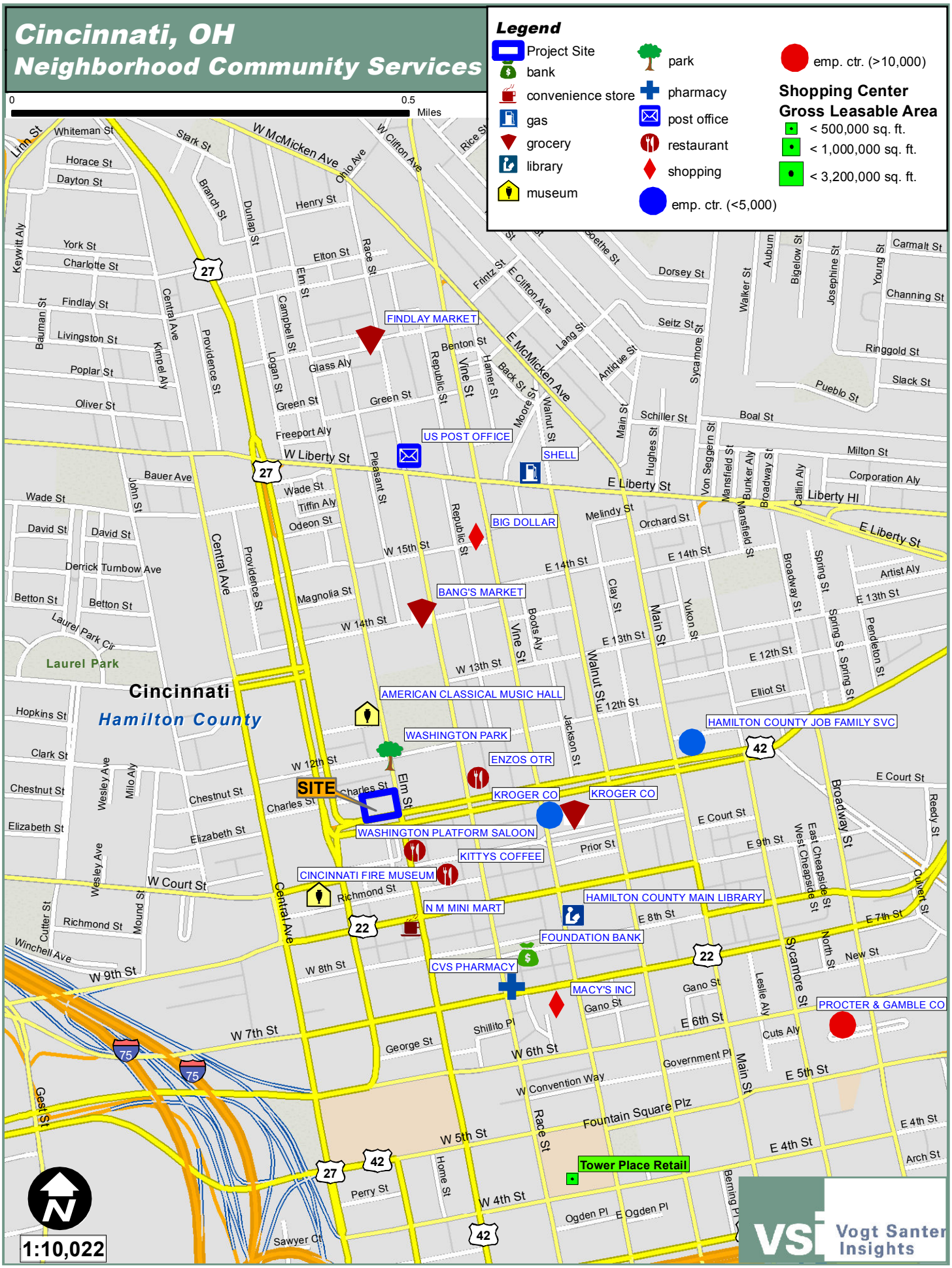
Total crime risk (201) for the Site PMA is above the national average with an overall personal crime index of 173 and a property crime index of 168. Total crime risk (125) for Hamilton County is above the national average with indexes for personal and property crime of 90 and 129, respectively.

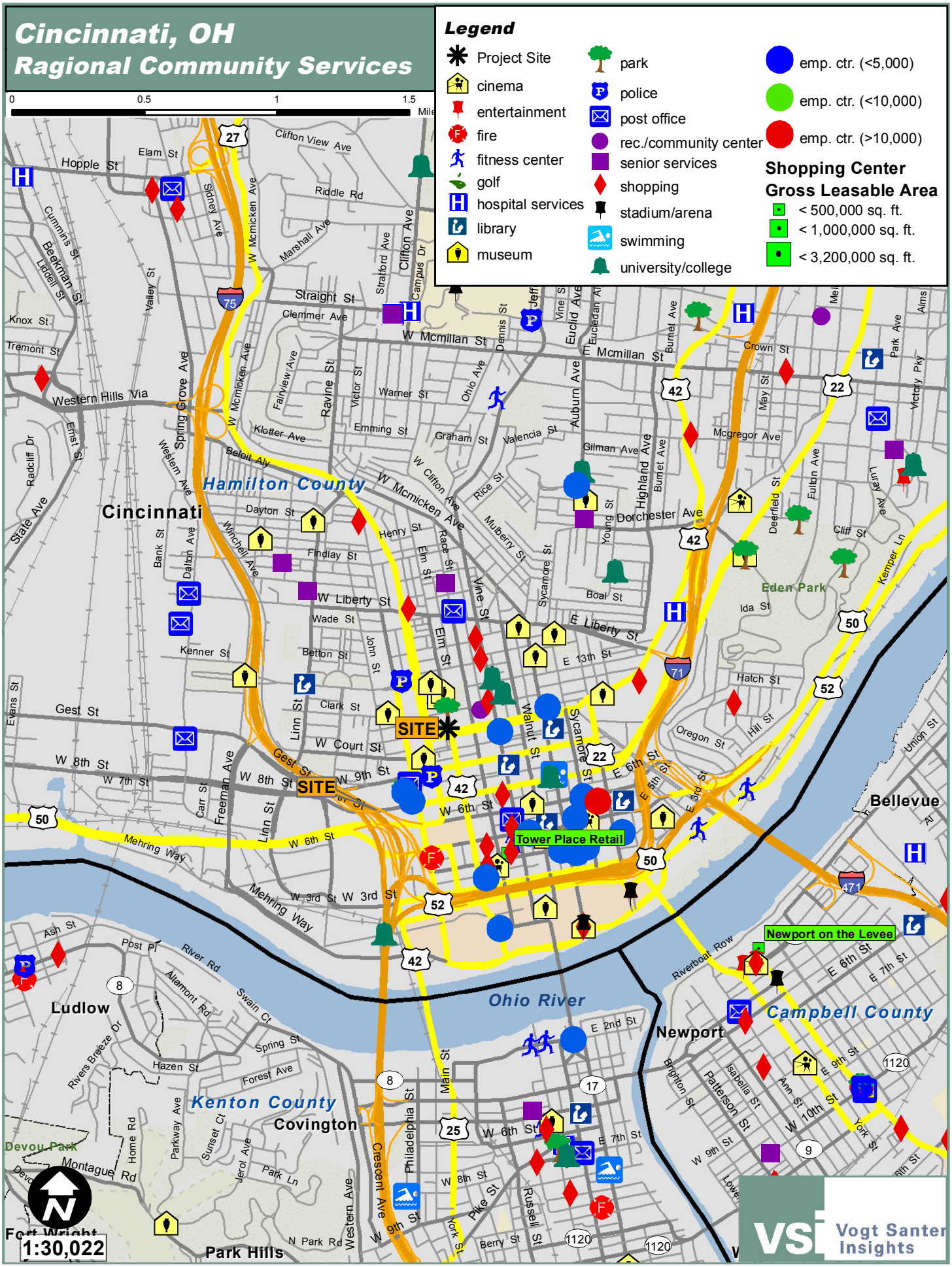
	Crime Risk Index	
	Site PMA	Hamilton County
Total Crime	**201**	**125**
Personal Crime	**173**	**90**
Murder	167	86
Rape	267	153
Robbery	352	158
Assault	104	59
Property Crime	**168**	**129**
Burglary	203	139
Larceny	200	173
Motor Vehicle Theft	91	65

Source: Applied Geographic Solutions

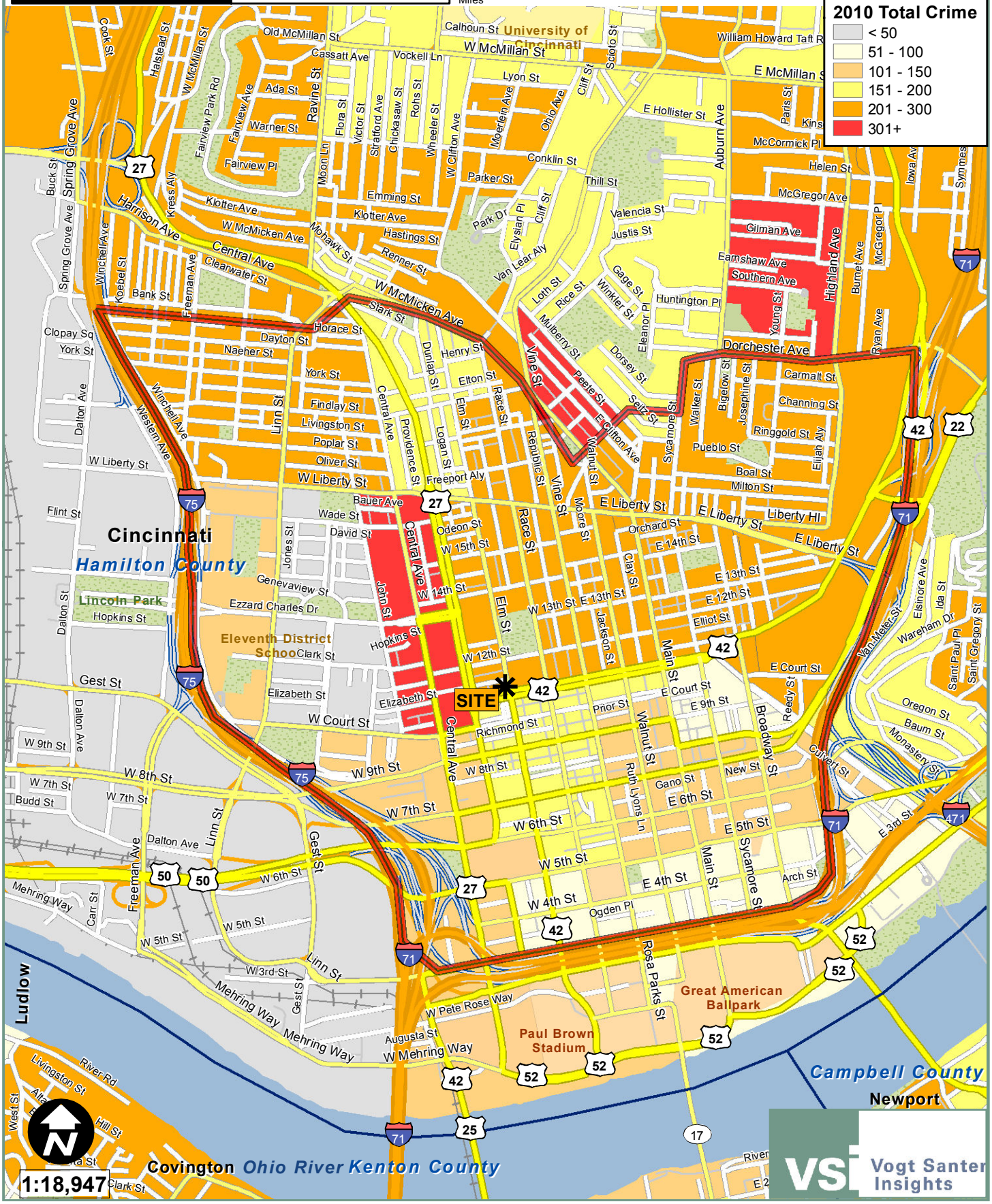
The subject project will have 24-hour staffing and controlled access to units. The fact that the project is within the Central YMCA, which offers a variety of security measures, should help renter perceptions of the site as positive in terms of safety.

Maps illustrating the location of community services and crime risk are on the following pages.


Cincinnati, OH
Neighborhood Community Services
Legend
Project Site
bank
convenience store
gas
grocery
library
museum
park
pharmacy
post office
restaurant
shopping
emp. ctr. (<5,000)
emp. ctr. (>10,000)
Shopping Center Gross Leasable Area
< 500,000 sq. ft.
< 1,000,000 sq. ft.
< 3,200,000 sq. ft.
0
0.5
Miles
FINDLAY MARKET
US POST OFFICE
SHELL
BIG DOLLAR
BANG'S MARKET
AMERICAN CLASSICAL MUSIC HALL
WASHINGTON PARK
ENZOS OTR
SITE
KROGER CO
KROGER CO
WASHINGTON PLATFORM SALOON
KITTYS COFFEE
CINCINNATI FIRE MUSEUM
N M MINI MART
HAMILTON COUNTY JOB FAMILY SVC
HAMILTON COUNTY MAIN LIBRARY
FOUNDATION BANK
CVS PHARMACY
MACY'S INC
PROCTER & GAMBLE CO
Tower Place Retail
Laurel Park
Cincinnati
Hamilton County
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Vogt Santer Insights


Cincinnati, OH
Ragional Community Services
0
0.5
1
1.5
Legend
Project Site
cinema
entertainment
fire
fitness center
golf
hospital services
library
museum
park
police
post office
rec./community center
senior services
shopping
stadium/arena
swimming
university/college
emp. ctr. (<5,000)
emp. ctr. (<10,000)
emp. ctr. (>10,000)
Shopping Center Gross Leasable Area
< 500,000 sq. ft.
< 1,000,000 sq. ft.
< 3,200,000 sq. ft.
Hamilton County
Cincinnati
Kenton County
Covington
Campbell County
Newport
Bellevue
Ludlow
Park Hills
Fort Wright
Devou Park
Eden Park
Ohio River
SITE
SITE
Tower Place Retail
Newport on the Levee
Hopple St
Elam St
Clifton View Ave
Riddle Rd
Straight St
Clemmer Ave
W Mcmillan St
E Mcmillan St
Western Hills Via
Tremont St
Knox St
Klotter Ave
Emming St
Warner St
Graham St
Valencia St
Gilman Ave
Mcgregor Ave
Crown St
Dorchester Ave
Cliff St
Ida St
Dayton St
Findlay St
W Liberty St
Wade St
Kenner St
Betton St
Clark St
W Court St
Gest St
W 8th St
W 7th St
W 9th St
W 6th St
E 6th St
E 7th St
E 5th St
E 3rd St
E 2nd St
E 13th St
E Liberty St
Boal St
Oregon St
Hill St
Hatch St
Ida St
Mehring Way
W 3rd St
W 6th St
Riverboat Row
Ash St
Post Pl
River Rd
Altamont Rd
Swain Ct
Spring St
Hazen St
Forest Ave
Rivers Breeze Dr
Home Rd
Parkway Ave
Sunset Ct
Jerol Ave
Park Ln
Montague Rd
N Park Rd
Western Ave
Crescent Ave
Philadelphia St
Main St
Pike St
Russell St
York St
Berry St
W 10th St
E 9th St
W 9th St
Ann St
Patterson St
Isabella St
Brighton St
Lower
Union St
Kemper Ln
Luray Ave
Fulton Ave
Deerfield St
Park Ave
Victory Pky
Alms
Mel
Jeff
Vine St
Euclid Ave
E Euclid Ave
Burnet Ave
Highland Ave
Young St
Auburn Ave
Dennis St
Ohio Ave
Victor St
Ravine St
Fairview Ave
W Mcmicken Ave
Rice St
Mulberry St
Sycamore St
Race St
Elm St
John St
Linn St
Walnut St
Freeman Ave
Carr St
Evans St
Gest St
Bank St
Dalton Ave
Winchell Ave
Western Ave
Beloit Aly
Spring Grove Ave
Radcliff Dr
Ernst St
State Ave
Beekman St
Liddell St
Cummins St
Valley St
Sidney Ave
W Mcmicken Ave
Marshall Ave
Stratford Ave
Clifton Ave
Campus Dr
W Clifton Ave
Henry St
Oregon St
Union St
Hill St
Hatch St
Kemper Ln
Luray Ave
Fulton Ave
Deerfield St
Park Ave
Victory Pky
Alms
Mel
Jeff
Vine St
Euclid Ave
E Euclid Ave
Burnet Ave
Highland Ave
Young St
Auburn Ave
Dennis St
Ohio Ave
Victor St
Ravine St
Fairview Ave
W Mcmicken Ave
Rice St
Mulberry St
Sycamore St
Race St
Elm St
John St
Linn St
Walnut St
Freeman Ave
Carr St
Evans St
Gest St
Bank St
Dalton Ave
Winchell Ave
Western Ave
Beloit Aly
Spring Grove Ave
Radcliff Dr
Ernst St
State Ave
Beekman St
Liddell St
Cummins St
Valley St
Sidney Ave
W Mcmicken Ave
Marshall Ave
Stratford Ave
Clifton Ave
Campus Dr
W Clifton Ave
Henry St
1:30,022
Vogt Santer Insights

Cincinnati, OH
2010 Crime Risk



B. Demographic Characteristics and Trends

1. Population Trends

The population of the Cincinnati Site PMA declined by 5,345 (21.8%) between 1990 and 2000, a 21.8% decline over the 1990 population, or an annual rate of 2.4%. The Site PMA population for 1990, 2000, 2011 (estimated) and 2016 (projected) are summarized as follows:

	Year			
	1990 (Census)	2000 (Census)	2011 (Estimated)	2016 (Projected)
Population	24,483	19,138	18,050	17,712
Population Change	-	-5,345	-1,088	-338
Percent Change	-	-21.8%	-5.7%	-1.9%

Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

Between 2000 and 2011, the population declined by 1,088, or 5.7%. It is projected that the decline will slow to 1.9%, or 338, between 2011 and 2016.

The distribution of Site PMA population by age follows:

Population by Age	2000 (Census)		2011 (Estimated)		2016 (Projected)		Change 2011-2016	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
19 & Under	5,312	27.8%	3,976	22.0%	3,817	21.6%	-159	-4.0%
20 to 24	1,842	9.6%	1,781	9.9%	1,821	10.3%	40	2.2%
25 to 34	3,377	17.6%	3,749	20.8%	3,739	21.1%	-10	-0.3%
35 to 44	3,190	16.7%	2,368	13.1%	2,258	12.7%	-110	-4.6%
45 to 54	2,383	12.5%	2,870	15.9%	2,623	14.8%	-247	-8.6%
55 to 64	1,435	7.5%	2,005	11.1%	2,038	11.5%	33	1.6%
65 to 74	917	4.8%	824	4.6%	943	5.3%	119	14.4%
75 & Over	682	3.6%	477	2.6%	473	2.7%	-4	-0.8%
Total	19,138	100.0%	18,050	100.0%	17,712	100.0%	-338	-1.9%

Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

As the preceding table illustrates, the population age 65 to 74 is projected to be the fastest growing age group within the Site PMA, with a 14.4% rate of growth. The share of 55 and older population is projected to increase by 18.3% in 2011 to 19.5% in 2016. These trends indicate increased need for senior housing in the area.

2. Household Trends

Within the Cincinnati Site PMA, households declined by 1,523 (14.4%) between 1990 and 2000. Household trends within the Cincinnati Site PMA are summarized as follows:

	Year			
	1990 (Census)	2000 (Census)	2011 (Estimated)	2016 (Projected)
Households	10,557	9,034	8,322	8,052
Household Change	-	-1,523	-712	-270
Percent Change	-	-14.4%	-7.9%	-3.2%
Household Size	2.04	1.84	1.78	1.80

Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

Between 2000 and 2011, households declined by 712, or 7.9%. By 2016, there will be 8,052 households, a decline of 270 households, or 3.2% over 2011 levels. This is a decline of approximately 54 households annually over the next five years.

The distribution of Site PMA households by age follows:

Households by Age	2000 (Census)		2011 (Estimated)		2016 (Projected)		Change 2011-2016	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 25	1,074	11.9%	1,078	13.0%	972	12.1%	-106	-9.8%
25 to 34	2,090	23.1%	1,777	21.4%	1,745	21.7%	-32	-1.8%
35 to 44	1,837	20.3%	1,391	16.7%	1,253	15.6%	-138	-9.9%
45 to 54	1,549	17.1%	1,466	17.6%	1,263	15.7%	-203	-13.8%
55 to 64	1,160	12.8%	1,284	15.4%	1,370	17.0%	86	6.7%
65 to 74	711	7.9%	751	9.0%	829	10.3%	78	10.4%
75 to 84	463	5.1%	410	4.9%	422	5.2%	12	2.9%
85 & Over	150	1.7%	165	2.0%	198	2.5%	33	20.0%
Total	9,034	100.0%	8,322	100.0%	8,052	100.0%	-270	-3.2%

Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

Between 2011 and 2016, the greatest growth is projected to be among householders age 85 and older (20.0%) followed by those age 65 to 74 (10.4%) and 55 to 64 (6.7%).

Households by tenure are distributed as follows:

Tenure	2000 (Census)		2011 (Estimated)		2016 (Projected)	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied	753	8.3%	1,116	13.4%	1,127	14.0%
Renter-Occupied	8,281	91.7%	7,206	86.6%	6,925	86.0%
Total	9,034	100.0%	8,322	100.0%	8,052	100.0%

Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

In 2011, homeowners occupied 13.4% of all occupied housing units, while the remaining 86.6% were occupied by renters. The share of renters is extremely high and represents strong base of renter support in this market area.

Households by tenure for those age 55 and older in 2000, 2011 (estimated) and 2016 (projected) are distributed as follows:

Tenure Age 55+	2000 (Census)		2011 (Estimated)		2016 (Projected)	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied	267	10.7%	493	18.9%	549	19.5%
Renter-Occupied	2,217	89.3%	2,117	81.1%	2,270	80.5%
Total	2,484	100.0%	2,610	100.0%	2,819	100.0%

Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

A total of 2,117 (81.1%) of all households age 55 and older within the Site PMA were renters in 2011. This is a very strong base of age-appropriate support for the proposed project.

Households by tenure by age of head of household from the 2000 Census are distributed as follows:

Age	Owner		Renter		Renter Share
	Number	Percent	Number	Percent	
Under 25	2	0.3%	1,072	12.9%	99.8%
25 to 34	185	24.5%	1,905	23.0%	91.2%
35 to 44	121	16.1%	1,716	20.7%	93.4%
45 to 54	178	23.6%	1,371	16.6%	88.5%
55 to 64	135	17.9%	1,025	12.4%	88.4%
65 to 74	76	10.1%	635	7.7%	89.3%
75 to 84	22	2.9%	441	5.3%	95.2%
85 & Over	34	4.5%	116	1.4%	77.3%
Total	753	100.0%	8,281	100.0%	91.7%

Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

The share of renters is highest among the “under 25” age group, while the share of renters is lowest among the 85 and older age group in the Site PMA.

Household size by tenure for age 55 and older within the Site PMA, based on the 2011 estimates and 2016 projections, follows:

Persons Per Renter Household Age 55+	2011 (Estimated)		2016 (Projected)		Change 2011-2016	
	Households	Percent	Households	Percent	Households	Percent
1 Person	1,777	83.9%	1,884	83.0%	107	6.0%
2 Persons	201	9.5%	221	9.8%	21	10.3%
3 Persons	56	2.6%	65	2.9%	9	16.5%
4 Persons	51	2.4%	53	2.3%	3	5.3%
5 Persons+	34	1.6%	47	2.0%	13	38.4%
Total	2,117	100.0%	2,270	100.0%	152	7.2%

Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

Persons Per Owner Household Age 55+	2011 (Estimated)		2016 (Projected)		Change 2011-2016	
	Households	Percent	Households	Percent	Households	Percent
1 Person	223	45.3%	239	43.6%	16	7.2%
2 Persons	128	25.9%	151	27.4%	23	18.2%
3 Persons	64	13.1%	73	13.2%	8	12.9%
4 Persons	40	8.1%	49	8.8%	9	22.3%
5 Persons+	38	7.6%	38	6.9%	0	0.6%
Total	493	100.0%	549	100.0%	57	11.5%

Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

The proposed subject project will target one- and two-person households, which comprise a projected 2,105 households in 2016 (92.8% of all 55 and older renter households).

3. Income Trends

The distribution of households by income within the Cincinnati Site PMA is summarized as follows:

Household Income	2000 (Census)		2011 (Estimated)		2016 (Projected)	
	Households	Percent	Households	Percent	Households	Percent
Less Than $10,000	3,998	44.3%	2,916	35.0%	2,729	33.9%
$10,000 to $19,999	1,669	18.5%	1,628	19.6%	1,566	19.5%
$20,000 to $29,999	1,056	11.7%	863	10.4%	845	10.5%
$30,000 to $39,999	736	8.1%	750	9.0%	722	9.0%
$40,000 to $49,999	459	5.1%	497	6.0%	486	6.0%
$50,000 to $59,999	250	2.8%	378	4.5%	361	4.5%
$60,000 to $74,999	322	3.6%	329	4.0%	349	4.3%
$75,000 to $99,999	245	2.7%	395	4.7%	388	4.8%
$100,000 to $124,999	134	1.5%	248	3.0%	253	3.1%
$125,000 to $149,999	29	0.3%	116	1.4%	133	1.7%
$150,000 to $199,999	54	0.6%	79	0.9%	88	1.1%
$200,000 & Over	83	0.9%	124	1.5%	132	1.6%
Total	9,034	100.0%	8,322	100.0%	8,052	100.0%
Median Income	$13,111		$17,646		$18,279	

Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

In 2000, the median household income was $13,111. This increased by 34.6% to $17,646 in 2011. By 2016, it is projected that the median household income will be $18,279, an increase of 3.6% over 2011.

Between 2011 and 2016, most of the household growth will be among households with incomes of $60,000 and higher.

The distribution of elderly age 55 and older households by income within the Cincinnati Site PMA is summarized as follows:

Household Income 55+	2000 (Census)		2011 (Projected)		2016 (Projected)	
	Number	Percent	Number	Percent	Number	Percent
Less Than $10,000	1,402	56.4%	1,119	42.9%	1,158	41.1%
$10,000 to $19,999	449	18.1%	603	23.1%	641	22.7%
$20,000 to $29,999	243	9.8%	267	10.2%	311	11.0%
$30,000 to $39,999	108	4.3%	213	8.1%	225	8.0%
$40,000 to $49,999	110	4.4%	96	3.7%	116	4.1%
$50,000 to $59,999	24	1.0%	65	2.5%	77	2.7%
$60,000 to $74,999	43	1.7%	62	2.4%	77	2.7%
$75,000 to $99,999	33	1.3%	74	2.9%	89	3.1%
$100,000 to $124,999	24	0.9%	32	1.2%	42	1.5%
$125,000 to $149,999	16	0.7%	14	0.5%	21	0.7%
$150,000 to $199,999	14	0.6%	29	1.1%	30	1.1%
$200,000 & Over	18	0.7%	35	1.3%	32	1.2%
Total	2,484	100.0%	2,610	100.0%	2,819	100.0%
Median Income	$10,031		$13,090		$13,924	

Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

Between 2011 and 2016, senior household growth is projected to occur across all income bands.

The following tables illustrate renter household income by household size for age 55 and older for 2000, 2011 and 2016 for the Cincinnati Site PMA:

Renter Age 55+ Households	2000 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than $10,000	1,248	55	18	15	0	1,336
$10,000 to $19,999	335	50	5	6	9	406
$20,000 to $29,999	143	47	12	6	1	210
$30,000 to $39,999	53	12	5	3	8	81
$40,000 to $49,999	37	30	7	1	1	76
$50,000 to $59,999	1	18	1	2	1	23
$60,000 to $74,999	11	12	0	0	0	23
$75,000 to $99,999	9	2	0	6	0	18
$100,000 to $124,999	13	6	0	0	0	18
$125,000 to $149,999	13	0	0	0	0	13
$150,000 to $199,999	6	4	0	0	0	10
$200,000 & Over	3	1	0	0	0	4
Total	1,872	236	49	39	20	2,217

Source: Ribbon Demographics; ESRI; Urban Decision Group

Renter Age 55+ Households	2011 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than $10,000	1,004	30	17	9	1	1,061
$10,000 to $19,999	476	40	5	3	6	531
$20,000 to $29,999	136	31	11	11	7	197
$30,000 to $39,999	55	29	13	12	13	122
$40,000 to $49,999	16	27	4	3	0	50
$50,000 to $59,999	5	11	4	5	4	29
$60,000 to $74,999	22	10	1	1	0	35
$75,000 to $99,999	21	13	0	3	0	36
$100,000 to $124,999	5	2	1	4	1	13
$125,000 to $149,999	7	2	0	0	0	10
$150,000 to $199,999	18	2	0	0	0	20
$200,000 & Over	11	4	0	0	0	15
Total	1,777	201	56	51	34	2,117

Source: Ribbon Demographics; ESRI; Urban Decision Group

Renter Age 55+ Households	2016 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than $10,000	1,038	35	16	10	0	1,100
$10,000 to $19,999	505	40	6	4	9	565
$20,000 to $29,999	153	37	12	12	11	225
$30,000 to $39,999	55	29	14	12	16	126
$40,000 to $49,999	30	22	5	1	3	61
$50,000 to $59,999	7	14	5	5	4	34
$60,000 to $74,999	23	13	3	4	3	46
$75,000 to $99,999	27	17	1	2	0	47
$100,000 to $124,999	11	3	1	3	1	19
$125,000 to $149,999	7	4	1	0	0	12
$150,000 to $199,999	17	3	0	0	0	22
$200,000 & Over	10	3	0	0	0	14
Total	1,884	221	65	53	47	2,270

Source: Ribbon Demographics; ESRI; Urban Decision Group

Data from the preceding tables is used in the capture and penetration rate analyses.

4. Neighborhood Trends

Growth in the senior 55 and older population and households within the 0.25-mile radius of the site is approximately double that of the Site PMA. The share of renters is also 5.1 percentage points higher within this age group in 2011, and incomes are nearly $6,000 higher for that same year.

	0.25- Mile Radius	Site PMA
2011 Senior Population (55+)	480	3,306
2016 Senior Population (55+)	521	3,454
2011 – 2016 Senior Population (55+) Percent Change	8.5%	4.5%
2011 Senior Households (55+)	471	2,610
2016 Senior Households (55+)	547	2,819
2011 – 2016 Senior Household (55+) Percent Change	16.1%	8.0%
2011 Senior Renter (55+) Share	86.2%	81.1%
2016 Senior Renter (55+) Share	84.1%	80.5%
2011 Senior Household (55+) Income	$19,047	$13,090
2016 Senior Household (55+) Income	$20,589	$13,924

Source: 2000 Census; ESRI; Vogt Santer Insights

Overall, this 0.25-mile radial area and the Site PMA are both heavily renter-occupied, low-income areas with rapidly growing senior population and households.

VII. Economic Conditions and Trends

The following sections provide an overview of economic trends affecting the subject site as proposed. The site is located in the city of Cincinnati, which is located in Hamilton County that is part of the Cincinnati-Middletown, OH-KY-IN Metropolitan Statistical Area (Cincinnati MSA). This section includes an analysis of employment within both of these larger geographies and the Cincinnati Site Primary Market Area (PMA). This also includes an analysis of the employment of residents and unemployment rate trends. Major employers in the region are also listed. Finally, we comment on the trends impacting the subject site.

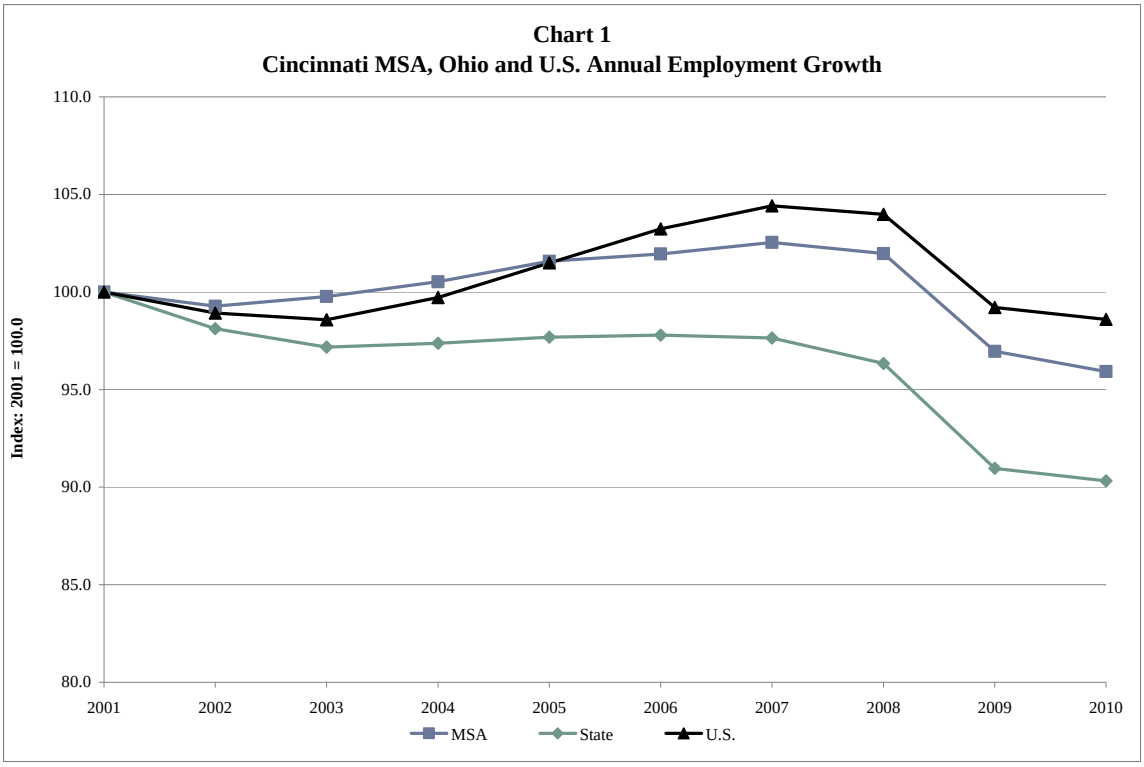
A. Metropolitan Employment

The trend and distribution of MSA-level employment is important to understand because MSAs are defined by the federal government based on the commuting patterns of workers. Consequently, the MSA is an economic unit from the standpoint of labor markets and it represents the nature and growth of jobs that workers in the PMA have available to them and are likely to fill. It must be emphasized, however, that some of these jobs will be filled by workers living outside the MSA, while some MSA residents may work outside the MSA. The former are counted here, but the latter are not. We consider first the overall, long-term and near-term employment growth trends and then the distribution of jobs in terms of both industries (where people work) and occupations (what they do).

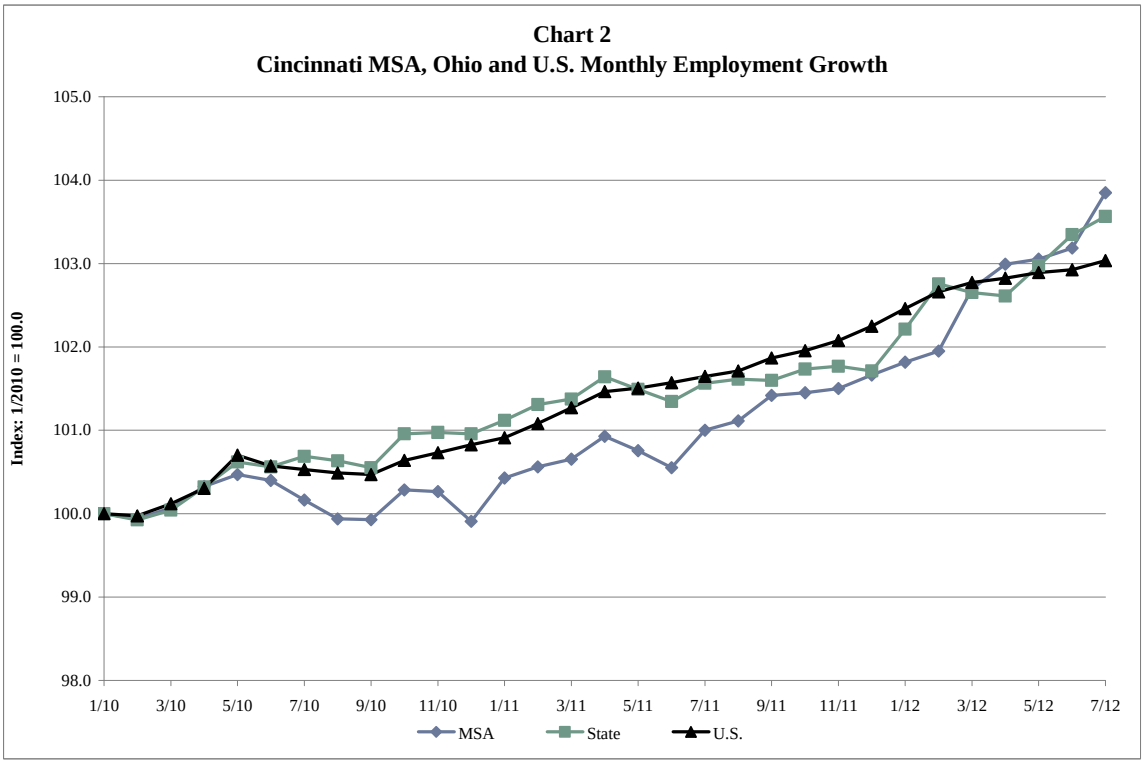
1. Jobs in the MSA by Industry

Charts 1 and 2 on the next page compare the trend of total payroll employment in the Cincinnati MSA to U.S. and statewide averages. Chart 1 illustrates the annual trend from 2001 through 2010, while Chart 2 shows the monthly employment trend since labor market growth resumed in January 2010. Employment growth is measured on an index basis, with all employment totals in 2001 or January 2010 set to 100.0; thus, the charts show cumulative percentage growth since those dates.

Chart 1 illustrates that, while the change in U.S. employment from 2001 to 2010 was -1.4%, the change in Ohio employment was -9.7% and the change in Cincinnati MSA employment was -4.1%. As Chart 2 shows, the change in MSA employment was 3.9% between January 2010 and July 2012, compared to 2.6% for Ohio and 2.8% for the U.S.



Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages



Source: U.S. Bureau of Labor Statistics, Current Employment Statistics

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Table 1 points out the annual average number of jobs by industry within the MSA during 2010 using the North American Industry Classification System (NAICS). A detailed description of NAICS sectors can be viewed on our website at VSInsights.com/terminology.php.

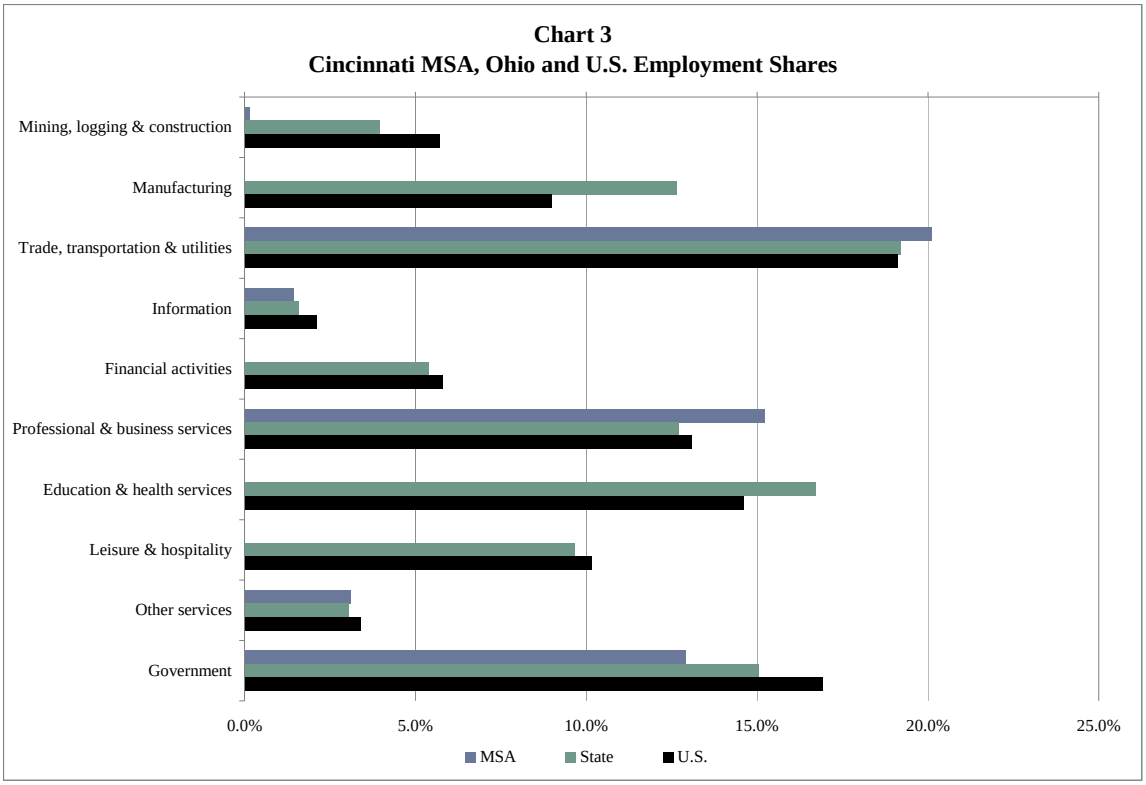
Along with the employment totals and percentages for the MSA, the location quotient for each sector is also presented. This is calculated as the percentage of MSA employment in the sector (as shown in the table) divided by the percentage of U.S. employment in that sector times 100. Thus, a location quotient greater than 100 implies that the sector has a larger-than-average concentration in the MSA – in other words, that employment is higher than expected in an economy of this size. The most heavily concentrated private sectors (compared to the U.S.) are Professional and Business Services and Trade, Transportation and Utilities. Chart 3 compares employment shares at the MSA, state and national levels graphically.

Table 1
Sector Employment Distribution, Cincinnati MSA, 2010

NAICS Sector	Employment		Location Quotient*	
	Number	Percent	vs. Ohio	vs. U.S.
Private Sector				
Mining, Logging and Construction	1,369	0.1%	3.7	2.5
Manufacturing	0	0.0%	0.0	0.0
Trade, Transportation and Utilities	190,312	20.1%	104.7	105.1
Information	13,697	1.4%	91.6	68.4
Financial Activities	0	0.0%	0.0	0.0
Professional and Business Services	144,011	15.2%	119.6	116.4
Education and Health Services	0	0.0%	0.0	0.0
Leisure and Hospitality	0	0.0%	0.0	0.0
Other Services	29,419	3.1%	102.4	91.3
Total Private Sector	**824,373**	**87.1%**	**102.5**	**104.8**
Government				
Federal Government	17,801	1.9%	109.1	80.6
State Government	19,060	2.0%	76.1	55.9
Local Government	85,266	9.0%	84.3	82.1
Total Government	**122,127**	**12.9%**	**85.7**	**76.3**
Total Payroll Employment	**946,500**	**100.0%**	**100.0**	**100.0**

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages
*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

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Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

2. Jobs in the MSA by Occupation

The preceding section analyzed employment within the Cincinnati MSA by industry – where people work regardless of what they do. This section presents estimates of employment by occupation – what people do regardless of where they work. Occupational employment estimates are available only for May; the latest are from May 2011. Occupational employment is categorized using the Standard Occupational Classification (SOC) system.

Table 2 on the following page presents MSA occupational employment by major group. Because jobs here are classified by activity rather than place of employment, the occupational group totals include both private and public sector workers. As with industry employment, location quotients are presented along with employment totals. These have the same interpretation here that they do in Table 1. The highest concentrations are in Production, Health Care Support and Computer and Mathematical Science.

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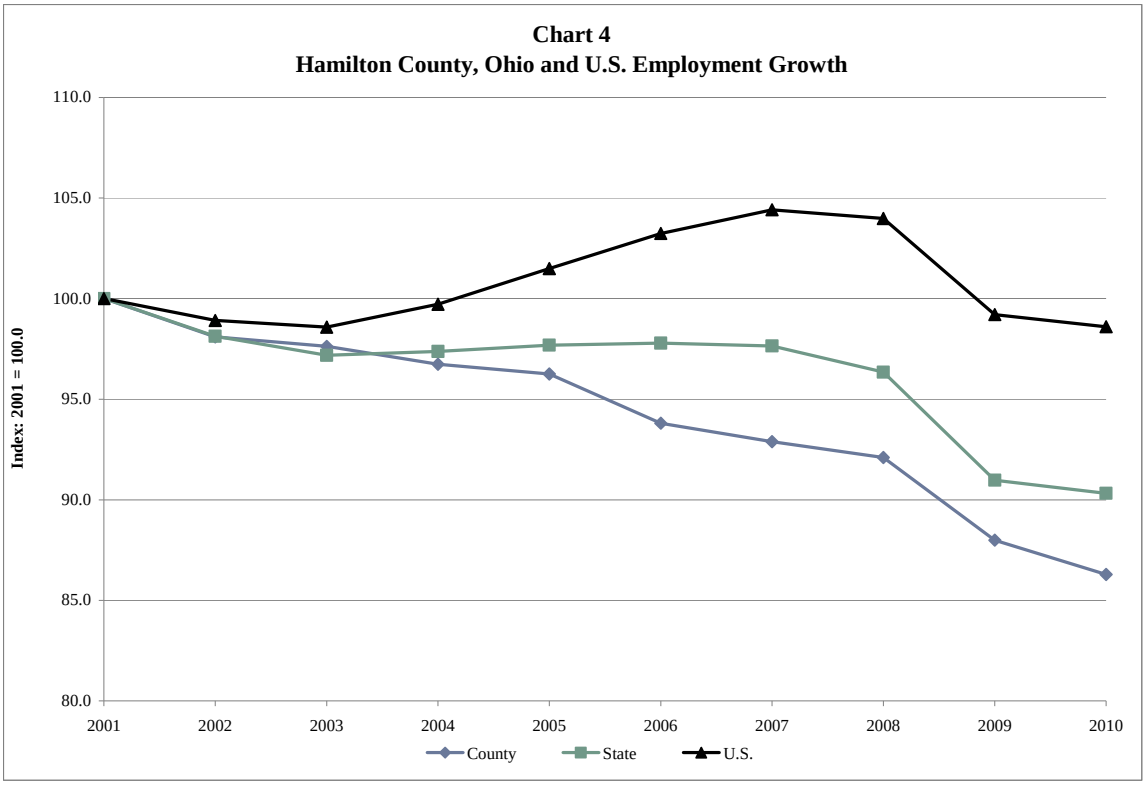
Table 2 Occupational Employment Distribution, Cincinnati MSA, May 2011				
	Employment		Location Quotient*	
SOC Major Occupational Group	Number	Percent	vs. Ohio	vs. U.S.
Management	44,870	4.6%	114.9	95.9
Business and Financial Operations	50,010	5.2%	116.6	107.0
Computer and Mathematical Science	28,070	2.9%	115.1	108.9
Architecture and Engineering	16,640	1.7%	103.7	95.2
Life, Physical and Social Science	6,160	0.6%	105.4	75.3
Community and Social Services	12,480	1.3%	88.7	87.3
Legal	6,020	0.6%	107.7	79.4
Education, Training and Library	54,880	5.7%	94.0	86.3
Arts, Design, Entertainment, Sports and Media	11,140	1.1%	106.2	85.4
Health Care Practitioner and Technical	60,210	6.2%	92.8	105.9
Health Care Support	33,360	3.4%	82.4	111.6
Protective Service	20,390	2.1%	92.9	84.2
Food Preparation and Servicing	92,190	9.5%	102.4	108.7
Building and Grounds Cleaning and Maintenance	28,300	2.9%	93.3	89.3
Personal Care and Service	22,820	2.4%	107.0	83.4
Sales and Related	103,520	10.7%	103.0	100.3
Office and Administrative Support	171,630	17.7%	108.7	106.1
Farming, Fishing and Forestry	600	0.1%	84.3	19.4
Construction and Extraction	29,570	3.0%	98.5	78.9
Installation, Maintenance and Repair	35,990	3.7%	98.0	95.4
Production	70,920	7.3%	80.3	112.1
Transportation and Material Moving	70,390	7.3%	100.1	107.8
All Occupations	**970,170**	**100.0%**	**100.0**	**100.0**

Source: U.S. Bureau of Labor Statistics, Occupational Employment Statistics
*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

B. County Employment and Wages

1. Jobs in the Site County

The following charts and tables analyze employment over time and by sector in Hamilton County, Ohio. They are analogous to those for the MSA in the previous section, although the source dataset is different and not as current. Chart 4 and Table 3 present the trend of Hamilton County employment from 2001 through 2010. The multiyear percentage changes at the bottom of Table 3 represent periods of expansion and contraction at the national level. Hamilton County underperformed both the state and the U.S. during each of these periods.



Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Table 3
Hamilton County, Ohio and U.S. Employment, 2001-2010

	Hamilton County		Ohio		United States	
Year	Total	Percent Change	Total (000)	Percent Change	Total (000)	Percent Change
2001	559,852		5,435		129,636	
2002	549,221	-1.9%	5,333	-1.9%	128,234	-1.1%
2003	546,562	-0.5%	5,281	-1.0%	127,796	-0.3%
2004	541,576	-0.9%	5,292	0.2%	129,278	1.2%
2005	538,866	-0.5%	5,309	0.3%	131,572	1.8%
2006	525,147	-2.5%	5,315	0.1%	133,834	1.7%
2007	520,046	-1.0%	5,307	-0.1%	135,366	1.1%
2008	515,631	-0.8%	5,236	-1.3%	134,806	-0.4%
2009	492,605	-4.5%	4,944	-5.6%	128,608	-4.6%
2010	483,074	-1.9%	4,909	-0.7%	127,820	-0.6%
Change						
2001-10	-76,778	-13.7%	-526	-9.7%	-1,815	-1.4%
2001-03	-13,290	-2.4%	-153	-2.8%	-1,840	-1.4%
2003-07	-26,516	-4.9%	25	0.5%	7,570	5.9%
2007-10	-36,972	-7.1%	-398	-7.5%	-7,546	-5.6%

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

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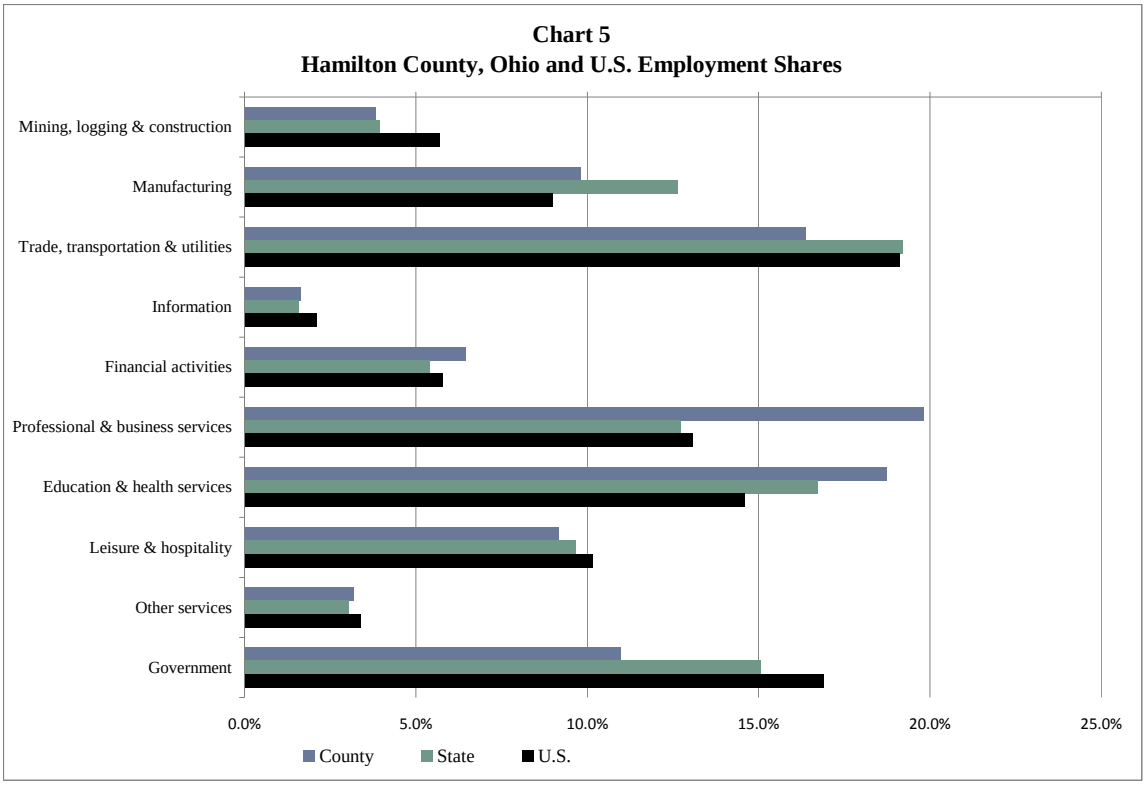
Table 4 presents Hamilton County's average employment distribution by sector, together with associated location quotients. In general, the relative concentrations measured by the location quotients are highly stable over time, so the current composition of employment is probably quite similar to that shown here. Professional and Business Services, Financial Activities, and Education and Health Services are more highly concentrated in the county than they are at the MSA level. Chart 5 compares these employment shares to state and national averages.

Table 4
Sector Employment Distribution, Hamilton County, 2010

NAICS Sector	Employment		Location Quotient*	
	Number	Percent	vs. Ohio	vs. U.S.
Private Sector				
Mining, Logging and Construction	18,461	3.8%	96.9	67.0
Manufacturing	47,376	9.8%	77.6	109.1
Trade, Transportation and Utilities	79,103	16.4%	85.3	85.6
Information	7,955	1.6%	104.2	77.8
Financial Activities	31,184	6.5%	119.5	111.5
Professional and Business Services	95,774	19.8%	155.9	151.6
Education and Health Services	90,476	18.7%	112.0	128.3
Leisure and Hospitality	44,268	9.2%	94.7	90.1
Other Services	15,360	3.2%	104.8	93.4
Total Private Sector	**430,066**	**89.0%**	**104.8**	**107.2**
Government				
Federal Government	9,768	2.0%	117.3	86.7
State Government	8,097	1.7%	63.3	46.5
Local Government	35,144	7.3%	68.1	66.3
Total Government	**53,009**	**11.0%**	**72.9**	**64.9**
Total Payroll Employment	**483,074**	**100.0%**	**100.0**	**100.0**

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages
*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

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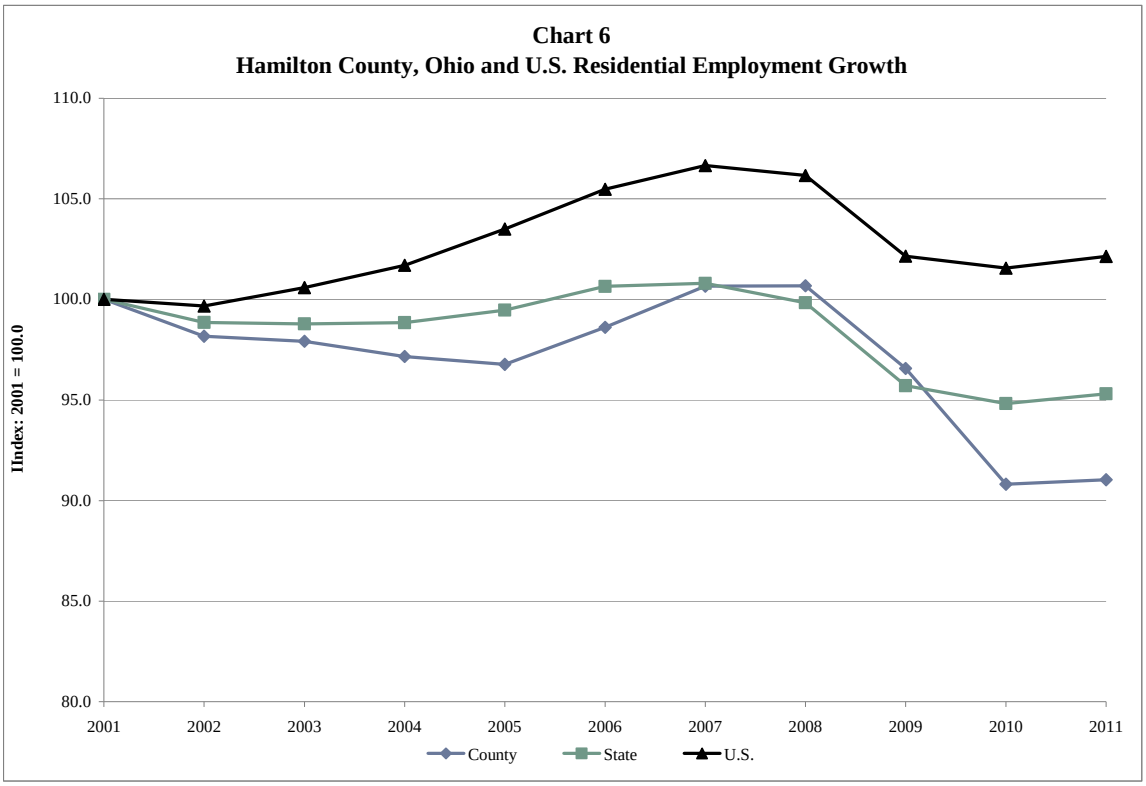
Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

2. Employment and Unemployment of Site County Residents

The preceding section analyzed the employment base within Hamilton County. Some of these jobs may be filled by residents of other counties; conversely, some workers living in Hamilton County may be employed outside the county. Both the employment base and residential employment are important: the local employment base creates indirect economic impacts and jobs, while the earnings of county residents, regardless of where they are employed, sustain the demand for housing and other goods and services within the county.

Chart 6 and Table 5 on the following page show the trend in county employment since 2001. Although the presentation is analogous to that of employment growth and year-by-year totals in the previous section, it is important to keep in mind that the two measures are fundamentally different. The earlier analysis focused on the number of jobs in Hamilton County; this one considers the number of Hamilton County residents who are working. The multiyear percentage changes at the bottom of Table 5 represent periods of employment expansion and contraction at the national level.

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Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

Table 5
Hamilton County, Ohio and U.S. Residential Employment, 2001-2011

	Hamilton County		Ohio		United States	
Year	Total	Percent Change	Total (000)	Percent Change	Total (000)	Percent Change
2001	408,621		5,567		136,933	
2002	401,144	-1.8%	5,503	-1.1%	136,485	-0.3%
2003	400,111	-0.3%	5,499	-0.1%	137,736	0.9%
2004	397,007	-0.8%	5,503	0.1%	139,252	1.1%
2005	395,429	-0.4%	5,537	0.6%	141,730	1.8%
2006	402,944	1.9%	5,603	1.2%	144,427	1.9%
2007	411,316	2.1%	5,611	0.1%	146,047	1.1%
2008	411,393	0.0%	5,557	-1.0%	145,362	-0.5%
2009	394,592	-4.1%	5,328	-4.1%	139,878	-3.8%
2010	371,099	-6.0%	5,279	-0.9%	139,064	-0.6%
2011	371,982	0.2%	5,305	0.5%	139,869	0.6%
Change						
2001-11	-36,639	-9.0%	-261	-4.7%	2,936	2.1%
2001-03	-8,510	-2.1%	-68	-1.2%	803	0.6%
2003-07	11,205	2.8%	112	2.0%	8,311	6.0%
2007-10	-40,217	-9.8%	-333	-5.9%	-6,983	-4.8%
2010-11	883	0.2%	27	0.5%	805	0.6%

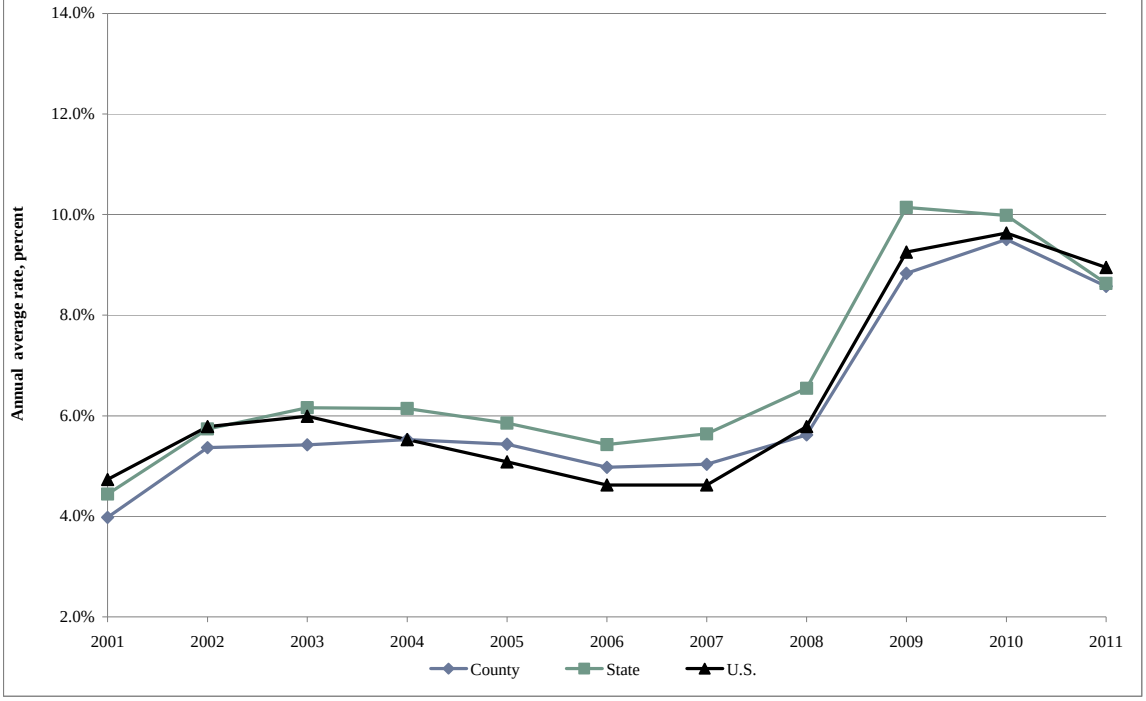
Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

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Hamilton County fared worse than Ohio and the U.S. from 2001 to 2011. The number of employed residents in 2010 was 23.2% lower than the number of jobs as shown in Table 3. Hamilton County is southwestern Ohio's economic hub and is a net supplier of jobs to residents of other counties.

Chart 7 and Table 6 (on the following page) present Hamilton County, state and U.S. unemployment rates over the past decade. The table also shows the Hamilton County labor force, resident employment (from Table 5) and the number of unemployed (i.e., those not working who have actively sought employment over the previous month). Since 2008, Hamilton County's unemployment rate has been lower than state and national averages. After peaking in 2010 at 9.5%, the unemployment rate fell to 8.6%, in line with the statewide rate.

Chart 7
Hamilton County, Ohio and U.S. Unemployment Rates



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Table 6 Hamilton County Labor Force Statistics and Comparative Unemployment Rates						
	Hamilton County			Unemployment Rates		
Year	Labor Force	Employment	Unemployment	Hamilton County	Ohio	U.S.
2001	425,551	408,621	16,930	4.0%	4.4%	4.7%
2002	423,897	401,144	22,753	5.4%	5.7%	5.8%
2003	423,055	400,111	22,944	5.4%	6.2%	6.0%
2004	420,235	397,007	23,228	5.5%	6.1%	5.5%
2005	418,151	395,429	22,722	5.4%	5.9%	5.1%
2006	424,041	402,944	21,097	5.0%	5.4%	4.6%
2007	433,132	411,316	21,816	5.0%	5.6%	4.6%
2008	435,897	411,393	24,504	5.6%	6.5%	5.8%
2009	432,812	394,592	38,220	8.8%	10.1%	9.3%
2010	410,075	371,099	38,976	9.5%	10.0%	9.6%
2011	406,861	371,982	34,879	8.6%	8.6%	8.9%

Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

3. Occupational Wages in the Site County

Table 7 on the next page compares typical wages by primary SOC occupational group in the Cincinnati MSA with those of Ohio and the U.S. Although comparable statistics are unavailable at the county level (except for single-county MSAs), MSAs are defined on the basis of commuting patterns, and wages should be fairly consistent across the MSA. These wage estimates are also subject to potentially large margins of error, therefore what may seem to be a wage difference may not be statistically significant. Thus, the table also indicates whether the local area's wage is significantly different than the national average wages; those that are significantly lower than the national average are printed in red, while those higher than average are in green. Note that error margins are smaller for states than they are for regions within those states. As a result, it is possible for a state wage that is lower than the U.S. average to be significant, while a local wage that is even lower than the state is insignificant.

Table 7 Median Occupational Wages, Cincinnati MSA, May 2011			
SOC Major Occupational Group	**Cincinnati MSA**	**Ohio**	**U.S.**
Management	$44.85	$42.32	$44.65
Business and Financial Operations	$28.10	$27.62	$29.67
Computer and Mathematical Science	$33.21	$32.94	$36.10
Architecture and Engineering	$34.27	$31.95	$34.65
Life, Physical and Social Science	$26.61	$27.16	$28.52
Community and Social Services	$18.08	$19.23	$19.17
Legal	$32.38	$30.71	$36.28
Education, Training and Library	$20.74	$22.38	$22.14
Arts, Design, Entertainment, Sports and Media	$18.15	$18.46	$20.98
Health Care Practitioner and Technical	$27.83	$26.73	$28.64
Health Care Support	$12.14	$11.06	$12.08
Protective Service	$16.26	$17.81	$17.66
Food Preparation and Servicing	$8.87	$8.83	$9.09
Building and Grounds Cleaning and Maintenance	$11.10	$10.57	$10.87
Personal Care and Service	$9.69	$9.67	$9.96
Sales and Related	$12.15	$11.26	$11.94
Office and Administrative Support	$15.09	$14.51	$15.02
Farming, Fishing and Forestry	$10.71	$12.42	$9.36
Construction and Extraction	$20.51	$20.25	$19.15
Installation, Maintenance and Repair	$19.64	$18.77	$19.52
Production	$15.81	$15.42	$14.74
Transportation and Material Moving	$13.10	$13.03	$13.83
All Occupations	**$16.21**	**$15.67**	**$16.57**

Source: U.S. Bureau of Labor Statistics, Occupational Employment Statistics

4. Employment of Site County Residents by Industry and Occupation

Limited data are available regarding the employment of Hamilton County residents by industry and occupation based on aggregated NAICS sectors and SOC occupational groups. These are five-year averages covering the 2006-2010 American Community Survey (ACS), but as in the analyses above, they can be compared to statewide and national averages to gain insight into how the county differs from these larger areas.

Employment by industry is shown in Table 8 on the next page. Although the sectors in general are consistent with those in earlier tables, one major difference is that government employment does not appear, but public administration does. These are core government functions, but do not include employment in government establishments, such as schools and hospitals. Those were included in government in the earlier tables, but here are grouped with private sector firms in sectors such as educational and health services. Occupational employment is shown in Table 9. These categories are more highly aggregated versions of those in Tables 4 and 8. Note that total industry employment equals total occupational employment, as it must. The same is theoretically true of the MSA-level industry and

occupational employment totals in Tables 1 and 2 as well; these differ because they are reported for different time periods.

Table 8 Sector Employment Distribution Hamilton County Residents, 2006-2010 Average				
	Employment		Location Quotient*	
NAICS Sector	Number	Percent	vs. Ohio	vs. U.S.
Agriculture, Natural Resources and Mining	506	0.1%	12.8	7.1
Construction	18,228	4.7%	84.1	66.3
Manufacturing	50,677	13.1%	82.1	119.6
Wholesale Trade	12,886	3.3%	109.7	109.1
Retail Trade	43,478	11.3%	96.6	98.1
Transportation and Utilities	17,307	4.5%	90.4	88.6
Information	7,910	2.1%	104.4	86.3
Financial Activities	29,879	7.7%	117.6	110.6
Professional and Business Services	45,255	11.7%	131.6	112.6
Educational and Health Services	92,393	24.0%	102.5	108.6
Leisure and Hospitality	37,162	9.6%	113.8	108.7
Other Services, Except Public Administration	16,054	4.2%	93.4	85.6
Public Administration	13,999	3.6%	92.6	75.0
Total Employment	**385,734**	**100.0%**	**100.0**	**100.0**

Source: U.S. Census Bureau, American Community Survey

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

Table 9 Occupational Employment Distribution Hamilton County Residents, 2006-2010 Average				
	Employment		Location Quotient*	
SOC Major Group	Number	Percent	vs. Ohio	vs. U.S.
Management, Business, Science and Arts	147,350	38.2%	114.4	108.2
Service	67,503	17.5%	102.3	102.3
Sales and Office	101,062	26.2%	103.6	103.1
Natural Resources, Construction and Maintenance	23,530	6.1%	74.4	62.2
Production, Transportation and Material Moving	45,902	11.9%	74.4	96.0
Total Employment	**385,734**	**100.0%**	**100.0**	**100.0**

Source: U.S. Census Bureau, American Community Survey

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

One would expect the sector location quotients in Table 8 to be relatively similar to those in Table 4, aside from the reporting of government employment in other sectors in Table 8. Key sectors in Table 4 have location quotients that are significantly higher than their counterparts in Table 8. This suggests that many jobs in the sector within Hamilton County are filled by workers from other counties. These key sectors include Financial Activities, Professional and Business Services, and Educational and Health Services.

5. Largest Employers

The 10 largest employers within Hamilton County comprise a total of over 100,000 employees, approximately 21% of total county employment. These employers are summarized as follows:

Company/Industry	Business Type	Total Employed	Expanding/ Contracting
Kroger Co.	Headquarters - Retail	17,000	Expanding
University Of Cincinnati	Education	15,340	Expanding
The Proctor & Gamble Company	Headquarters-Consumer Products	13,000	Expanding
Cincinnati Children's Hospital Medical Center	Health Care	11,385	Expanding
Health Alliance Of Greater Cincinnati	Health Care	10,000	Stable
Trihealth Inc.	Health Care	9,875	Stable
Archdiocese Of Cincinnati	Religious	8,000	Stable
Walmart Stores	Discount Retailer	7,375	Stable
Mercy Health Partners-Southwest Ohio	Health Care	7,316	Stable
Fifth Third Bancorp	Financial Services	7,219	Stable
	Total	**106,510**	

Source: Cincinnati Economic Development Division; 2010 Business Courier Book of Lists

Other major employers, which include at least 4,700 employees, include GE Aviation, St. Elizabeth Healthcare, U.S. Postal Service, Hamilton County government, Internal Revenue Service, city of Cincinnati, Staffmark, Frisch's Restaurants, Cincinnati Public Schools and Macy's, Inc.

According to Mr. Patrick Ewing of Cincinnati's Economic Development Department, housing investment in Cincinnati has been slowed by lack of access to credit coupled with job losses. In terms of employment, Mr. Ewing commented that Mercy Health Partners plans to close its Mount Airy and Western Hills locations (both are within the Cincinnati city limits) and build a new Mercy Hospital West facility outside the city in Hamilton County within the next two years. The groundbreaking ceremony for the new Mercy Hospital West was held in October 2010. The site of the new hospital is located on North Bend Road, near Interstate 74 in Green Township.

The new 550,000-square-foot hospital will feature 250 patient beds and is expected to be complete by summer 2013. The closure of Mercy Mount Airy and Mercy Western Hills will eliminate 320 beds, for a net loss of 70 patient beds with the transfer of services to the new hospital. The Mercy Hospital Mount Airy and Western Hills locations will move in-patient services to the new facility in 2013.

Mercy Health Partners is also planning to expand its Mercy Hospital Anderson, in Anderson Township. Plans include a new $50 million patient tower. Construction is expected to begin in 2012.

Worker Adjustment and Retraining Notification (WARN) notices given in Hamilton County through early 2012 affected an estimated 480 workers, including employees of Treasury and Security Services (JPMorgan Chase), Flextronics Americas, Cognis Corporation, Graphic Packaging International and Xpress Loan Servicing.

The largest of the layoffs announced in 2011 was the layoff of 222 employees by Graphic Packaging International, which was announced in April 2011. The company closed its facility in northern Cincinnati in August as part of an effort to reduce costs in its manufacturing operations. The company will shift manufacturing and equipment from Cincinnati to plants in Louisiana and Georgia. Salaried workers will be offered severance and hourly employees will be eligible for benefits depending on union negotiations.

Local representatives stated that Procter and Gamble is moving 650 employees into the city from the suburbs of Cincinnati. Some of these employees will be new to the company, while some will be relocated from other company locations. Development of a new casino has been approved for Cincinnati, which will add service jobs to the area. Specific areas of the city undergoing development and improvements include the Central Business District, the Over-the-Rhine neighborhood, the Oakley business district and Bond Hill.

In addition, the Cincinnati Central Business District (CBD) is home to over 60,000 employees in a diverse cross-section of industries and organizations. As the leading employee base in the city, the CBD is the headquarters of nine of the 15 Fortune 500 and Fortune 1000 companies in the region.

Following is a summary of the major companies with a downtown Cincinnati presence:

Fortune 500

- Procter & Gamble
- Kroger
- Macy's
- Fifth Third Bancorp
- Western & Southern Financial Group
- Chiquita Brands International

Fortune 1000

- American Financial Group
- Convergys
- E.W. Scripps

Another factor that is expected to impact the downtown area in addition to Greater Cincinnati is the development of a new casino at the Broadway Commons site located on the northeast edge of downtown, approximately 1.0 mile from the subject site. The casino is expected to open in early 2013 and once complete, the Cincinnati Casino is estimated to generate close to $21 million for Cincinnati, $12 million for Hamilton County and $14 million for public schools annually in tax revenue.

C. Primary Market Area

This section analyzes employment and economic factors within the Site PMA.

1. Employment in the PMA

Employment by sector within the Cincinnati Site PMA is shown in Table 11. These totals represent jobs within the PMA, not industry of employment of residents.[1] Hamilton County employment is shown for comparison. Also shown is a "location quotient" for PMA employment. Although this is interpreted in the same way as those in previous tables, this location quotient is calculated relative to county, not U.S. employment. Employment is heavily concentrated in Management of Companies and Technical Services, Utilities, and Information in the Site PMA.

Table 11
Sector Employment Distribution, Cincinnati Site PMA
Compared to Hamilton County, 2000

NAICS Sector	Employment		PMA Percent of Total	Location Quotient*
	PMA	County		
Agriculture, Forestry, Fishing and Hunting	10	111	0.0%	49.4
Mining	0	53	0.0%	0.0
Utilities	3,294	4,463	3.4%	404.7
Construction	826	20,835	0.9%	21.7
Manufacturing	16,136	75,277	16.8%	117.5
Wholesale Trade	6,532	30,447	6.8%	117.6
Retail Trade	5,667	62,549	5.9%	49.7
Transportation and Warehousing	1,356	10,046	1.4%	74.0
Information	9,431	19,149	9.8%	270.0
Finance and Insurance	12,787	28,429	13.3%	246.6
Real Estate and Rental and Leasing	1,284	11,165	1.3%	63.1
Professional, Scientific and Technical Services	14,852	37,954	15.4%	214.5
Management of Companies and Enterprises	1,819	2,274	1.9%	438.6
Administrative, Support, Waste Management and Remediation Services	2,656	14,216	2.8%	102.4
Educational Services	1,036	38,098	1.1%	14.9
Health Care and Social Assistance	2,692	72,284	2.8%	20.4
Arts, Entertainment and Recreation	2,323	9,981	2.4%	127.6
Accommodation and Food Services	3,707	36,836	3.9%	55.2
Other Services (Except Public Administration)	1,995	29,002	2.1%	37.7
Public Administration	7,641	22,150	7.9%	189.1
Unclassified	113	1,836	0.1%	33.8
Total	**96,156**	**527,155**	**100.0%**	**100.0**

Source: 2000 Census; ESRI; Vogt Santer Insights
*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

[1] County employment totals here differ from those in Table 4 because the data is obtained from a different source and because government employment is not reported separately, aside from the public administration component.

2. Business Establishments in the PMA

Table 12 shows the number of business establishments in the PMA and the county. A business establishment is a single site where business is conducted; a company or organization can have multiple establishments. Establishments in the PMA are generally larger than average, especially in Management, Utilities, Manufacturing and Wholesale Trade industry groups.

Table 12
Business Establishments, Cincinnati Site PMA and Hamilton County, 2000

NAICS Sector	Establishments		Employees Per Establishment	
	PMA	County	PMA	County
Agriculture, Forestry, Fishing and Hunting	4	33	2.8	3.4
Mining	0	17	0.0	3.1
Utilities	2	22	1,733.8	202.9
Construction	159	2,561	5.2	8.1
Manufacturing	88	1,630	183.5	46.2
Wholesale Trade	83	1,635	78.5	18.6
Retail Trade	333	4,782	17.0	13.1
Transportation and Warehousing	56	671	24.3	15.0
Information	119	632	79.1	30.3
Finance and Insurance	295	2,050	43.3	13.9
Real Estate and Rental and Leasing	136	1,460	9.4	7.6
Professional, Scientific and Technical Services	638	3,235	23.3	11.7
Management of Companies and Enterprises	7	28	245.8	81.2
Administrative, Support, Waste Management and Remediation Services	174	1,482	15.2	9.6
Educational Services	55	860	18.9	44.3
Health Care and Social Assistance	136	2,771	19.7	26.1
Arts, Entertainment and Recreation	63	672	37.1	14.9
Accommodation and Food Services	206	2,041	18.0	18.0
Other Services (Except Public Administration)	390	4,848	5.1	6.0
Public Administration	219	779	35.0	28.4
Unclassified	174	1,136	0.7	1.6
Total	**3,338**	**33,345**	**28.8**	**15.8**

Source: 2000 Census; ESRI; Vogt Santer Insights

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3. Commuting Modes of Site PMA Workers

Table 13 presents a distribution of commuting modes for Site PMA and Hamilton County workers age 16 and older in 2000.

Table 13
Commuting Patterns, Cincinnati Site PMA and Hamilton County, 2000

Travel Mode	PMA		County	
	Number	Percent	Number	Percent
Drove Alone	2,315	41.2%	314,250	78.9%
Carpooled	546	9.7%	38,717	9.7%
Public Transit	1,162	20.7%	19,959	5.0%
Walked	1,334	23.7%	11,670	2.9%
Motorcycle	0	0.0%	176	0.0%
Bicycle	7	0.1%	539	0.1%
Other Means	32	0.6%	1,899	0.5%
Worked at Home	230	4.1%	11,253	2.8%
Total	**5,626**	**100.0%**	**398,463**	**100.0%**

Source: 2000 Census; ESRI

A much larger share of Site PMA workers walked to work or took public transit; the proximity of the site neighborhood to major downtown employers and walkability of the historic Over-the-Rhine neighborhood contributes to these large shares.

Table 14 below compares travel times to work for the PMA and the county.

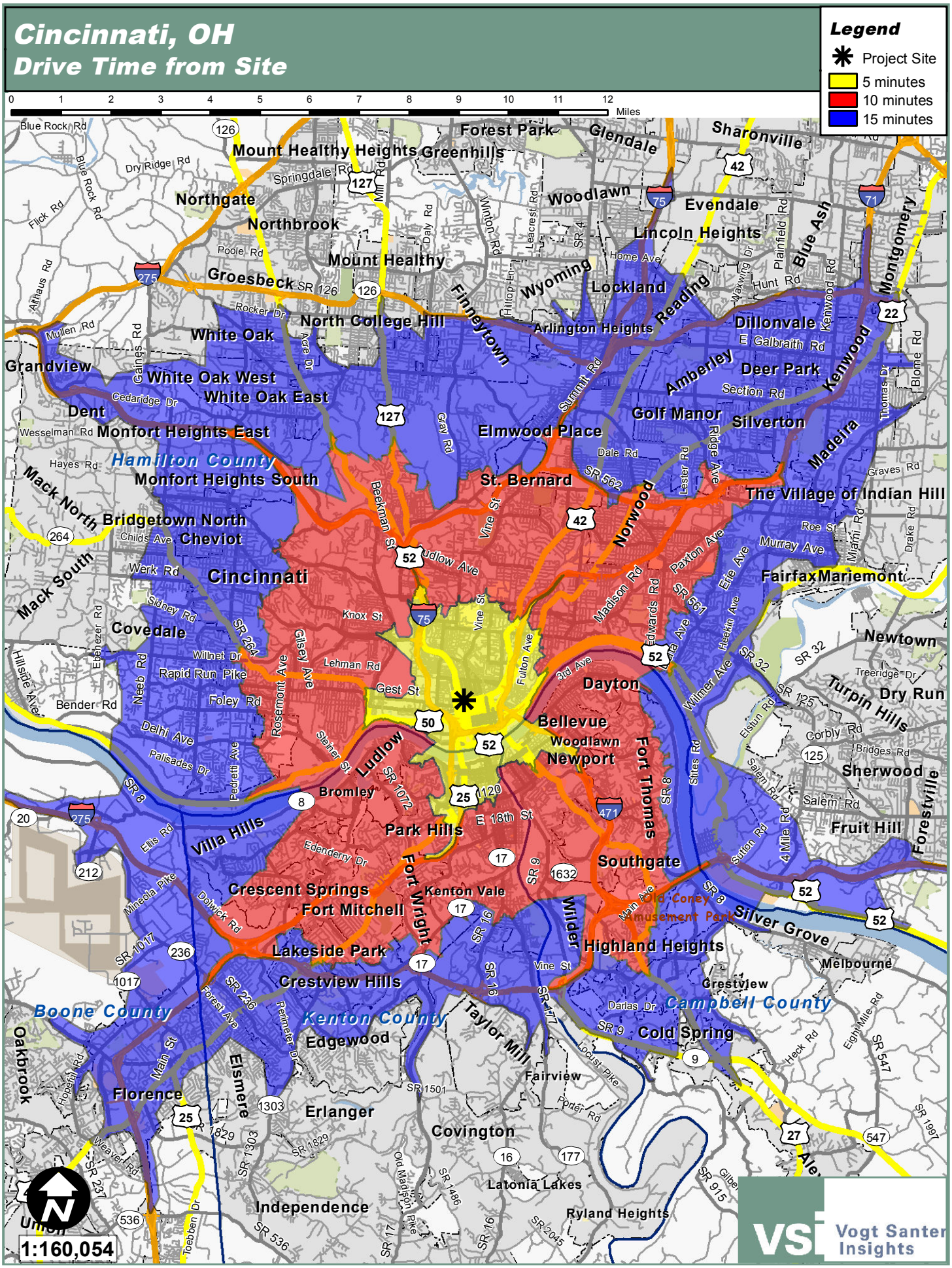
Table 14
Travel Time to Work, Cincinnati Site PMA and Hamilton County, 2000

Travel Mode	PMA		County	
	Number	Percent	Number	Percent
Less Than 15 Minutes	1,954	34.7%	98,478	24.7%
15 – 29 Minutes	1,961	34.9%	175,456	44.0%
30 – 44 Minutes	816	14.5%	81,288	20.4%
45 – 59 Minutes	295	5.2%	18,117	4.5%
60 or More Minutes	370	6.6%	13,872	3.5%
Worked at Home	230	4.1%	11,253	2.8%
Total	**5,626**	**100.0%**	**398,463**	**100.0%**

Source: 2000 Census; ESRI

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PMA workers' travel times are generally shorter than those of all Hamilton County workers. More than one third of Site PMA workers commute less than 15 minutes. The subject site is within a very short drive or ride to a variety of community services, health care and retail providers as well as its largest employers, which should contribute to the project's marketability as senior apartments. A drive-time map for the subject site is on the following page.


Cincinnati, OH
Drive Time from Site
Legend
Project Site
5 minutes
10 minutes
15 minutes
0 1 2 3 4 5 6 7 8 9 10 11 12
Miles
Cincinnati
Covedale
Bridgetown North
Cheviot
Monfort Heights South
Monfort Heights East
White Oak West
White Oak East
White Oak
Dent
Grandview
Northgate
Northbrook
Mount Healthy
Mount Healthy Heights
Greenhills
Forest Park
Glendale
Sharonville
Woodlawn
Evendale
Lincoln Heights
Lockland
Wyoming
Finneytown
North College Hill
Arlington Heights
Dillonvale
Deer Park
Silverton
Golf Manor
Elmwood Place
St. Bernard
The Village of Indian Hill
Fairfax
Mariemont
Newtown
Dry Run
Sherwood
Fruit Hill
Forestville
Dayton
Bellevue
Woodlawn
Newport
Fort Thomas
Southgate
Highland Heights
Melbourne
Silver Grove
Old Coney Amusement Park
Park Hills
Villa Hills
Bromley
Crescent Springs
Fort Mitchell
Kenton Vale
Fort Wright
Lakeside Park
Crestview Hills
Edgewood
Florence
Erlanger
Elsmere
Covington
Latonia Lakes
Ryland Heights
Independence
Fairview
Crestview
Cold Spring
Taylor Mill
Oakbrook
Union
Hamilton County
Boone County
Kenton County
Campbell County
Blue Rock Rd
Dry Ridge Rd
Springdale Rd
Mill Rd
Winton Rd
Daly Rd
Leacrest Rd
SR 4
Home Ave
Hunt Rd
Waxwing Dr
Plainfield Rd
Blue Ash
Montgomery
Kenwood Rd
Reading
Amberley
Kenwood
Madeira
Thomas Dr
Blome Rd
E Galbraith Rd
Section Rd
Summit Rd
Gray Rd
Dale Rd
Ridge Ave
Lester Rd
SR 562
Graves Rd
Roe St
Murray Ave
Miami Rd
Drake Rd
Paxton Ave
Erie Ave
Madison Rd
Edwards Rd
SR 561
Hesekin Ave
Wilmer Ave
SR 32
Treeridge Dr
Turpin Hills
Elstun Rd
Corbly Rd
Bridges Rd
Salem Rd
4 Mile Rd
Sutton Rd
Sites Rd
SR 8
Main Ave
Darlas Dr
Locust Pike
Heck Rd
Eight Mile Rd
SR 547
SR 1997
Porter Rd
SR 1501
SR 1829
SR 1303
SR 1486
SR 915
SR 2045
SR 17
SR 16
SR 177
SR 9
SR 1072
SR 264
SR 237
SR 1017
SR 236
Forest Ave
Pedretti Ave
Rosemont Ave
Gilsey Ave
Steiner St
Fulton Ave
3rd Ave
Vine St
Beekman St
Ludlow Ave
Knox St
Gest St
Lehman Rd
Rapid Run Pike
Foley Rd
Delhi Ave
Palisades Dr
Neeb Rd
Willnet Dr
Sidney Rd
Werk Rd
Childs Ave
Mack North
Mack South
Hillside Ave
Ellis Rd
Mineola Pike
Dolwick Rd
Edenderry Dr
E 18th St
Wesselman Rd
Hayes Rd
Cedaridge Dr
Gaines Rd
Mullen Rd
Rocker Dr
Acre Dr
Althaus Rd
Flick Rd
Blue Rock Rd
Poole Rd
Groesbeck SR 126
Hilltop Ln
Winton Rd
Ebenezer Rd
Bender Rd
Hopeful Rd
Main St
Weaver Rd
Toebben Dr
Old Madison Pike
Locust Pike
Eastern Ave
Taylor Mill
Pennsylvania Ave
Dixie Hwy
Ohio River
1:160,054
Vogt Santer Insights

D. Economic Summary

In recent years, the Greater Cincinnati area has suffered from many of the same problems plaguing the national economy. Many of Cincinnati's manufacturing sector employers have been hard hit over the past decade, and particularly in the last two years. However, recent trends indicate a rebounding employment base and a declining unemployment rate. Overall, the area appears to have entered a stage of economic recovery. Generally, the affordable and subsidized housing market has fared well within the scope of the national economic downturn. Subsidized housing occupancies in most markets we have surveyed were not impacted when the economy declined. In fact, the need for affordable housing increased in many areas as people lost jobs.

Overall, considering the growing senior demographic, as well as the economic conditions of the Greater Cincinnati area, we anticipate the need for affordable housing, such as the housing that will be created with the rehabilitation of the subject site, will remain strong into the future.

VIII. Special Needs Households

The project will be restricted to seniors age 55 and older.

The City of Cincinnati's 2010 – 2014 Consolidated Plan Strategic Plan reports that 46% of one- and two-person senior renters earning less than 50% of AMHI are cost-burdened (pay over 30% of their gross income toward rent). The strategic plan notes that during the projection period, there is a "medium" need for housing that is affordable to seniors.

Renovations of the subject project are expected to be complete in 2014. The household projections found in the Demographic Characteristics and Trends section of this report indicate that there will be an estimated 1,694 age- (55 and older) and income-eligible renter households, and 151 total age- and income-qualified owner households within the Site PMA in 2014. The 60 Tax Credit units at the subject project represent capture rates of 3.5% of renters and 3.3% of all age- and income-eligible households. These capture rates are considered highly achievable.

IX. Federally Subsidized and Tax Credit Properties

A. Summary

There are a total of 31 federally subsidized and/or Low-Income Housing Tax Credit (LIHTC) apartment developments in the Cincinnati Site PMA. These projects were surveyed in August and September 2012. They are summarized as follows:

						Gross Rent (Unit Mix)				
Map I.D.	Project Name	Type	Year Built/ Renovated	Total Units	Occup.	Studio	One-Br.	Two-Br.	Three-Br.	Four-Br.
2	Brackett Village & Walnut St. Project	TAX	1993 / 2000	105	91.4%	-	$506 (31)	$667 - $675 (26)	$801 - $853 (48)	-
4	City West	TAX/ Public Housing	2001	420**	97.1%	-	$77 - $510 (65)	$98 - $680 (238)	$119 - $849 (113)	SUB (4)
10	North Rhine Heights	TAX-HAP	1870 / 2012	56 + 9*	100.0%	-	$453 - $600 (12)	$675 (20)	$748 - $754 (24)	-
11	Community Manor	Section 8	1974 / 2003	19	100.0%	-	-	$932 (15)	$1,110 (4)	-
12	Cutter	TAX-Section 8	1952 / 1997	40	100.0%	$603 (11)	$688 (12)	$938 - $1,012 (9)	$970 - $1,035 (8)	-
14	The Arts Apts. at Music Hall	Section 8	1962 / 2009	83**	100.0%	-	$553 (29)	$635 (42)	$693 (12)	-
18	Abington Flats	TAX	1910 / 2013	0 + 18*	U/C***	$464 (0)	$590 (0)	$730 - $830 (0)	-	-
19	Page Tower	Section 8	1979 / 2008	166**	100.0%	-	$669 (124)	$837 (42)	-	-
23	Abigail Apts.	TAX-Section 8	1900 / 2013	0 + 71*	U/C	$689 (0)	$601 - $610 (0)	$707 - $789 (0)	$816 - $1,056 (0)	$1,024 - $1,085 (0)
24	Page Tower	Section 8	1971 / 2008	166**	100.0%	-	$748 (141)	$949 (25)	-	-
26	Parkway Towers	Section 8	1920 / 2000	85**	100.0%	$514 (17)	$642 (68)	-	-	-
28	Rhonda Manor	Section 8	1875 / 1971	32	100.0%	$480 (6)	$548 (7)	$687 (10)	$901 (7)	$1,089 (2)
29	Parkview Apts.	McKinney-Vento	1865 / 1998	12	100.0%	$220 (12)	-	-	-	-
31	Stanley Rowe Tower	Public Housing	1964 / 1998	491	100.0%	$260 (50)	$375 (275)	$470 (100)	$570 (66)	-
32	Sycamore Hill	TAX	1900 / 2003	18	83.3%	-	$515 (3)	$772 (3)	$895 - $907 (6)	$1,017 - $1,091 (6)
33	New Morning House	McKinney-Vento	1860 / 2000	12	100.0%	$220 (12)	-	-	-	-

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Continued:

Map I.D.	Project Name	Type	Year Built/ Renovated	Total Units	Occup.	Gross Rent (Unit Mix) Studio	One-Br.	Two-Br.	Three-Br.	Four-Br.
35	Haven Hall	TAX-McKinney-Vento	1850 / 1998	39	100.0%	SUB (39)	-	-	-	-
37	Magnolia Apts.	Section 8	1930 / 2000	6	100.0%	-	$586 (3)	$752 (3)	-	-
38	Gateway Plaza	TAX-Section 8	1975 / 2007	348	98.3%	$538 (4)	$748 (316)	$943 (28)	-	-
39	Walnut Towers	Section 8	1928 / 1984	105	91.4%	-	$741 (105)	-	-	-
41	Franciscan Homes I, III & IV	TAX-Section 8	1960 / 2005	133	86.5%	$401 - $416 (12)	$456 - $546 (35)	$552 - $647 (62)	$649 - $749 (22)	$624 - $678 (2)
43	Dana Hotel	TAX-McKinney-Vento	1896 / 2005	41	100.0%	SUB (41)	-	-	-	-
44	St. Anthony Village	TAX	1900 / 2002	22	100.0%	-	$395 - $427 (6)	$495 - $586 (7)	$544 - $606 (6)	$741 (3)
45	Baymiller Estates	TAX-Section 8	1850 / 2005	31	93.5%	-	$587 - $623 (6)	$783 - $829 (16)	$1,105 - $1,160 (7)	$1,212 (2)
46	Fairview Estates	TAX-Section 8	1920 / 2007	28	96.4%	$561 (4)	$602 (4)	$885 (9)	$1,205 (7)	$1,308 (4)
47	Magnolia Heights	TAX-Section 8	1910 / 2007	98	100.0%	$458 - $570 (5)	$604 - $673 (18)	$681 - $793 (22)	$809 - $871 (42)	$876 - $1,007 (11)
49	29 W. 12th St.	McKinney-Vento Act	1850 / 2003	16	100.0%	$220 (16)	-	-	-	-
50	Washington Park Estates	TAX-Section 8	1920 / 2003	37	100.0%	-	$607 (5)	$757 (25)	$807 (7)	-
51	Rhine Main Apts.	Section 8	1900 / 2011	12	100.0%	$534 (2)	$621 (2)	$735 (1)	$801 (4)	$890 (3)
52	OTR Revitalization	TAX-Section 8	1920 / 2005	94	100.0%	$696 - $790 (4)	$634 - $843 (23)	$753 - $981 (13)	$902 - $1,174 (47)	$1,005 - $1,147 (7)
53	Harkavy Hall	TAX-McKinney-Vento & Shelter Plus Care	1870 / 2009	30	100.0%	SUB (30)	-	-	-	-
			Total	**2,745**	**97.8%**					

Note : Contact names and method of contact, as well as amenities and other features are listed in the field survey
OCCUP. – Occupancy
*Units under construction
**Market-rate units not included
***Vacant in preparation for renovations

The overall occupancy is 97.8% for these projects, indicating strong market demand for LIHTC and subsidized housing in this market. There are 80 subsidized LIHTC units under construction/in renovation and 18 non-subsidized LIHTC units under renovation in the field survey. One project, Losantiville Apartments, received an OHFA allocation in 2012. This 102-unit project is summarized in our pipeline report in Section X of this report. Losantiville Apartments has not yet begun renovations.

One property that was not surveyed is Friar's Court, an affordable family property that involves substantial renovation to several buildings within an existing block adjacent to St. Anthony Village, approximately 0.4 miles north of the site. The 25-unit project received funding from the city of Cincinnati's HOME Program, Federal Affordable Housing Program (AHP), Cornerstone Corporation for Shared Equity, Huntington Bank CDC (historic Tax Credits) as well as private grants and loans. The property offers one- to four-bedroom units with rents ranging from $355 to $810. All but two of its units are leased, for an estimated absorption period (pending opening in April 2012) of 4.0 units per month. This property does not offer any LIHTC or subsidized units and targets households with incomes up to 60% of AMHI. It is expected to compete with the subject project. We have included these 25 units in our market penetration calculations.

The proposed project offers 60 subsidized units; therefore, it will be competitive with federally subsidized project.

Only two of the 31 projects have occupancy rates lower than 90.0% and both of these properties are within a few percentage points of 90.0%. Per our extensive experience surveying the Over-the-Rhine area annually or more frequently, the Sycamore Hill and Franciscan Homes projects have historically experienced higher vacancies due to issues of turnover, quality, and perception of neighborhood.

We identified five non-subsidized Low-Income Housing Tax Credit (LIHTC) properties within the Site PMA. These properties target households with income of up to 50% or 60% of Area Median Household Income (AMHI); therefore, they are considered competitive properties.

These five LIHTC properties and the proposed subject development are summarized as follows. Information regarding property address, phone number, contact name and utility responsibility is included in the Field Survey of Conventional Rentals.

Map I.D.	Project Name	Year Built/ Renovated	Total Units	Occ. Rate	Distance To Site	Waiting List	Target Market
Site	**Central YMCA**	**1917 / 2014**	**60**	**-**	**-**	**None**	**Seniors 55+; 30%, 50%, & 60% AMHI**
2	Brackett Village & Walnut St. Project	1993 / 2000	105	91.4%	0.6 Miles	None	Families; 60% AMHI
4	City West	2001	167*	98.2%	0.6 Miles	PH: 2,000 H.H.	Families; 60% AMHI & Public Housing
18	Abington Flats	1910 / 2013	0 + 18**	0.0%	0.7 Miles	None	Families; 30%, 50% & 60% AMHI
32	Sycamore Hill	1900 / 2003	18	83.3%	1.5 Miles	None	Families; 60% AMHI
44	St. Anthony Village	1900 / 2002	22	100.0%	0.8 Miles	30 H.H.	Families; 50% AMHI

Occ. - Occupancy
*Tax Credit units only
**Units vacant in preparation for renovations

The four stabilized LIHTC projects have a combined occupancy rate of 95.2%, indicating a very strong demand for affordable housing in the market. Only St. Anthony Village has a waiting list for non-subsidized LIHTC units.

The gross rents for the five LIHTC projects and the proposed rents at the subject site are listed in the following table:

		Gross Rent/Percent of AHMI (Units)					
Map I.D.	Project Name	Studio	One-Br.	Two-Br.	Three-Br.	Four-Br.	Rent Special
Site	**Central YMCA**	**$299/30% SUB (6) $299/50% SUB (2)**	**$299/50% SUB (8) $600/50% SUB (20) $600/60% SUB (17)**	**$740/60% SUB (7)**	-	-	-
2	Brackett Village & Walnut St. Project	-	$506/ 60% (31)	$667-$675/ 60% (26)	$801-$853/ 60% (48)	-	-
4	City West	-	$510/ 60% (6)	$676-$680/ 60% (131)	$849/ 60% (30)	-	-
18	Abington Flats	-	$401/30% (2 U/C) $557/50% (5 U/C) $557/60% (5 U/C)	$689/50% (4 U/C) $740/60% (2 U/C)	-	-	-
32	Sycamore Hill	-	$515/ 60% (3)	$772/ 60% (3)	$895-$907/ 60% (6)	$1,017-$1,032/ 60% (5) $1,091/ 60% (1)	-
44	St. Anthony Village	-	$395-$427/ 50% (6)	$495-$586/ 50% (7)	$544-$606/ 50% (6)	$741/ 50% (3)	-

SUB - Subsidized (residents pay 30% of their income, as this is a government-subsidized property, which also operates under the Tax Credit program)
*Units vacant in preparation for renovations

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The proposed subject gross rents have HAP and ACC subsidies, enabling residents to pay 30% of their income towards rent, rather than the stated LIHTC rents. The non-subsidized LIHTC projects have gross rents that range from $395 for one-bedroom units at St. Anthony Village to $1,091 for four-bedroom units at Sycamore Hill. The proposed LIHTC rents, if offered in this market with no subsidy, would be competitive with existing rents in this market. The subsidy will enable the subject project to compete within the high-demand subsidized rental housing market, ensuring a high degree of affordability to low-income seniors.

The unit sizes (square footage) and number of bathrooms by bedroom type market are compared with the subject development in the following table:

		Square Footage				
Map I.D.	Project Name	Studio	One-Br.	Two-Br.	Three-Br.	Four-Br.
Site	**Central YMCA**	**535 - 560**	**655 - 905**	**875 - 985**	**-**	**-**
2	Brackett Village & Walnut St. Project	-	650	800 - 1,000	1,150 - 1,168	-
4	City West	-	704 - 723	892 - 1,564	1,318 - 1,683	1,700
18	Abington Flats	685 - 715	712 - 764	875	-	-
32	Sycamore Hill	-	460 - 672	893 - 960	1,004 - 1,176	1,280 - 1,980
44	St. Anthony Village	-	600 - 725	965 - 1,122	1,127 - 1,563	1,896

		Square Footage				
Map I.D.	Project Name	Studio	One-Br.	Two-Br.	Three-Br.	Four-Br.
Site	**Central YMCA**	**1.0**	**1.0**	**1.0**	**-**	**-**
2	Brackett Village & Walnut St. Project	-	1.0	1.0 - 1.5	1.0 - 2.0	-
4	City West	-	1.0	1.0 - 1.5	2.0	2.0
18	Abington Flats	1.0	1.0	1.0	-	-
32	Sycamore Hill	-	1.0	1.0	1.0 - 2.0	1.5 - 2.0
44	St. Anthony Village	-	1.0	2.0	2.0	2.0

The proposed development will be competitive with the existing LIHTC projects in the market based on unit size (square footage) and number of baths offered. The studio unit type is somewhat outdated but typically well represented in urban core areas. The availability of the proposed eight studio units will increase options for senior renters, and these units will be relatively spacious; larger than the smallest one-bedroom units at Sycamore Hill. While they may lease somewhat more slowly than the one- and two-bedroom units, they will not negatively impact the property's overall marketability.

The following table compares the amenities of the proposed project with the comparable LIHTC projects in the market.

Comparable Properties Amenities - Cincinnati, Ohio

	Appliances								Unit Amenities															
Map ID	Range	Refrigerator	Icemaker	Dishwasher	Disposal	Microwave	Pantry	Appliance Type	Central AC	Window AC	Floor Covering	Washer and Dryer	Washer/Dryer Hook-Ups	Patio/Deck/Balcony	Ceiling Fan	Basement	Intercom	Security	Window Treatments	E-Call Buttons	Storage	Walk-In Closets	Parking	Other
♦ **Site**	X	X		X		X			X		C				X		X		B				O G(o)	
2	X	X			S				X		C			S				X	B				O S	
4	X	X		X	X		S	W	X		C		X	X	X				B				S	
18	X	X		X					X		X				X		X		B				O	Fully Accessible
32	X	X							X		C								B				S	
44	X	X		X	X			W	X		C	S							B				S	

	Project Amenities																			
Map ID	Pool	On-Site Management	Laundry	Club House	Community Space	Fitness Center	Jacuzzi/Sauna	Playground	Business/Computer Center	Sports Court(s)	Storage	Water Feature(s)	Elevator	Security Gate	Car Wash Area	Picnic Area	Social Services/Activities	Library/DVD Library	Walk/Bike Trail	Other
♦ **SITE**	X	X	X		LA	X					X		X							
2		X	X	X				X			X									
4		X											X							
18		X	X		X								X	X			X			Community Garden Secure Entry
32																				
44		X	X		A											X				

♦ Senior Restricted
Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

X - All Units
S - Some Units
O - Optional

Window Treatments
B - Blinds
SH - Shades
D - Drapes

Appliance Type
B - Black
SS - Stainless Steel
W - White

Floor Covering
C - Carpet
H - Hardwood
V - Vinyl
W - Wood
T - Tile

Parking
A - Attached
C - Carport
D - Detached
O - On Street
S - Surface
G - Parking Garage
(o) - Optional
(s) - Some

Sports Courts
B - Basketball
D - Baseball Diamonds
P - Putting Green
T - Tennis
V - Volleyball
C - Bocce Ball
S - Soccer
R - Racquetball
F - Shuffleboard
X - Multiple

Community Space
A - Activity Room
L - Lounge/Gathering Room
T - Training Room
G - Game Room/Billiards

Survey Date: August 2012

Vogt Santer Insights

As the preceding tables illustrate, the proposed amenities at the subject site will be similar to, or more extensive than, those of existing Tax Credit projects. The subject project does not appear to be lacking any amenities that will impact marketability. The project offers a variety of community and recreational spaces such as exercise and community rooms that will be attractive to area seniors.

Based on our analysis of the proposed rents, subsidies, unit sizes (square footage), amenities, location, quality and occupancy rates of the existing LIHTC properties within the market, the subject development is competitive with existing Tax Credit properties in the market. The subject rents are comparable with existing rents but the proposed subsidy will ensure its marketability.

B. Penetration Rate Calculation

The 2,770 existing and 200 allocated/under renovation affordable, Tax Credit and federally subsidized units in the market must also be considered when evaluating the achievable capture rate for the subject development. 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 $49,680 and below. Within the Site PMA, there are an estimated 6,197 renter households with eligible incomes. The existing and proposed Tax Credit and subsidized units represent a penetration rate of 47.9% of the income-eligible renter households, which is summarized in the following table.

	Penetration Rate Calculation
Number of LIHTC and Subsidized Units (Proposed and Existing)	2,970
Income-Eligible Households	/6,197
Overall Market Penetration Rate	= 47.9%

It is our opinion that the 47.9% penetration rate for the LIHTC and federally subsidized units, both existing and proposed, is achievable particularly when considering that the total vacancy rate is 3.2% among the LIHTC projects and federally subsidized projects in the market.

C. Support Housing Choice Voucher Holders

According to the Cincinnati Metropolitan Housing Authority (CMHA), there are approximately 10,656 Housing Choice Voucher holders within the Cincinnati area.

Housing authority representatives stated that there are approximately 4,000 households currently on the waiting list for additional Vouchers. The waiting list is currently closed, and is expected to re-open in approximately 12 months. The last time Vouchers were issued was in November and December of 2009.

Established by HUD, Fair Market Rents for the Cincinnati MSA and the subject's proposed gross rents are summarized in the following table:

Bedroom Type	2013 Fair Market Rents	Proposed Tax Credit Gross Rents
Studio	$445	$299
One-Bedroom	$557	$299-$600
Two-Bedroom	$740	$740

The proposed subject property has project-based subsidies on all units. As such, the subject site will not need to attract voucher holders. Only the one-bedroom units at $600 would not be eligible to accept voucher holders if the project-based subsidy were removed.

D. Impact on Existing Tax Credit Properties

The anticipated occupancy rates of the existing Tax Credit developments during the first year of occupancy at the proposed project are as follows:

Map I.D.	Project Name	Current Occupancy Rate	Anticipated Occupancy Rate Through 2015
2	Brackett Village & Walnut St. Project	91.4%	90.0%+
4	City West	96.9%	95.0%+
18	Abington Flats	0.0%	95.0%+
32	Sycamore Hill	83.3%	80.0%+
44	St. Anthony Village	100.0%	95.0%+
-	Friar's Court	92.0%	95.0%+

The introduction of 60 new senior LIHTC units to this market is not expected to negatively impact occupancies at existing projects. The high vacancy rates within Sycamore Hill are related to quality and neighborhood issues; this property has consistently reported high vacancies over the past five to six years. None of the other non-subsidized LIHTC properties is expected to experience occupancies lower than 90.0% as a result of the introduction of the subject property. None of the properties summarized in the table above are senior-restricted.

X. Rental Housing Analysis (Supply)

A. Overview of Rental Housing

The distributions of the area housing stock within the Cincinnati Site PMA in 2000, 2011 (estimated) and 2016 (projected) are summarized in the following table:

	2000 (Census)		2011 (Estimated)		2016 (Projected)	
Housing Status	Number	Percent	Number	Percent	Number	Percent
Total-Occupied	9,034	74.4%	8,322	63.9%	8,052	62.9%
Owner-Occupied	753	8.3%	1,116	13.4%	1,127	14.0%
Renter-Occupied	8,281	91.7%	7,206	86.6%	6,925	86.0%
Vacant	3,107	25.6%	4,711	36.1%	4,749	37.1%
Total	12,141	100.0%	13,033	100.0%	12,801	100.0%

Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

Based on a 2011 update of the 2000 Census, of the 13,033 total housing units in the market, 36.1% were vacant. In 2011, it was estimated that homeowners occupied 13.4% of all occupied housing units, while the remaining 86.6% were occupied by renters. The share of renters is extremely high and represents a broad base of support for the subject development. Vacancies within this developing area are also very high, higher in fact than many markets located in urban core areas.

B. Conventional Apartments

We identified and personally surveyed 52 conventional housing projects containing a total of 4,718 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 97.8%, a healthy rate 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	22	1,687	10	99.4%
Market-rate/Government-Subsidized	3	520	18	96.5%
Market-rate/Tax Credit/Government-Subsidized	1	686	30	95.6%
Tax Credit	4	145	12	91.7%
Tax Credit/Government-Subsidized	13	975	27	97.2%
Government-Subsidized	9	705	9	98.7%
Total	52	4,718	106	97.8%

Other than the non-subsidized LIHTC housing segment, the rental housing market is performing extremely well, with all other housing types achieving occupancy rates of 95.6% or higher.

The following table summarizes the breakdown of market-rate and non-subsidized Tax Credit units surveyed within the Site PMA.

Market-rate						
Bedroom	Baths	Units	Distribution	Vacant Units	Vacancy Rate	Median Gross Rent
Studio	1.0	316	14.8%	1	0.3%	$797
One-Bedroom	1.0	913	42.7%	6	0.7%	$1,012
One-Bedroom	1.5	2	0.1%	0	0.0%	$1,225
Two-Bedroom	1.0	430	20.1%	23	5.3%	$666
Two-Bedroom	1.5	37	1.7%	2	5.4%	$1,240
Two-Bedroom	2.0	190	8.9%	0	0.0%	$1,380
Two-Bedroom	2.5	35	1.6%	0	0.0%	$1,874
Three-Bedroom	1.0	78	3.6%	7	9.0%	$627
Three-Bedroom	2.0	113	5.3%	6	5.3%	$1,054
Three-Bedroom	2.5	4	0.2%	0	0.0%	$3,133
Four-Bedroom	1.0	1	0.0%	0	0.0%	$695
Four-Bedroom	2.0	20	0.9%	1	5.0%	$988
Total Market-rate		**2,139**	**100.0%**	**46**	**2.2%**	-
Tax Credit, Non-Subsidized						
Bedroom	Baths	Units	Distribution	Vacant Units	Vacancy Rate	Median Gross Rent
Studio	1.0	12	2.7%	4	33.3%	$401
One-Bedroom	1.0	81	18.2%	4	4.9%	$506
Two-Bedroom	1.0	167	37.6%	9	5.4%	$676
Two-Bedroom	1.5	24	5.4%	0	0.0%	$680
Two-Bedroom	2.0	38	8.6%	4	10.5%	$647
Three-Bedroom	1.0	28	6.3%	7	25.0%	$801
Three-Bedroom	2.0	84	18.9%	4	4.8%	$849
Four-Bedroom	1.5	4	0.9%	1	25.0%	$1,032
Four-Bedroom	2.0	5	1.1%	0	0.0%	$741
Five-Bedroom	2.0	1	0.2%	0	0.0%	$1,091
Total Tax Credit		**444**	**100.0%**	**33**	**7.4%**	-

The market-rate units are 97.8% occupied and the Tax Credit units are 92.6% occupied. The low occupancy rate within the non-subsidized LIHTC units is the result of higher vacancies within the Sycamore Hill and Franciscan Homes properties.

The Cincinnati apartment market offers a wide range of rental product, in terms of price point and quality. The following table compares the gross programmatic rent (the collected rent at the site plus the estimated costs of tenant-paid utilities) of the subject project with the rent range of the existing conventional apartments surveyed in the market.

Bedroom Type	Gross Rent			Units (Share) With Rents Above Proposed Rents
	Proposed Subject	Existing Rentals		
		Median	Range	
Studio	$299-30% $299-50%	$797	$401 - $1,525	328 (100.0%) 328 (100.0%)
One-Bedroom	$299-50% $600-50% $600-60%	$971	$395 - $1,591	996 (100.0%) 789 (79.2%) 789 (79.2%)
Two-Bedroom	$740-60%	$680	$486 - $2,223	459 (49.8%)

Most of the rents of existing rentals in the market are above the proposed rents at the subject site. The subject property's underlying subsidy will increase its affordability level as residents will pay a portion of their income towards rent. The appropriateness of the proposed LIHTC rents is evaluated in detail in the Achievable Market Rent Analysis section of this report.

We rated each non-subsidized property surveyed on a scale of A through F based on quality and overall appearance (i.e. aesthetic appeal, building appearance, landscaping and grounds appearance). Following is a distribution by quality rating, units and vacancies.

Market-rate			
Quality Rating	Projects	Total Units	Vacancy Rate
A	3	401	4.5%
A-	1	193	0.0%
B+	13	728	0.1%
B	3	142	2.1%
B-	2	333	4.8%
C+	1	322	2.2%
C	2	20	5.0%

Non-Subsidized Tax Credit			
Quality Rating	Projects	Total Units	Vacancy Rate
A	1	167	1.8%
B	2	127	7.1%
C+	1	132	13.6%
C	1	18	16.7%

There is no strong correlation between quality and occupancy within market-rate properties; however within LIHTC product without subsidies, vacancies and quality are inversely correlated. The proposed project involves total rehabilitation of a portion of a historic structure, and the quality rating is expected to be within the A range. This high quality rating should enhance the subject project's marketability.

A complete field survey of all conventional apartments we surveyed is included in Addendum A, Field Survey of Conventional Rentals.

C. Comparable Market-Rate Properties

We identified five properties within the Cincinnati Site PMA that are considered the most comparable market-rate properties in terms of age and quality of structure, amenities, features and unit sizes.

The proposed subject development and the five selected properties include the following:

					Unit Mix (Occupancy Rate)		
Map I.D.	Project Name	Year Built/ Renovated	Total Units	Occupancy Rate	Studio	One-Br.	Two-Br.
Site	**Central YMCA**	**1917 / 2014**	**60**	**-**	**8**	**45**	**7**
1	Fourth & Plum Lofts	1925 / 1980	193	100.0%	10 (100.0%)	137 (100.0%)	46 (100.0%)
3	Broadway Apts.	1971 / 2012	0 + 29*	0.0%	-	-	-
6	Biltmore Apts.	1880 / 1992	28	100.0%	-	14 (100.0%)	14 (100.0%)
21	Lombardy	1881 / 1992	50	100.0%	2 (100.0%)	26 (100.0%)	22 (100.0%)
22	Lytle Tower	1927 / 2005	111 + 2*	100.0%	88 (100.0%)	21 (100.0%)	2 (100.0%)

*Units under construction

The five selected market-rate projects have a combined total of 382 units with an overall occupancy rate of 100.0%. There are 29 units under construction within Broadway Apartments, and two under construction within Lytle Tower.

A detailed comparison of amenities, year built, total units and the rents of the most comparable market-rate projects is included in Section IV, Achievable Market Rent Analysis. Persons contacted for each competing property and method of contact are listed in Addendum A, Field Survey of Conventional Rentals.

D. Planned Multifamily Development

According to the Cincinnati planning and building departments and the Ohio Housing Finance Agency LIHTC database, there are four allocated and one proposed LIHTC proposed multifamily apartment projects in the market area.

Project Name	Developer	Project Type	Total Units	Project Specifics	Development Status	Anticipated Opening Date
Abigail Apts. Scattered Sites	The Model Group	LIHTC family and Section 8	71	Rehabilitation of existing apartments; Allocated in 2011	Under renovation	2013
Anna Louise Inn 300 Lytle Street	Anna Louise Inn	LIHTC PSH	85	Rehabilitation of existing transitional housing facility; Allocated in 2010	Transitional housing currently in operation	Not available; project involved in lawsuit that is holding up renovation
North Rhine Heights Scattered Sites	The Model Group	LIHTC family and HAP	9	Rehabilitation; allocated in 2010	In renovation; 9 units under renovation currently	2012
Losantiville Apts. Scattered Sites	The Model Group	LIHTC family and Section 8	102	Rehabilitation; allocated in 2012	Preparing for renovation	2014
Mercer Commons 14th & Walnut Sts.	3CDC	LIHTC and Market-Rate	126	Rehabilitation; LIHTC not allocated	Market-rate, parking and commercial components under construction	2014+

We have included the 182 LIHTC units within Abigail Apartments, North Rhine Heights, and Losantiville Apartments, all of which will operate with subsidies, in our subsidized and LIHTC penetration calculations in Section IX of this report. We have also included the Abington Flats (Map ID 18) property, which includes 18 units vacant in preparation for renovation.

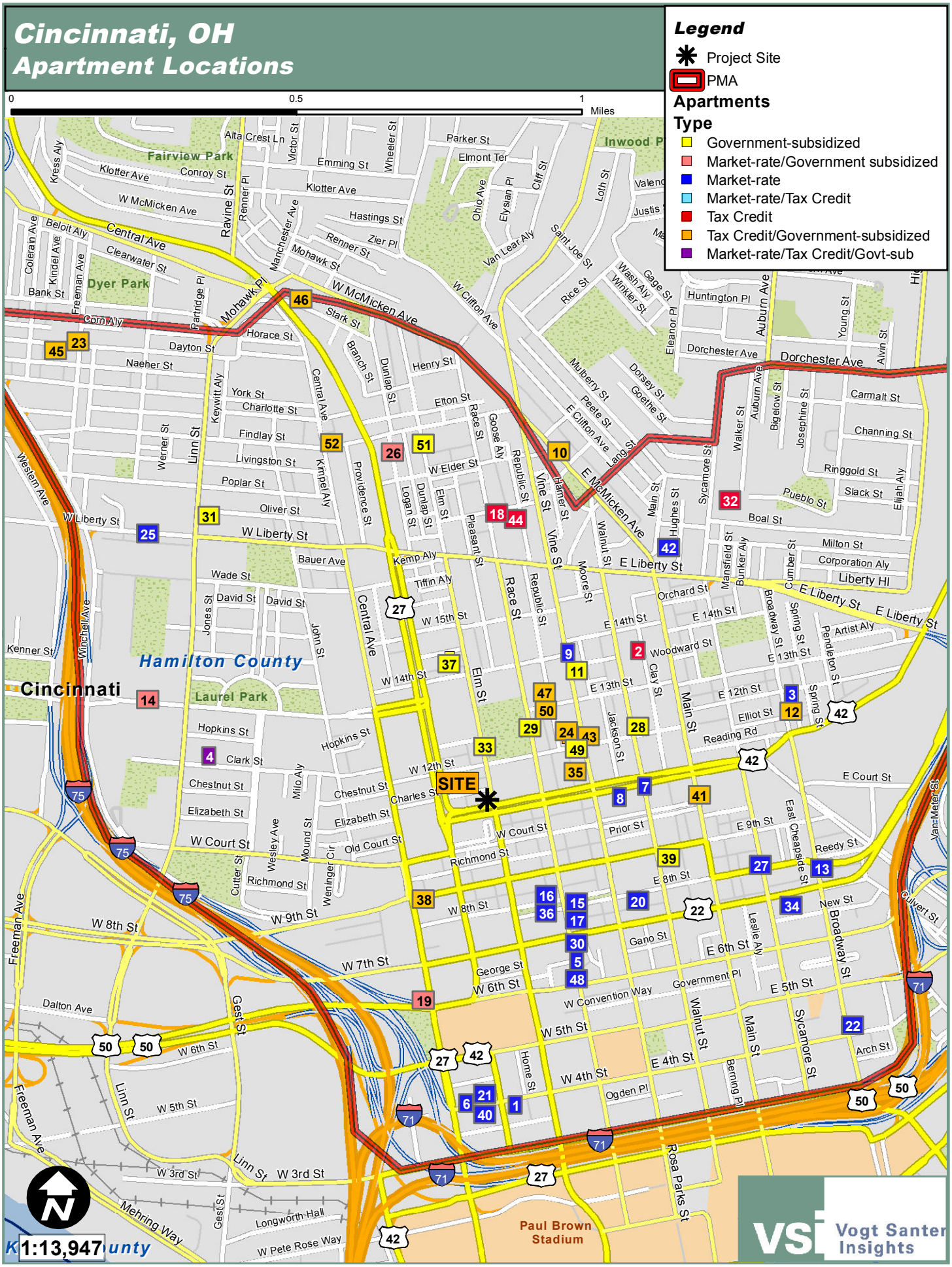
E. Buy Versus Rent Analysis

According to ESRI, the median home value within the Site PMA was $119,262. At an estimated interest rate of 5.0% and a 30-year term (and 95% LTV), the monthly mortgage for a $119,262 home is $831, including estimated taxes and insurance.

Buy Versus Rent Analysis	
Median Home Price - ESRI	$119,262
Mortgaged Value = 95% of Median Home Price	$113,299
Interest Rate - Bankrate.com	5.0%
Term	30
Monthly Principal & Interest	$608
Estimated Taxes & Insurance*	$152
Estimated Private Mortgage Insurance**	$71
Estimated Monthly Mortgage Payment	$831

*Estimated at 25% of principal and interest
**Estimated at 0.75% of mortgaged amount

In comparison, the proposed Tax Credit rents for the subject property are income-based and target senior householders who have likely been lifelong renters. The number of senior renters in the market area who would be able to afford the down payment, monthly payments and maintenance costs required to own a home, and who would also qualify to live at the subject site, is considered minimal. We do not anticipate any competitive impact on or from the homebuyer market.


Cincinnati, OH
Apartment Locations
0
0.5
1
Miles
Legend
Project Site
PMA
Apartments
Type
Government-subsidized
Market-rate/Government subsidized
Market-rate
Market-rate/Tax Credit
Tax Credit
Tax Credit/Government-subsidized
Market-rate/Tax Credit/Govt-sub
SITE
Hamilton County
Cincinnati
Fairview Park
Dyer Park
Laurel Park
Inwood P
Paul Brown Stadium
1:13,947
Vogt Santer Insights

XI. Restricted Area Discussion

The subject site is located within the Cincinnati Central Submarket as designated by the Ohio Housing Finance Agency. This submarket is not a watch/restricted area for senior developments. Therefore, this section is not applicable.

XII. Public Housing Authority Concerns and Issues

As required by the Ohio Housing Finance Agency, Vogt Santer Insights contacted the local public housing authority, Cincinnati Metropolitan Housing Authority. The housing authority did not respond to our request for its opinion regarding the subject development.

Vogt Santer Insights will notify both the applicant and Ohio Housing Finance Agency if the housing authority responds to our request. An evaluation of any issues or concerns raised by the housing authority would then be forwarded as well.

Vogt Santer Insights

September 26, 2012

Housing Authority Director
Cincinnati Metropolitan Housing Authority
16 West Central Parkway
Cincinnati, OH 45202

Dear Director:

As per the Ohio Housing Finance Agency (OHFA) market study requirements, this letter serves as notice to solicit comments from your agency about a Low-Income Housing Tax Credit development proposed for your service area.

The subject development, Central YMCA Senior Apartments, involves renovation of a portion of the existing historic downtown Cincinnati YMCA's fourth through ninth floors to create 60 senior apartment units. The renovations will be financed through the Housing Development Assistance Program (HDAP. This project is located at 1105 Elm Street in Cincinnati, Ohio.

The target population is the area's low-income senior population.

OHFA guidelines allot your agency 30 days from receipt of this letter to respond to this proposed development with comments. Should you choose not to respond, or if your response is not received by the market analysts within 30 days, the market analysts are not required to address your concerns within the market study. Your response letter will be included with the market study package that OHFA will use to evaluate this property. Please direct all comments to Robert Vogt at Vogt Santer Insights, 869 W. Goodale Boulevard, Columbus, OH 43212. If your agency has any concerns about the timeliness of your comments being received, please send them by certified mail, UPS, or another package service with tracking capability so that receipt can be verified.

Thank you in advance for your cooperation.

Sincerely,

Robert Vogt

NCAHMA MEMBER

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Housing Authority Director
Cincinnati Metropolitan Housing Auth.
16 West Central Parkway
Cincinnati, OH 45202

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 0110 0002 1559 9833

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7011 0110 0002 1559 9833

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9-26-2012
Postmark Here
8526 NP

Sent To CMHA
Street, Apt. No., or PO Box No. 16 W. Central Parkway
City, State, ZIP+4 Cincinnati, OH 45202

PS Form 3800, August 2006 See Reverse for Instructions

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XIII. Market Study Certification – OHFA Form PPD-E03

Ohio Housing Finance Agency
Market Study Certification

The undersigned, a recognized firm of independent market analysts knowledgeable and experienced in the development of affordable rental properties, completed this Market Study of Central YMCA for Mr. David Thompson of Model Group.

The market analyst does hereby state, in our best judgment, that a market exists for the proposed project as of September 28, 2012. The market analyst makes no guarantees or assurances that projections or conclusions in the study will be realized as stated.

To the best of our knowledge, all data contained in this report is correct to the extent that the local, State of Ohio, and federal recording agencies accurately record and publish this data. All projections were based on current professionally accepted methodology.

The market analyst has no financial interest in the proposed project. The fee assessed for the study was not contingent on the proposed project being approved by the Ohio Housing Finance Agency.

The market analyst made a physical inspection of the market area, reviewed all relevant data, and independently established the conclusions for this report.

By: Vogt Santer Insights, Ltd.
(Market Analyst Company/Firm)

By: Nancy C. Patzer
(Nancy Patzer)
Title: Market Analyst

By:
(Robert Vogt)
Title: Market Analyst

Date: September 28, 2012

XIV. Data Sources

This study represents a compilation of data gathered from various sources, including the managers of the apartment properties surveyed, local records, and interviews with local officials, real estate professionals, and major employers, as well as secondary demographic material. Although we judge these sources to be reliable, it is impossible to authenticate all data. The analyst does not guarantee the data and assumes no liability for any errors in fact, analysis, or judgment.

The secondary data sources used in this study are the most recent available at the time of the report preparation. Demographic data is provided by ESRI, Ribbon Demographics (HISTA Data), Urban Decision Group and the 1990 and 2000 Census. Employment statistics are provided by the Chamber of Commerce and the U.S. Bureau of Labor Statistics.

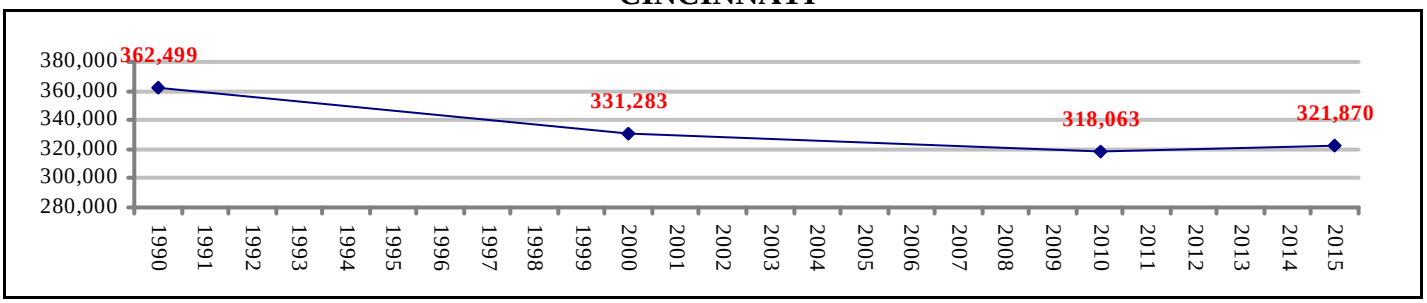
All apartment projects included in the study were personally inspected by a market analyst directly employed by Vogt Santer Insights.

The objective of this report is to gather, analyze and present as many market components as reasonably possible within the time constraints agreed upon. The conclusions contained in this report are based on the best judgments of the analysts; we make no guarantees or assurances that the projections or conclusions will be realized as stated.

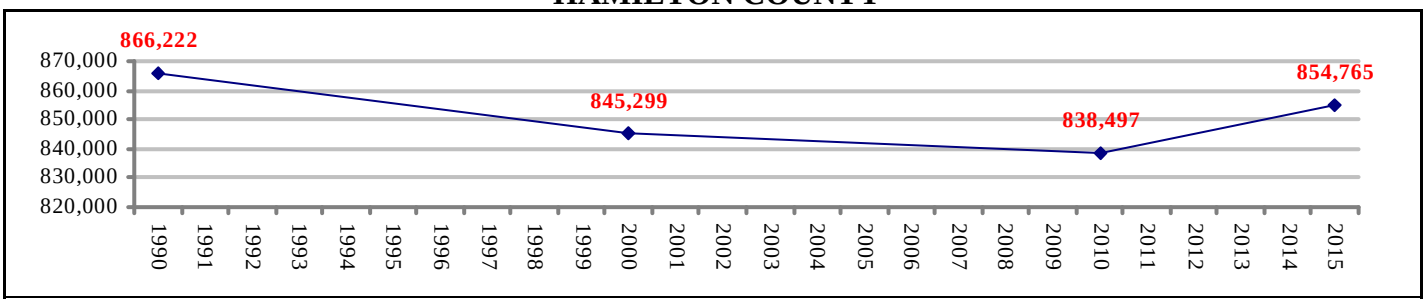
XV. AREA DEMOGRAPHICS

POPULATION - 1990, 2000(CENSUS), 2010(ESTIMATE), 2015(PROJECTION)

CINCINNATI



HAMILTON COUNTY



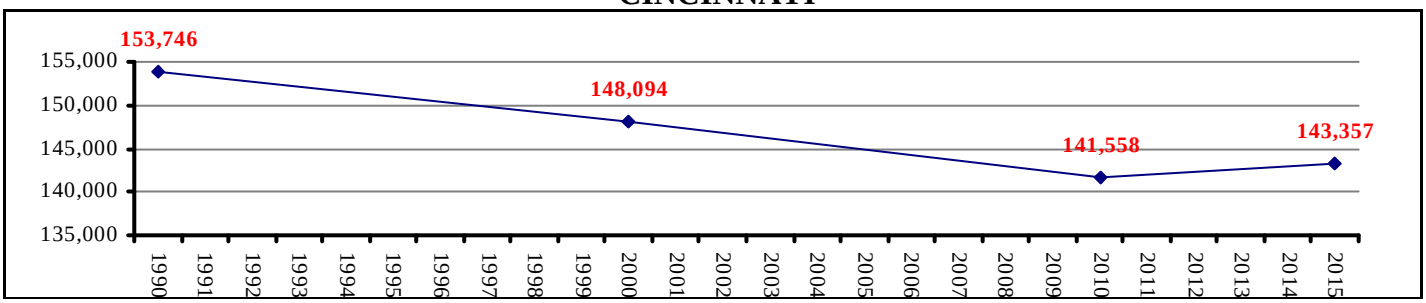
YEAR	CINCINNATI	HAMILTON COUNTY
1990 CENSUS	362,499	866,222
2000 CENSUS	331,283	845,299
% CHANGE 1990 - 2000	-8.6%	-2.4%
AVG. ANNUAL CHANGE	-3,122	-2,092
2010 ESTIMATE	318,063	838,497
2015 PROJECTION	321,870	854,765
% CHANGE 2000 - 2015	-2.8%	1.1%
AVG. ANNUAL CHANGE	-856	861

SOURCE: 2000 Census, ESRI

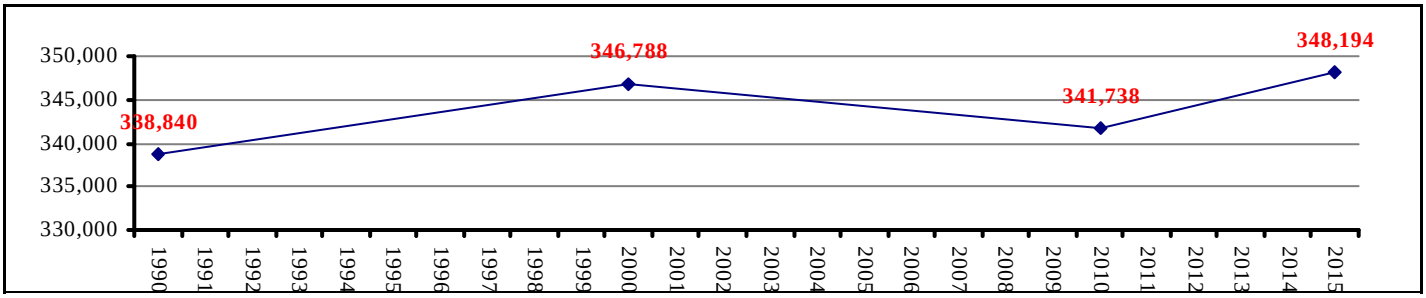
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HOUSEHOLDS - 1990, 2000(CENSUS), 2010(ESTIMATE), 2015(PROJECTION)

CINCINNATI



HAMILTON COUNTY



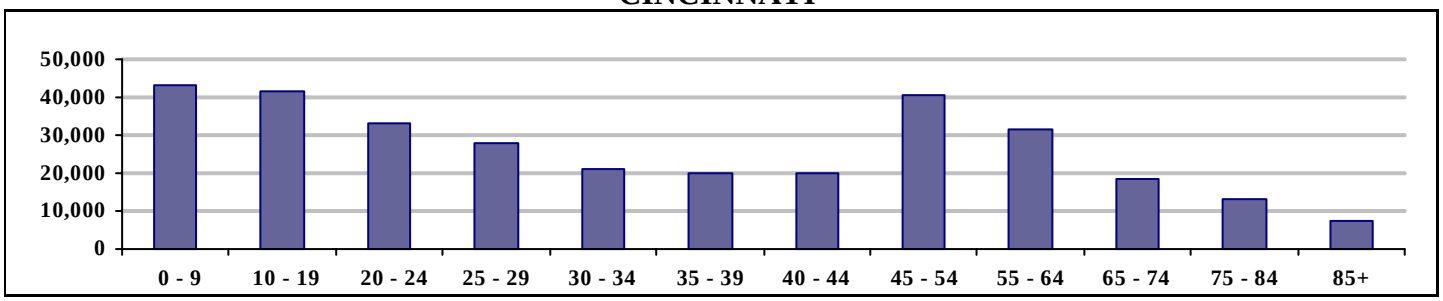
YEAR	CINCINNATI	HAMILTON COUNTY
1990 CENSUS	153,746	338,840
2000 CENSUS	148,094	346,788
% CHANGE 1990 - 2000	-3.7%	2.3%
AVG. ANNUAL CHANGE	-565	795
2010 ESTIMATE	141,558	341,738
2015 PROJECTION	143,357	348,194
% CHANGE 2000 - 2015	-3.2%	0.4%
AVG. ANNUAL CHANGE	-431	128

SOURCE: 2000 Census, ESRI

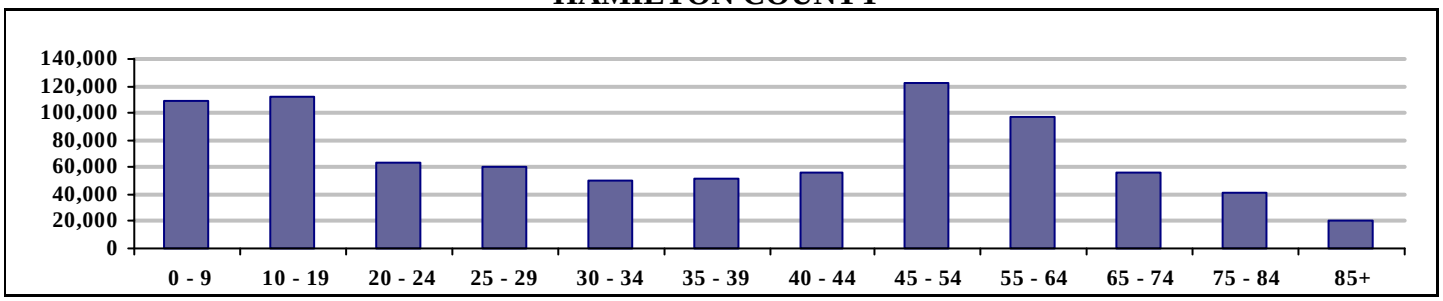
Vogt Santer Insights

POPULATION BY AGE GROUP - 2010(ESTIMATE)

CINCINNATI



HAMILTON COUNTY



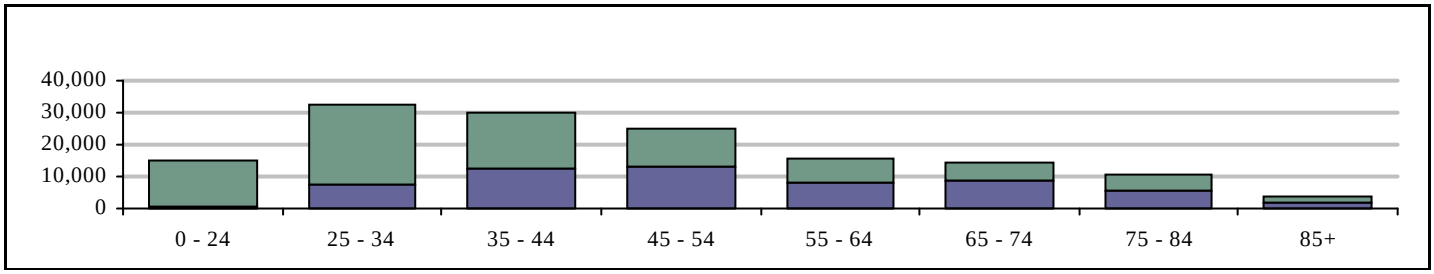
	CINCINNATI		HAMILTON COUNTY	
AGE GROUP	NUM	%	NUM	%
0 - 9	43,138	13.6%	109,596	13.1%
10 - 19	41,424	13.0%	112,293	13.4%
20 - 24	33,132	10.4%	63,195	7.5%
25 - 29	27,751	8.7%	59,930	7.1%
30 - 34	21,244	6.7%	50,385	6.0%
35 - 39	20,023	6.3%	51,379	6.1%
40 - 44	20,040	6.3%	55,297	6.6%
45 - 54	40,757	12.8%	122,155	14.6%
55 - 64	31,561	9.9%	96,609	11.5%
65 - 74	18,224	5.7%	56,539	6.7%
75 - 84	13,318	4.2%	40,879	4.9%
85 +	7,450	2.3%	20,240	2.4%
TOTAL	318,062	100 %	838,497	100 %

SOURCE: 2000 Census, ESRI

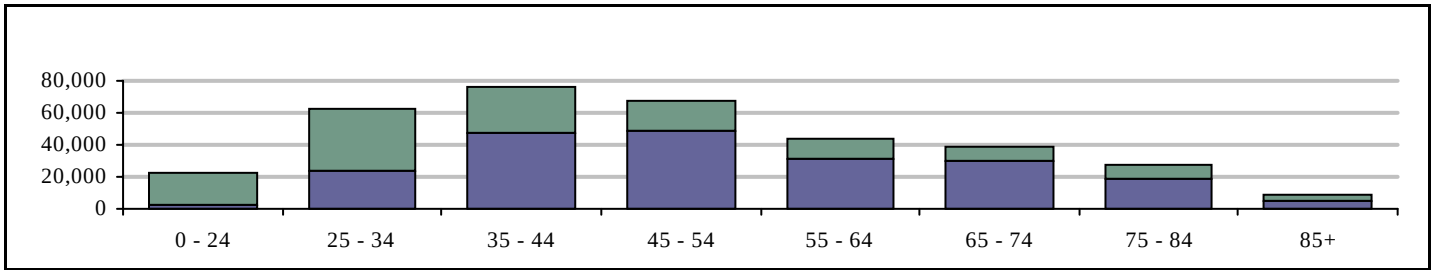
Vogt Santer Insights

OWNER- AND RENTER-OCCUPIED HOUSING BY AGE OF HEAD OF HOUSEHOLD - 2000

CINCINNATI



HAMILTON COUNTY



RENTER-OCCUPIED HOUSEHOLDS

AGE GROUP	CINCINNATI		HAMILTON COUNTY	
	NUM	%	NUM	%
< 25	14,532	16.2%	20,195	14.5%
25 - 34	24,963	27.8%	37,729	27.1%
35 - 44	17,707	19.7%	28,364	20.4%
45 - 54	12,309	13.7%	19,378	13.9%
55 - 64	7,583	8.4%	11,628	8.4%
65 - 74	6,073	6.8%	9,392	6.7%
75 - 84	4,670	5.2%	8,709	6.3%
85 +	2,026	2.3%	3,862	2.8%
TOTAL	89,863	100 %	139,257	100 %

OWNER-OCCUPIED HOUSEHOLDS

AGE GROUP	CINCINNATI		HAMILTON COUNTY	
	NUM	%	NUM	%
< 25	731	1.3%	2,001	1.0%
25 - 34	7,755	13.3%	24,308	11.7%
35 - 44	12,419	21.3%	47,785	23.0%
45 - 54	12,905	22.2%	48,194	23.2%
55 - 64	8,222	14.1%	31,639	15.2%
65 - 74	8,591	14.8%	29,406	14.2%
75 - 84	5,658	9.7%	19,286	9.3%
85 +	1,942	3.3%	4,914	2.4%
TOTAL	58,223	100 %	207,533	100 %

RENTER-OCCUPIED HOUSEHOLDS

OWNER-OCCUPIED HOUSEHOLDS

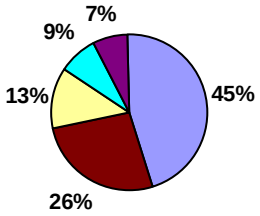
SOURCE: 2000 Census, ESRI

Vogt Santer Insights

HOUSEHOLD SIZE - 2010(ESTIMATE)

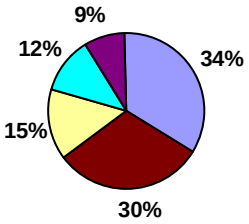
CINCINNATI

ONE-PERSON	65,474
TWO-PERSON	38,703
THREE-PERSON	18,984
FOUR-PERSON	12,705
FIVE-PERSON+	10,383



HAMILTON COUNTY

ONE-PERSON	118,663
TWO-PERSON	105,451
THREE-PERSON	52,771
FOUR-PERSON	42,236
FIVE-PERSON+	30,185



SOURCE: 2000 Census, ESRI

Vogt Santer Insights

HOUSEHOLD COMPOSITION - 2000 CENSUS

HOUSEHOLD TYPE	CINCINNATI		HAMILTON COUNTY	
	NUM	%	NUM	%
MARRIED COUPLE W/ CHILDREN	16,341	19.1%	67,371	28.5%
LONE MALE PARENT W/ CHILDREN	451	0.5%	912	0.4%
LONE FEMALE PARENT W/ CHILDREN	4,588	5.4%	6,864	2.9%
MARRIED COUPLE NO CHILDREN	22,342	26.1%	79,975	33.8%
LONE MALE PARENT NO CHILDREN	2,340	2.7%	5,157	2.2%
LONE FEMALE PARENT NO CHILDREN	6,666	7.8%	14,249	6.0%
OTHER	32,977	38.5%	61,976	26.2%
TOTAL	85,705	100 %	236,504	100 %

SOURCE: 2000 Census, ESRI

Vogt Santer Insights

POPULATION BY HOUSEHOLD COMPOSITION - 2010(ESTIMATE)

POPULATION	CINCINNATI		HAMILTON COUNTY	
	NUM	%	NUM	%
IN FAMILY HOUSEHOLDS	202,001	63.5%	633,244	75.5%
IN GROUP QUARTERS	15,002	4.7%	21,067	2.5%
IN NON-FAMILY HOUSEHOLDS	101,060	31.8%	184,186	22.0%
TOTAL	318,063	100 %	838,497	100 %

POPULATION BY SINGLE RACE - 2010(ESTIMATE)

RACE	CINCINNATI		HAMILTON COUNTY	
	NUM	%	NUM	%
WHITE ALONE	158,532	49.8%	592,389	70.6%
BLACK OR AFRICAN AMERICAN	143,149	45.0%	206,994	24.7%
AMERICAN INDIAN/ ALASKA NATIVE	754	0.2%	1,688	0.2%
ASIAN ALONE	5,756	1.8%	16,023	1.9%
HAWAIIAN/PACIFIC ISLANDER	133	0.0%	268	0.0%
SOME OTHER RACE ALONE	2,931	0.9%	6,525	0.8%
TWO OR MORE RACES	6,809	2.1%	14,610	1.7%
TOTAL	318,064	100 %	838,497	100 %
HISPANIC*	7,216	2.3%	17,617	2.1%

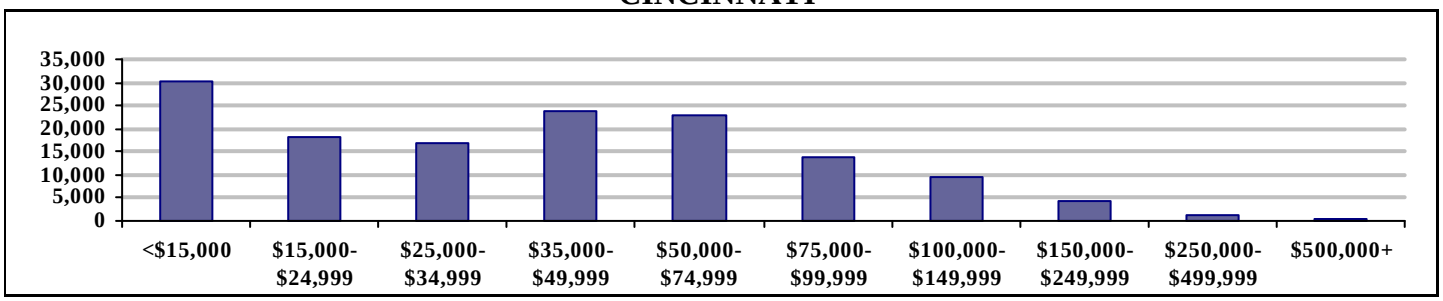
* - HISPANICS CAN BELONG TO ANY RACE

SOURCE: 2000 Census, ESRI

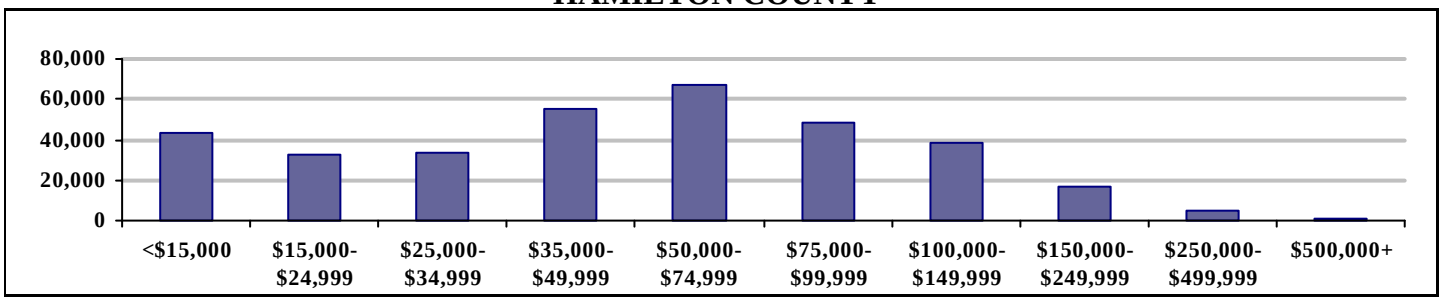
Vogt Santer Insights

HOUSEHOLDS BY INCOME RANGE - 2010(ESTIMATE)

CINCINNATI



HAMILTON COUNTY



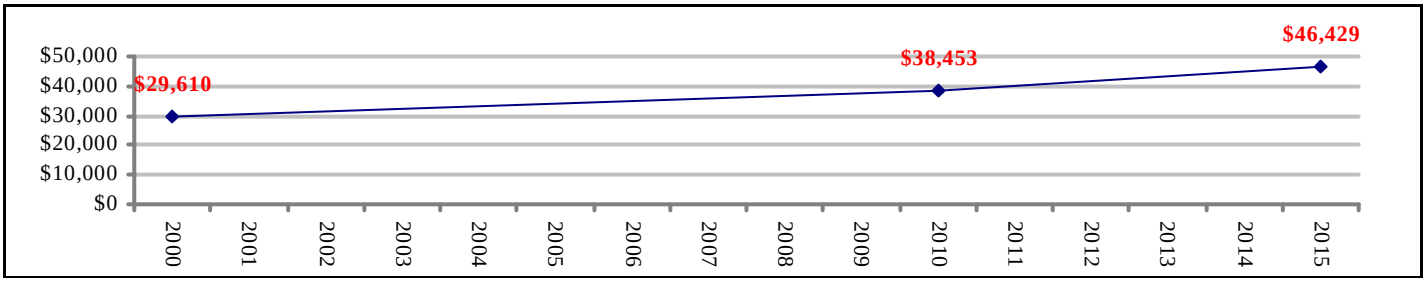
ANNUAL HOUSEHOLD INCOME	CINCINNATI		HAMILTON COUNTY	
	NUM	%	NUM	%
< $15,000	30,348	21.4%	43,285	12.7%
$15,000 - $24,999	18,145	12.8%	32,161	9.4%
$25,000 - $34,999	16,995	12.0%	33,774	9.9%
$35,000 - $49,999	23,560	16.6%	55,257	16.2%
$50,000 - $74,999	23,100	16.3%	67,181	19.7%
$75,000 - $99,999	14,001	9.9%	47,993	14.0%
$100,000 - $150,000	9,518	6.7%	38,809	11.4%
$150,000 - $249,999	4,363	3.1%	16,542	4.8%
$250,000 - $499,999	1,260	0.9%	5,353	1.6%
$500,000 +	266	0.2%	1,380	0.4%
TOTAL	141,556	100 %	341,735	100 %

SOURCE: 2000 Census, ESRI

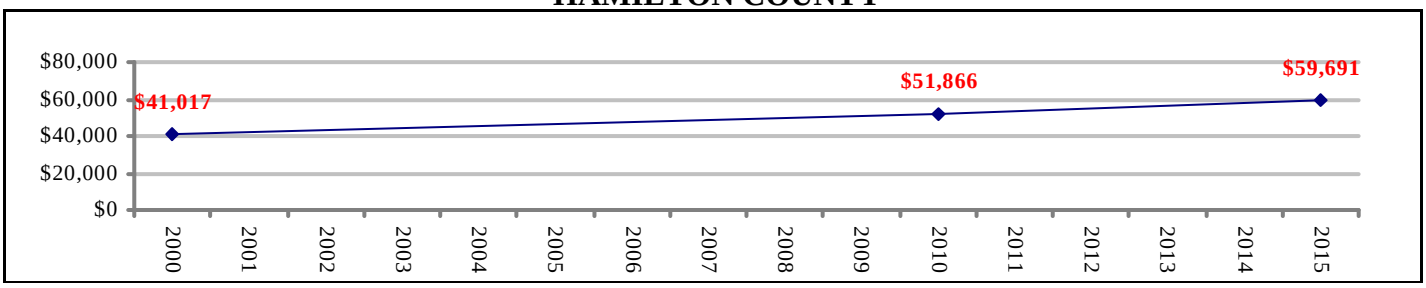
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MEDIAN HOUSEHOLD INCOME - 2000(CENSUS), 2010(ESTIMATE), 2015(PROJECTION)

CINCINNATI



HAMILTON COUNTY



	CINCINNATI	HAMILTON COUNTY
2000 CENSUS	$29,610	$41,017
2010 ESTIMATE	$38,453	$51,866
% CHANGE 2000 - 2010	29.9%	26.5%
2015 PROJECTION	$46,429	$59,691
% CHANGE 2000 - 2015	56.8%	45.5%

SOURCE: 2000 Census, ESRI

Vogt Santer Insights

INCOME BY AGE OF HOUSEHOLDER - 2010(ESTIMATE)

CINCINNATI

	AGE OF HOUSEHOLDER						
HOUSEHOLD INCOME	**UNDER 25**	**25 - 34**	**35 - 44**	**45 - 54**	**55 - 64**	**65 - 74**	**75 +**
< $15,000	5,860	5,591	3,457	3,700	4,390	3,178	4,173
$15,000 - $24,999	3,198	3,831	2,466	2,218	2,155	1,818	2,460
$25,000 - $34,999	1,732	3,839	3,155	2,987	2,254	1,612	1,416
$35,000 - $49,999	2,013	5,781	4,480	4,400	3,275	1,951	1,661
$50,000 - $74,999	1,392	5,068	4,630	5,023	3,641	1,667	1,680
$75,000 - $99,999	792	2,674	3,090	3,143	2,215	852	1,235
$100,000 - $149,999	398	1,418	2,109	2,540	1,546	700	807
$150,000 - $249,999	208	408	761	1,072	904	552	457
$250,000 - $499,999	15	154	230	381	269	118	93
$500,000 +	4	39	41	83	51	24	24
TOTAL	15,612	28,803	24,419	25,547	20,700	12,472	14,006

HAMILTON COUNTY

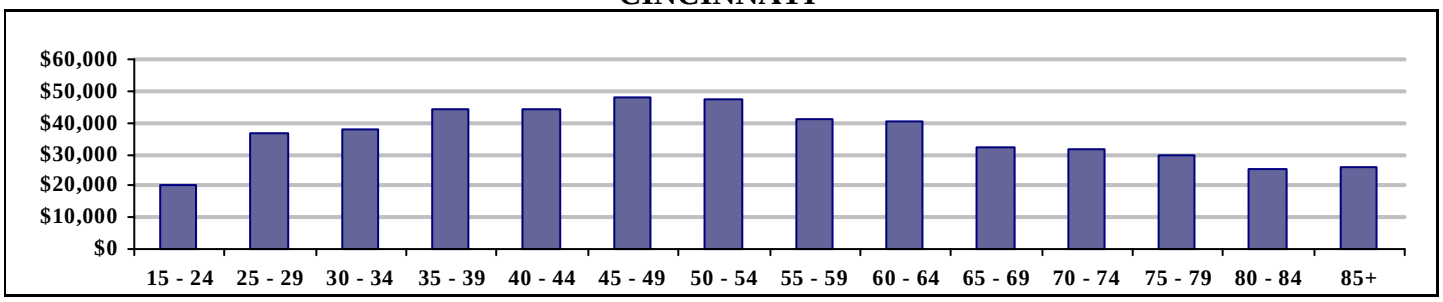
	AGE OF HOUSEHOLDER						
HOUSEHOLD INCOME	**UNDER 25**	**25 - 34**	**35 - 44**	**45 - 54**	**55 - 64**	**65 - 74**	**75 +**
< $15,000	6,978	6,732	4,696	4,901	6,364	5,031	8,583
$15,000 - $24,999	4,194	5,625	3,771	3,687	3,970	4,476	6,438
$25,000 - $34,999	2,765	6,321	5,460	5,330	4,955	4,386	4,557
$35,000 - $49,999	3,319	11,433	10,308	9,833	8,210	6,338	5,816
$50,000 - $74,999	2,334	13,358	13,966	14,897	11,485	6,065	5,076
$75,000 - $99,999	1,495	7,947	9,689	12,944	8,633	3,516	3,769
$100,000 - $149,999	918	4,040	7,710	12,429	8,170	2,995	2,547
$150,000 - $249,999	576	1,156	2,860	4,446	4,009	1,778	1,717
$250,000 - $499,999	62	299	945	1,655	1,402	672	318
$500,000 +	15	76	212	405	378	191	103
TOTAL	22,656	56,987	59,617	70,527	57,576	35,448	38,924

SOURCE: 2000 Census, ESRI

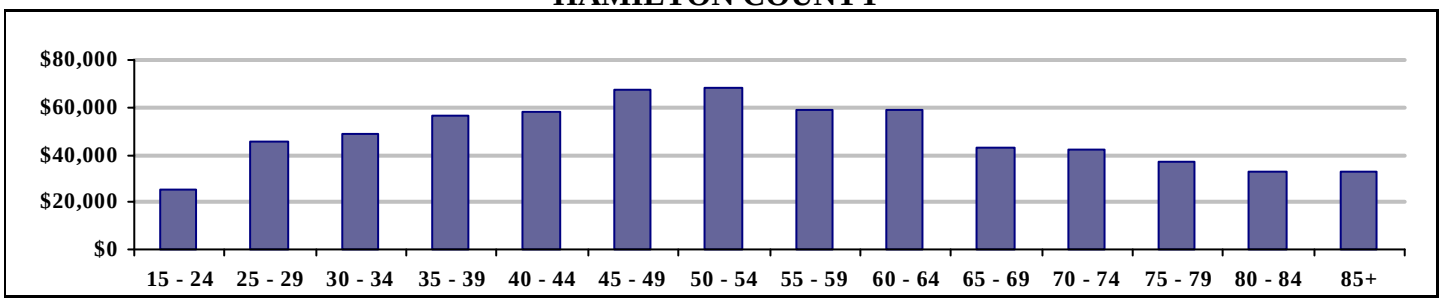
VSI Vogt Santer Insights

MEDIAN HOUSEHOLD INCOME BY AGE OF HEAD OF HOUSEHOLD - 2000 CENSUS

CINCINNATI



HAMILTON COUNTY



AGE OF HEAD OF HOUSEHOLD	CINCINNATI	HAMILTON COUNTY
15 - 24	$19,967	$25,421
25 - 29	$36,553	$45,649
30 - 34	$37,634	$48,488
35 - 39	$44,184	$56,539
40 - 44	$44,438	$58,283
45 - 54	$47,764	$67,005
55 - 64	$41,087	$59,208
65 - 74	$32,505	$43,173
75 - 84	$29,583	$36,653
85 +	$26,132	$33,149
MEDIAN HOUSEHOLD INCOME	$29,610	$41,017

SOURCE: 2000 Census, ESRI

Vogt Santer Insights

TOTAL BUSINESSES AND EMPLOYMENT BY NAICS - 2010(ESTIMATE)

INDUSTRY	CINCINNATI		HAMILTON COUNTY	
	BUS	EMP	BUS	EMP
Agriculture, Forestry, Fishing, Hunting	13	27	33	111
Mining	6	21	17	53
Utilities	7	4,294	22	4,463
Construction	798	6,011	2,561	20,835
Manufacturing	557	31,869	1,630	75,277
Wholesale Trade	547	13,661	1,635	30,447
Retail Trade	1,595	17,433	4,782	62,549
Transportation & Warehousing	289	4,415	671	10,046
Information	312	12,927	632	19,149
Finance _Insurance	661	15,718	2,050	28,429
Real Estate _Rental Leasing	623	4,501	1,460	11,165
Professional, Scientific, & Technical Services	1,379	21,776	3,235	37,954
Management of Companies & Enterprises	11	2,023	28	2,274
Admin, Support, Waste Mgnt & Remediation Services	529	5,776	1,482	14,216
Educational Services	326	21,815	860	38,098
Health Care & Social Assistance	1,153	40,124	2,771	72,284
Arts, Entertainment, & Recreation	289	5,176	672	9,981
Accommodation & Food Services	783	12,514	2,041	36,836
Other Services (Except Public Administration)	2,012	13,965	4,848	29,002
Public Administration	356	14,642	779	22,150
Nonclassifiable	457	808	1,136	1,836
TOTAL	12,703	249,496	33,345	527,155

SOURCE: ESRI

Vogt Santer Insights

RENTER-OCCUPIED HOUSEHOLDS BY YEAR STRUCTURE BUILT - 2000 CENSUS

	CINCINNATI		HAMILTON COUNTY	
YEAR BUILT	NUM	%	NUM	%
1999 TO MARCH 2000	182	0.2%	434	0.3%
1995 TO 1998	754	0.8%	2,682	1.9%
1990 TO 1994	1,438	1.6%	4,242	3.0%
1980 TO 1989	4,832	5.4%	11,088	8.0%
1970 TO 1979	13,164	14.6%	22,855	16.4%
1960 TO 1969	16,963	18.9%	25,860	18.6%
1940 TO 1959	25,398	28.3%	37,090	26.6%
1939 AND EARLIER	27,134	30.2%	35,006	25.1%
TOTAL	89,865	100 %	139,257	100 %

OWNER-OCCUPIED HOUSEHOLDS BY YEAR STRUCTURE BUILT - 2000 CENSUS

	CINCINNATI		HAMILTON COUNTY	
YEAR BUILT	NUM	%	NUM	%
1999 TO MARCH 2000	158	0.3%	1,783	0.9%
1995 TO 1998	843	1.4%	6,913	3.3%
1990 TO 1994	1,154	2.0%	10,796	5.2%
1980 TO 1989	1,698	2.9%	18,397	8.9%
1970 TO 1979	1,833	3.1%	23,268	11.2%
1960 TO 1969	4,360	7.5%	32,387	15.6%
1940 TO 1959	17,328	29.8%	62,477	30.1%
1939 AND EARLIER	30,847	53.0%	51,512	24.8%
TOTAL	58,221	100 %	207,533	100 %

SOURCE: 2000 Census, ESRI

VSI Vogt Santer Insights

HOUSING UNITS BY STRUCTURE TYPE - 2000 CENSUS

	CINCINNATI		HAMILTON COUNTY	
UNITS	NUM	%	NUM	%
1-UNIT, DETACHED	60,033	36.2%	208,199	55.8%
1-UNIT, ATTACHED	5,489	3.3%	13,384	3.6%
2 TO 4 UNITS	39,406	23.7%	56,935	15.2%
5 TO 19 UNITS	36,796	22.2%	59,701	16.0%
20 UNITS OR MORE	24,086	14.5%	31,787	8.5%
MOBILE HOME	146	0.1%	3,302	0.9%
BOAT, RV, VAN, ETC	63	0.0%	84	0.0%
TOTAL	166,019	100 %	373,392	100 %

GROSS RENT PAID - 2000 CENSUS

	CINCINNATI		HAMILTON COUNTY	
GROSS RENT	NUM	%	NUM	%
LESS THAN $200	11,481	12.8%	13,439	9.7%
$200 - $299	10,333	11.5%	13,368	9.6%
$300 - $399	24,047	26.8%	33,580	24.2%
$400 - $499	19,407	21.6%	28,685	20.7%
$500 - $599	10,275	11.4%	18,646	13.4%
$600 - $699	5,799	6.5%	12,211	8.8%
$700 - $799	2,633	2.9%	6,174	4.4%
$800 - $899	1,468	1.6%	3,108	2.2%
$900 - $999	747	0.8%	1,595	1.1%
$1,000 - $1,249	653	0.7%	1,309	0.9%
$1,250 - $1,499	410	0.5%	1,018	0.7%
$1,500 - $1,999	345	0.4%	994	0.7%
$2,000 +	474	0.5%	1,155	0.8%
NO CASH RENT	1,666	1.9%	3,600	2.6%
TOTAL	89,738	100 %	138,882	100 %
MEDIAN GROSS RENT	$393		$424	

SOURCE: 2000 Census, ESRI

VSI Vogt Santer Insights

YEAR MOVED INTO RENTER-OCCUPIED HOUSEHOLDS - 2000 CENSUS

YEAR	CINCINNATI		HAMILTON COUNTY	
	NUM	%	NUM	%
1999 TO MARCH 2000	34,845	38.8%	54,082	38.8%
1995 TO 1998	33,458	37.2%	51,477	37.0%
1990 TO 1994	10,092	11.2%	16,354	11.7%
1980 TO 1989	7,365	8.2%	11,163	8.0%
1970 TO 1979	2,558	2.8%	3,689	2.6%
1969 OR EARLIER	1,547	1.7%	2,492	1.8%
TOTAL	89,865	100 %	139,257	100 %

YEAR MOVED INTO OWNER-OCCUPIED HOUSEHOLDS - 2000 CENSUS

YEAR	CINCINNATI		HAMILTON COUNTY	
	NUM	%	NUM	%
1999 TO MARCH 2000	5,112	8.8%	17,370	8.4%
1995 TO 1998	13,112	22.5%	46,043	22.2%
1990 TO 1994	9,547	16.4%	37,528	18.1%
1980 TO 1989	10,486	18.0%	40,598	19.6%
1970 TO 1979	8,486	14.6%	29,737	14.3%
1969 OR EARLIER	11,479	19.7%	36,257	17.5%
TOTAL	58,222	100 %	207,533	100 %

SOURCE: 2000 Census, ESRI

VSI Vogt Santer Insights

HOUSING UNITS BUILDING PERMITS

CINCINNATI			
YEAR	UNITS IN SINGLE-FAMILY STRUCTURES	UNITS IN ALL MULTI-FAMILY STRUCTURES	TOTAL
2001	104	232	336
2002	125	633	758
2003	153	488	641
2004	147	129	276
2005	190	426	616
2006	193	699	892
2007	102	356	458
2008	57	66	123
2009	39	6	45
2010	82	99	181
TOTAL	1,192	3,134	4,326

HAMILTON COUNTY			
YEAR	UNITS IN SINGLE-FAMILY STRUCTURES	UNITS IN ALL MULTI-FAMILY STRUCTURES	TOTAL
2001	1,018	624	1,642
2002	1,308	903	2,211
2003	1,327	1,019	2,346
2004	1,231	351	1,582
2005	1,236	871	2,107
2006	993	993	1,986
2007	693	583	1,276
2008	422	160	582
2009	326	79	405
2010	427	122	549
TOTAL	8,981	5,705	14,686

SOURCE: SOCDS Building Permits Database

VSI Vogt Santer Insights

XVI. Qualifications

A. The Company

Vogt Santer Insights is a real estate research firm established to provide accurate and insightful market forecasts for a broad range client base. The principals of the firm, Robert Vogt and Chip Santer, have over 60 years of combined real estate and market feasibility experience throughout the United States.

Serving real estate developers, syndicators, lenders, state housing finance agencies and the U.S. Department of Housing and Urban Development (HUD), the firm provides market feasibility studies for affordable housing, market-rate apartments, condominiums, senior housing, student housing and single-family developments.

B. The Staff

Robert Vogt has conducted and reviewed over 5,000 market analyses over the past 30 years for market-rate and Low-Income Housing Tax Credit apartments as well as studies for single-family, golf course/residential, office, retail and elderly housing throughout the United States. Mr. Vogt is a founding member and the past chairman of the National Council of Affordable Housing Market Analysts, a group formed to bring standards and professional practices to market feasibility. He is a frequent speaker at many real estate and state housing conferences. Mr. Vogt has a bachelor's degree in finance, real estate and urban land economics from The Ohio State University.

Chip Santer has served as President and Chief Executive Officer of local, state and national entities involved in multifamily and single-family housing development, syndication, regulation and brokerage in both the for profit and not-for-profit sectors. As president and CEO of National Affordable Housing Trust, Mr. Santer led a turn-around operation affiliated with National Church Residences, Retirement Housing Foundation and Volunteers of America that developed and financed more than 3,000 units of housing throughout the United States with corporate and private funds, including a public fund with 1,100 investors. He was a former Superintendent and CEO of the Ohio Real Estate Commission, and serves on several boards and commissions. Mr. Santer is a graduate of Ohio University.

Andrew W. Mazak has over nine years of experience in the real estate market research field. He has personally written more than 1,000 market feasibility studies in numerous markets throughout the United States, Canada and Puerto Rico. These studies include the analysis of Low-Income Housing Tax Credit apartments, market-rate apartments, government-subsidized apartments, student housing developments, farm-worker housing projects, condominium communities, single-family subdivisions and senior-living developments, as well as overall community-, city- and county-wide housing needs assessments. Mr. Mazak was also a Project Director at Vogt, Williams & Bowen, LLC (VWB Research). Mr. Mazak has a bachelor's degree in Business Management and Marketing from Capital University in Columbus, Ohio.

Brian Gault has conducted fieldwork and analyzed real estate markets for 12 years in more than 40 states and has authored more than 1,200 market studies. In this time, Mr. Gault has conducted a broad range of studies, including Low-Income Housing Tax Credit apartments, luxury market-rate apartments, comprehensive community housing assessment, HOPE VI redevelopments, student housing analysis, condominium and/or single-family home communities, mixed-use developments, lodging, retail and commercial space. Mr. Gault has a bachelor's degree in public relations from the E.W. Scripps School of Journalism, Ohio University.

Nancy Patzer has more than 15 years of experience in community development research, including securing grant financing for a variety of local governments and organizations and providing planning direction and motivation through research for United Way of Central Ohio and the City of Columbus. As a project director for Vogt Santer Insights Ms. Patzer has conducted market studies in the areas of housing, senior residential care, retail/commercial, comprehensive planning and redevelopment strategies, among others. Ms. Patzer has extensive experience working with a variety of state finance agencies as well as the U.S. Department of Housing and Urban Development's Federal Housing Administration. She has attended the most recent FHA LEAN Program training sessions. She holds a Bachelor of Science in Journalism from the E.W. Scripps School of Journalism, Ohio University.

Jim Beery has more than 20 years experience in the real estate market feasibility profession. He has written market studies for a variety of development projects, including multifamily apartments (market-rate, affordable housing, and government-subsidized), residential condominiums, hotels, office developments, retail centers, recreational facilities, commercial developments, single-family developments and assisted living properties for older adults. Other consulting assignments include numerous community redevelopment and commercial revitalization projects. Recently he attended the HUD MAP Training for industry partners in Washington D.C. in October 2009 and received continuing education certification from the Lender Qualification and Monitoring Division. Mr. Beery has a bachelor's degree in Business Administration (Finance major) from The Ohio State University.

Jennifer Tristano has been involved in the production of more than 2,000 market feasibility studies during the last several years. During her time as an editor, Ms. Tristano became well acquainted with the market study guidelines and requirements of state finance agencies as well as the U.S. Department of Housing and Urban Development's various programs. In addition, Ms. Tristano has researched market conditions for a variety of project types, including apartments (Tax Credit, subsidized and market-rate), senior residential care facilities, student housing developments and condominium communities. Ms. Tristano graduated summa cum laude from The Ohio State University.

Nathan Young has more than seven years of experience in the real estate profession. He has conducted field research and written market studies in hundreds of rural and urban markets throughout the United States. Mr. Young's real estate experience includes analysis of apartment (subsidized, Tax Credit and market-rate), senior housing (i.e. nursing homes, assisted living, etc.), student housing, condominium, retail, office, self-storage facilities and repositioning of assets to optimize feasibility. Mr. Young has experience in working with the U.S. Department of Housing and Urban Development and has attended FHA LEAN program training. Mr. Young has a bachelor's degree in Engineering (Civil) from The Ohio State University.

Jimmy Beery has analyzed real estate markets in more than 35 states. In this time, Mr. Beery has conducted a broad range of studies, including Low-Income Housing Tax Credit apartments, luxury market-rate apartments, student housing analysis, rent comparability studies, condominium and single-family home communities, mixed-use developments, lodging, retail and commercial space. Mr. Beery has a bachelor's degree in Human Ecology from The Ohio State University.

Field Staff – Vogt Santer Insights maintains a field staff of professionals experienced at collecting critical on-site real estate data. Each member has been fully trained to evaluate site attributes, area competitors, market trends, economic characteristics and a wide range of issues impacting the viability of real estate development.

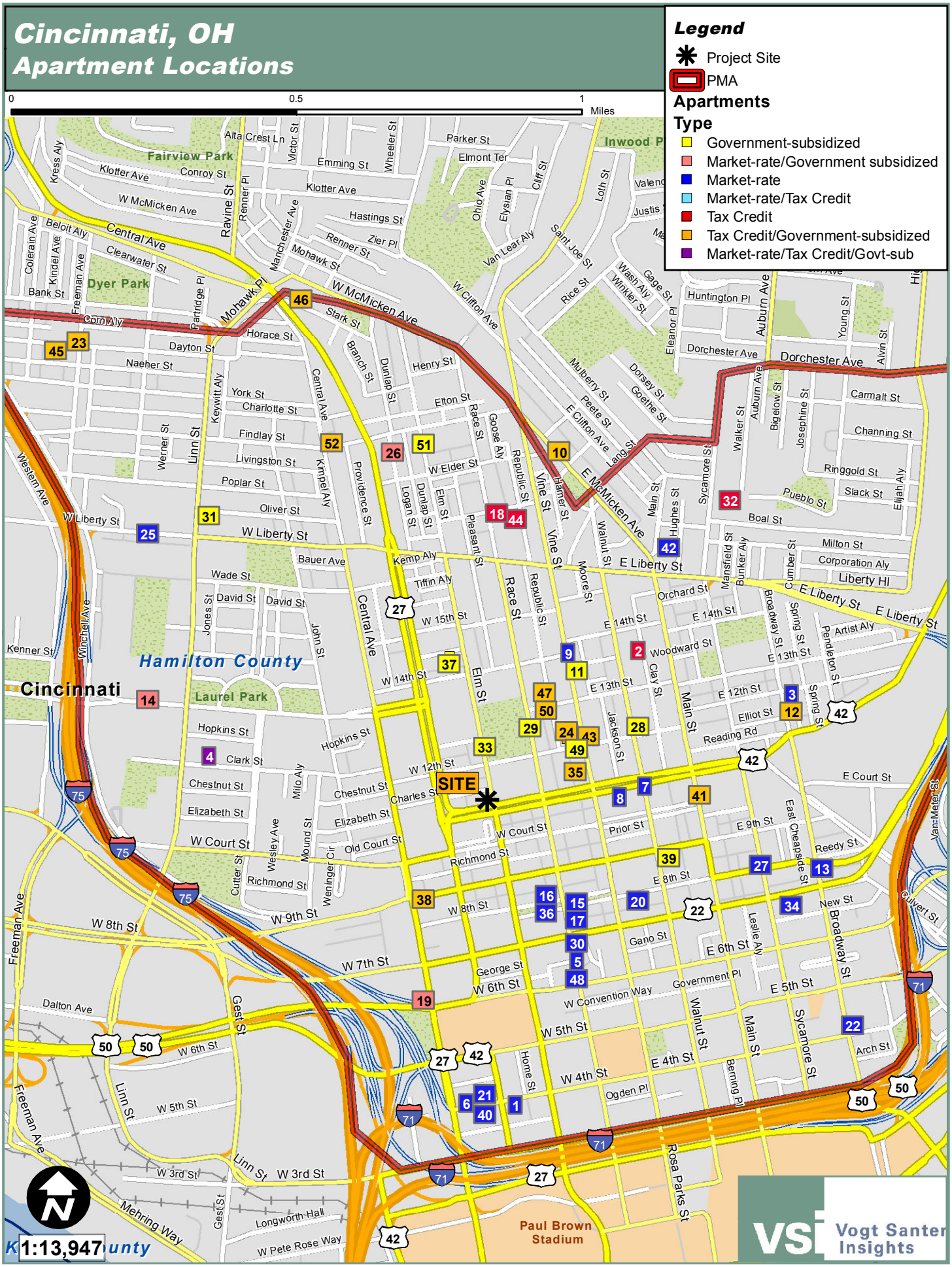
A. Field Survey of Conventional Rentals: Cincinnati, Ohio

The following section is a field survey of conventional rental properties. These properties were identified through a variety of sources including area apartment guides, yellow page listings, government agencies, the Chamber of Commerce and our own field inspection. The intent of this field survey is to evaluate the overall strength of the existing rental market, identify trends that impact future development and identify those properties that would be considered most comparable to the subject site.

The field survey has been organized by the type of project surveyed. Properties have been color coded to reflect the project type. Projects have been designated as market-rate, Tax Credit, government-subsidized, or a combination of the three project types. The field survey is organized as follows:

- A color-coded map indicating each property surveyed and the project type followed by a list of properties surveyed.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Properties surveyed by name, address, telephone number, project type, key amenities, year built or renovated (if applicable), number of floors, total units, occupancy rate, quality rating, rent incentives and Tax Credit designation. Housing Choice Vouchers and Rental Assistance are also noted here.
- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type and bedroom.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- The distribution of market-rate and non-subsidized Tax Credit units are provided by quality rating, unit type and number of bedrooms. The median rent by quality ratings and bedrooms is also reported. Note that rents are adjusted to reflect common utility responsibility.
- An analysis of units added to the area by project construction date and, when applicable, by year of renovation.
- Aggregate data and distributions for all non-subsidized properties are provided for appliances, unit amenities and project amenities.
- Aggregation of projects by utility responsibility (market-rate and non-subsidized Tax Credit only).
- A utility allowance worksheet.

Note that other than the property listing following the map, data is organized by project types. Market-rate properties (blue designation) are first followed by variations of market-rate and Tax Credit properties. Non-government subsidized Tax Credit properties are red and government-subsidized properties are yellow. See the color codes at the bottom of each page for specific project types.


Cincinnati, OH
Apartment Locations
0
0.5
1
Miles
Legend
Project Site
PMA
Apartments
Type
Government-subsidized
Market-rate/Government subsidized
Market-rate
Market-rate/Tax Credit
Tax Credit
Tax Credit/Government-subsidized
Market-rate/Tax Credit/Govt-sub
SITE
Hamilton County
Cincinnati
Fairview Park
Dyer Park
Laurel Park
Inwood P
Paul Brown Stadium
1:13,947
Vogt Santer Insights

Map Identification List - Cincinnati, Ohio

Map ID	Project Name	Project Type	QR	Year Built/ Renovated	Total Units	Vacant	Occupancy Rate	DTS
1	Fourth & Plum Lofts	MRR	A-	1925 / 1980	193	0	100.0%	0.8
2	Brackett Village & Walnut St. Project	TAX	B	1993 / 2000	105	9	91.4%	0.6
3	Broadway Apts.	MRR	C-	1971 / 2012	0	0	U/C	0.8
4	City West	TMG	A	2001	686	30	95.6%	0.6
5	107 Shillito Pl.	MRR	B+	1926 / 2004	18	0	100.0%	0.5
6	Biltmore Apts.	MRR	B	1880 / 1992	28	0	100.0%	0.8
7	Emery Center Apts.	MRR	B+	1926 / 2007	59	0	100.0%	0.4
8	Hale Justis Lofts	MRR	B+	1920 / 2001	36	0	100.0%	0.4
9	Parvis Lofts	MRR	B+	1910 / 2010	32	0	100.0%	0.5
10	North Rhine Heights	TGS	B+	1870 / 2012	56	0	100.0%	0.9
11	Community Manor	GSS	B-	1974 / 2003	19	0	100.0%	0.5
12	Cutter	TGS	C-	1952 / 1997	40	0	100.0%	0.7
13	East Eighth Lofts	MRR	B+	1901 / 1997	45	0	100.0%	1.0
14	The Arts Apts. at Music Hall	MRG	B-	1962 / 2009	256	15	94.1%	0.8
15	Garfield Tower	MRR	B-	1967 / 2005	160	1	99.4%	0.5
16	Greenwich on the Park	MRR	B+	1996	64	0	100.0%	0.5
17	Groton Lofts	MRR	B+	1997	42	0	100.0%	0.5
18	Abington Flats	TAX	B	1910 / 2013	0	0	U/C	0.7
19	Page Tower	MRG	B	1979 / 2008	169	3	98.2%	0.5
20	Historic Brownstone	MRR	B+	1920 / 1999	2	0	100.0%	0.7
21	Lombardy	MRR	B+	1881 / 1992	50	0	100.0%	0.8
22	Lytle Tower	MRR	B	1927 / 2005	111	0	100.0%	1.3
23	Abigail Apts.	TGS	B	1900 / 2013	0	0	U/C	0.0
24	Harkavy Hall	TGS	B-	1870 / 2009	30	0	100.0%	0.3
25	Park Town	MRR	C+	1963	322	7	97.8%	1.0
26	Parkway Towers	MRG	C	1920 / 2000	95	0	100.0%	0.8
27	The Renaisance at Power Building	MRR	B+	1938 / 2002	117	1	99.1%	0.8
28	Rhonda Manor	GSS	C	1875 / 1971	32	0	100.0%	0.4
29	Parkview Apts.	GSS	B-	1865 / 1998	12	0	100.0%	0.4
30	The Lofts at Shillito Place	MRR	B+	1937 / 1999	97	0	100.0%	0.5
31	Stanley Rowe Tower	GSS	B	1964 / 1998	491	0	100.0%	0.9
32	Sycamore Hill	TAX	C	1900 / 2003	18	3	83.3%	1.5
33	New Morning House	GSS	C-	1860 / 2000	12	0	100.0%	0.2
34	Sycamore Place at St. Xavier Park	MRR	A	1890 / 2002	105	0	100.0%	0.9
35	Haven Hall	TGS	C	1850 / 1998	39	0	100.0%	0.3
36	The Gramercy on Garfield	MRR	B+	1992	148	0	100.0%	0.5
37	Magnolia Apts.	GSS	C+	1930 / 2000	6	0	100.0%	0.4

- Senior Restricted
- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

QR - Quality Rating

DTS - Drive Distance To Site (Miles)

Survey Date: August 2012

VSI Vogt Santer Insights

Map Identification List - Cincinnati, Ohio

Map ID	Project Name	Project Type	QR	Year Built/ Renovated	Total Units	Vacant	Occupancy Rate	DTS
38	Gateway Plaza	TGS	B+	1975 / 2007	348	6	98.3%	0.3
♦ 39	Walnut Towers	GSS	B	1928 / 1984	105	9	91.4%	0.6
40	Wells Building	MRR	B+	1876 / 2000	18	0	100.0%	0.8
41	Franciscan Homes I, III & IV	TGS	C+	1960 / 2005	133	18	86.5%	0.6
42	Cincinnati Limited Partnership I	MRR	C	1885 / 1998	10	1	90.0%	0.9
43	Dana Hotel	TGS	C+	1896 / 2005	41	0	100.0%	0.3
44	St. Anthony Village	TAX	B	1900 / 2002	22	0	100.0%	0.8
45	Baymiller Estates	TGS	B	1850 / 2005	31	2	93.5%	1.4
46	Fairview Estates	TGS	C-	1920 / 2007	28	1	96.4%	1.1
47	Magnolia Heights	TGS	B	1910 / 2007	98	0	100.0%	0.5
48	6th & Race Apts.	MRR	A	1998	30	0	100.0%	0.6
49	29 W. 12th St.	GSS	C	1850 / 2003	16	0	100.0%	0.3
50	Washington Park Estates	TGS	B+	1920 / 2003	37	0	100.0%	0.5
51	Rhine Main Apts.	GSS	C	1900 / 2011	12	0	100.0%	0.7
52	OTR Revitalization	TGS	C	1920 / 2005	94	0	100.0%	0.8

Project Type	Projects Surveyed	Total Units	Vacant	Occupancy Rate	U/C
MRR	22	1,687	10	99.4%	31
MRG	3	520	18	96.5%	0
TMG	1	686	30	95.6%	0
TAX	4	145	12	91.7%	18
TGS	13	975	27	97.2%	80
GSS	9	705	9	98.7%	0

Total units do not include units under construction.

♦ Senior Restricted
Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

QR - Quality Rating
DTS - Drive Distance To Site (Miles)

Survey Date: August 2012

VSI Vogt Santer Insights

Distribution of Units - Cincinnati, Ohio

Market-Rate						
Bedrooms	**Baths**	**Units**	**Distribution**	**Vacant**	**Vacancy Rate**	**Median Gross Rent**
0	1	316	14.8%	1	0.3%	$797
1	1	913	42.7%	6	0.7%	$1,012
1	1.5	2	0.1%	0	0.0%	$1,225
2	1	430	20.1%	23	5.3%	$666
2	1.5	37	1.7%	2	5.4%	$1,240
2	2	190	8.9%	0	0.0%	$1,380
2	2.5	35	1.6%	0	0.0%	$1,874
3	1	78	3.6%	7	9.0%	$627
3	2	113	5.3%	6	5.3%	$1,054
3	2.5	4	0.2%	0	0.0%	$3,133
4	1	1	0.0%	0	0.0%	$695
4	2	20	0.9%	1	5.0%	$988
TOTAL		**2,139**	**100.0%**	**46**	**2.2%**	
31 Units Under Construction						

Tax Credit, Non-Subsidized						
Bedrooms	**Baths**	**Units**	**Distribution**	**Vacant**	**Vacancy Rate**	**Median Gross Rent**
0	1	12	2.7%	4	33.3%	$401
1	1	81	18.2%	4	4.9%	$506
2	1	167	37.6%	9	5.4%	$676
2	1.5	24	5.4%	0	0.0%	$680
2	2	38	8.6%	4	10.5%	$647
3	1	28	6.3%	7	25.0%	$801
3	2	84	18.9%	4	4.8%	$849
4	1.5	4	0.9%	1	25.0%	$1,032
4	2	5	1.1%	0	0.0%	$741
5	2	1	0.2%	0	0.0%	$1,091
TOTAL		**444**	**100.0%**	**33**	**7.4%**	
18 Units Under Construction						

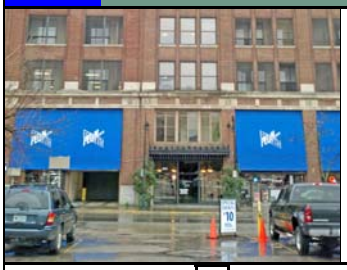
Tax Credit, Government-Subsidized						
Bedrooms	**Baths**	**Units**	**Distribution**	**Vacant**	**Vacancy Rate**	**Median Gross Rent**
0	0	80	7.5%	0	0.0%	N.A.
0	1	58	5.4%	0	0.0%	N.A.
1	1	455	42.7%	6	1.3%	N.A.
2	1	211	19.8%	10	4.7%	N.A.
2	1.5	5	0.5%	0	0.0%	N.A.
2	2	3	0.3%	0	0.0%	N.A.
3	1	62	5.8%	1	1.6%	N.A.
3	1.5	71	6.7%	0	0.0%	N.A.
3	2	92	8.6%	0	0.0%	N.A.
4	1	14	1.3%	0	0.0%	N.A.
4	2	12	1.1%	1	8.3%	N.A.
5	1	1	0.1%	0	0.0%	N.A.
5	2	1	0.1%	0	0.0%	N.A.
TOTAL		**1,065**	**100.0%**	**18**	**1.7%**	
80 Units Under Construction						

Distribution of Units - Cincinnati, Ohio

Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
0	0	40	3.7%	0	0.0%	N.A.
0	1	75	7.0%	0	0.0%	N.A.
1	1	613	57.3%	9	1.5%	N.A.
2	1	228	21.3%	0	0.0%	N.A.
2	1.5	15	1.4%	0	0.0%	N.A.
3	1	93	8.7%	0	0.0%	N.A.
4	1	2	0.2%	0	0.0%	N.A.
4	2	4	0.4%	0	0.0%	N.A.
TOTAL		**1,070**	**100.0%**	**9**	**0.8%**	
Grand Total		**4,718**	**-**	**106**	**2.2%**	

Survey of Properties - Cincinnati, Ohio

1 Fourth & Plum Lofts



Address 231 W. 4th St.
Cincinnati, OH 45202
Phone (513) 241-7272 (Contact by phone)
Year Built 1925 **Renovated** 1980 **Contact** Adrian
Comments Does not accept HCV

Total Units	193
Vacancies	0
Occupancy Rate	100.0%
Floors	7
Quality Rating	A-
Waiting List	None

Key Appliances & Amenities												
X	Range		Microwave	O	Parking Garage		Window AC	X	Pool		Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt	X	Elevator
X	Dishwasher		Garage(Det)	X	Central AC		W/D Hook-up	X	Laundry Room		Computer Center

2 Brackett Village & Walnut St. Project



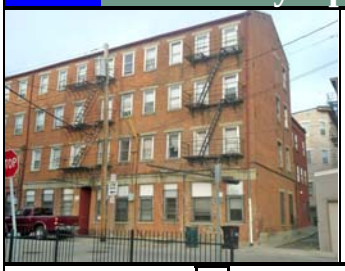
Address 1330 Walnut St.
Cincinnati, OH 45202
Phone (513) 241-7119 (Contact by phone)
Year Built 1993 **Renovated** 2000 **Contact** Ms. Carpenter
Comments 60% AMHI; Accepts HCV (44 units)

Incentives $250 deposit

Total Units	105
Vacancies	9
Occupancy Rate	91.4%
Floors	3
Quality Rating	B
Waiting List	None

Key Appliances & Amenities												
X	Range		Microwave		Parking Garage		Window AC		Pool	X	Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt		Elevator
	Dishwasher		Garage(Det)	X	Central AC		W/D Hook-up	X	Laundry Room		Computer Center

3 Broadway Apts.

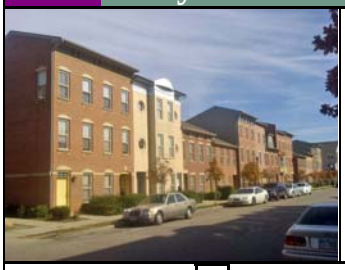


Address 1108-1134 Broadway St.
Cincinnati, OH 45210
Phone (513) 559-0048 (Contact in person)
Year Built 1971 **Renovated** 2012 **Contact** Lasserre
Comments All 29 units offline in preparation for renovations; Formerly operated as subsidized (HUD Section 8) property, will likely be Market-rate post renovation

Total Units	0
Vacancies	0
Occupancy Rate	0
Floors	3,4
Quality Rating	C-
Waiting List	None

Key Appliances & Amenities												
X	Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer		On-Site Mgmt		Elevator
	Dishwasher		Garage(Det)		Central AC		W/D Hook-up		Laundry Room		Computer Center

4 City West



Address 1202 Linn St.
Cincinnati, OH 45203
Phone (513) 412-6004 (Contact by phone)
Year Built 2001 **Contact** Kara
Comments Market-rate (266 units); 60% AMHI (167 units); 60% AMHI & Public Housing (223 units); Public Housing (30 units); Accepts HCV (152 units); Unit mix estimated

Total Units	686
Vacancies	30
Occupancy Rate	95.6%
Floors	2,3,4
Quality Rating	A
Waiting List	PH: 2,000 households

Key Appliances & Amenities												
X	Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt	X	Elevator
X	Dishwasher		Garage(Det)	X	Central AC	X	W/D Hook-up		Laundry Room		Computer Center

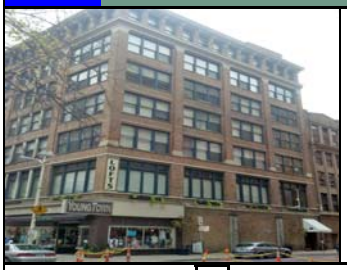
Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Survey Date: August 2012

Vogt Santer Insights

5 107 Shillito Pl.



Address 107 Shillito Pl.
Cincinnati, OH 45202
Phone (513) 751-9700 (Contact in person)
Year Built 1926 **Renovated** 2004 **Contact** Shawn
Comments 1st-floor retail; Conversion of historic Baker Shoe building; All corner units, 3 units per floor; Does not accept HCV

Total Units	18
Vacancies	0
Occupancy Rate	100.0%
Floors	7
Quality Rating	B+
Waiting List	
20 households	

Key Appliances & Amenities												
[X]	Range	[ ]	Microwave	[ ]	Parking Garage	[ ]	Window AC	[ ]	Pool	[ ]	Clubhouse
[X]	Refrigerator	[ ]	Garage(Att)	[ ]	Carport	[ ]	Washer/Dryer	[ ]	On-Site Mgmt	[X]	Elevator
[X]	Dishwasher	[ ]	Garage(Det)	[X]	Central AC	[ ]	W/D Hook-up	[X]	Laundry Room	[ ]	Computer Center

6 Biltmore Apts.



Address 330 W. 4th St.
Cincinnati, OH 45202
Phone (513) 921-1133 (Contact in person)
Year Built 1880 **Renovated** 1992 **Contact** Paul
Comments Unit mix & square footage estimated by management; 1st-floor retail; Does not accept HCV

Total Units	28
Vacancies	0
Occupancy Rate	100.0%
Floors	7
Quality Rating	B
Waiting List	
None	

Key Appliances & Amenities												
[X]	Range	[ ]	Microwave	[ ]	Parking Garage	[ ]	Window AC	[ ]	Pool	[ ]	Clubhouse
[X]	Refrigerator	[ ]	Garage(Att)	[ ]	Carport	[ ]	Washer/Dryer	[ ]	On-Site Mgmt	[X]	Elevator
[X]	Dishwasher	[ ]	Garage(Det)	[X]	Central AC	[ ]	W/D Hook-up	[X]	Laundry Room	[ ]	Computer Center

7 Emery Center Apts.

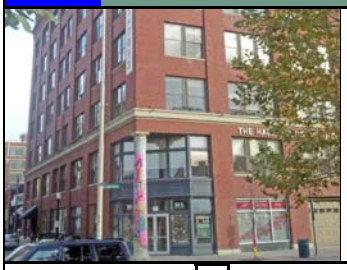


Address 100 E. Central Pkwy.
Cincinnati, OH 45202
Phone (513) 651-1999 (Contact in person)
Year Built 1926 **Renovated** 2007 **Contact** Jim
Comments 1st-floor retail; Does not accept HCV; Waitlist: studio & 1-br/20 households & 2-br/80 households

Total Units	59
Vacancies	0
Occupancy Rate	100.0%
Floors	6
Quality Rating	B+
Waiting List	
100 households	

Key Appliances & Amenities												
[X]	Range	[X]	Microwave	[ ]	Parking Garage	[ ]	Window AC	[ ]	Pool	[ ]	Clubhouse
[X]	Refrigerator	[ ]	Garage(Att)	[ ]	Carport	[ ]	Washer/Dryer	[ ]	On-Site Mgmt	[X]	Elevator
[X]	Dishwasher	[ ]	Garage(Det)	[X]	Central AC	[S]	W/D Hook-up	[X]	Laundry Room	[ ]	Computer Center

8 Hale Justis Lofts



Address 20 E. Central Pkwy.
Cincinnati, OH 45202
Phone (513) 646-7508 (Contact in person)
Year Built 1920 **Renovated** 2001 **Contact** Shawn
Comments Does not accept HCV

Total Units	36
Vacancies	0
Occupancy Rate	100.0%
Floors	7
Quality Rating	B+
Waiting List	
40 households	

Key Appliances & Amenities												
[X]	Range	[ ]	Microwave	[ ]	Parking Garage	[ ]	Window AC	[ ]	Pool	[ ]	Clubhouse
[X]	Refrigerator	[O]	Garage(Att)	[ ]	Carport	[ ]	Washer/Dryer	[X]	On-Site Mgmt	[X]	Elevator
[X]	Dishwasher	[ ]	Garage(Det)	[X]	Central AC	[ ]	W/D Hook-up	[X]	Laundry Room	[ ]	Computer Center

Project Type

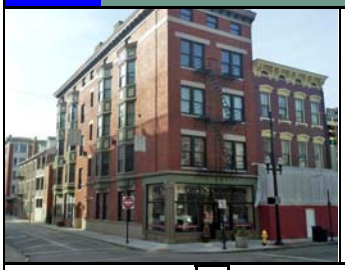
- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Survey Date: August 2012

Vogt Santer Insights

Survey of Properties - Cincinnati, Ohio

9 Parvis Lofts

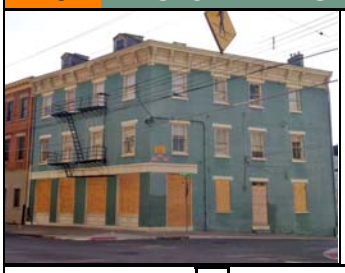


Address 4 W. 14th St./1407 & 1415 Vine St.
Cincinnati, OH 45202
Phone (513) 835-2110 (Contact in person)
Year Built 1910 **Renovated** 2010 **Contact** John
Comments Does not accept HCV

Total Units	32
Vacancies	0
Occupancy Rate	100.0%
Floors	4
Quality Rating	B+
Waiting List	None

Key Appliances & Amenities						
[X] Range	[X] Microwave	[ ] Parking Garage	[ ] Window AC	[ ] Pool	[ ] Clubhouse
[X] Refrigerator	[ ] Garage(Att)	[ ] Carport	[X] Washer/Dryer	[ ] On-Site Mgmt	[X] Elevator
[X] Dishwasher	[ ] Garage(Det)	[X] Central AC	[X] W/D Hook-up	[ ] Laundry Room	[ ] Computer Center

10 North Rhine Heights



Address Scattered Sites
Cincinnati, OH 45219
Phone (513) 559-5858 (Contact in person)
Year Built 1870 **Renovated** 2012 **Contact** Jen
Comments 35%, 50% & 60% AMHI & HAP; Redevelopment project; Scattered sites in ZIP codes 45219 & 45202; 12 of 14 buildings completed & leased; 9 units under renovation; Will be 100% complete & occupied by end of 9/2012

Total Units	56
Vacancies	0
Occupancy Rate	100.0%
Floors	3,4
Quality Rating	B+
Waiting List	None

Key Appliances & Amenities						
[X] Range	[ ] Microwave	[ ] Parking Garage	[ ] Window AC	[ ] Pool	[ ] Clubhouse
[X] Refrigerator	[ ] Garage(Att)	[ ] Carport	[ ] Washer/Dryer	[ ] On-Site Mgmt	[ ] Elevator
[ ] Dishwasher	[ ] Garage(Det)	[X] Central AC	[ ] W/D Hook-up	[X] Laundry Room	[ ] Computer Center

11 Community Manor



Address 1321-1325 Vine St.
Cincinnati, OH 45214
Phone (513) 559-5858 (Contact in person)
Year Built 1974 **Renovated** 2003 **Contact** David
Comments HUD Section 8; Some units located at 1320 Republic St.; Vine St. addresses have 1st-floor office space

Total Units	19
Vacancies	0
Occupancy Rate	100.0%
Floors	5
Quality Rating	B-
Waiting List	9-12 months

Key Appliances & Amenities						
[X] Range	[ ] Microwave	[ ] Parking Garage	[ ] Window AC	[ ] Pool	[ ] Clubhouse
[X] Refrigerator	[ ] Garage(Att)	[ ] Carport	[ ] Washer/Dryer	[ ] On-Site Mgmt	[X] Elevator
[ ] Dishwasher	[ ] Garage(Det)	[ ] Central AC	[ ] W/D Hook-up	[X] Laundry Room	[ ] Computer Center

12 Cutter



Address 1123 Broadway St.
Cincinnati, OH 45202
Phone (513) 241-4501 (Contact in person)
Year Built 1952 **Renovated** 1997 **Contact** Angela
Comments 60% AMHI & HUD Section 8; 2-br townhome square footage estimated

Total Units	40
Vacancies	0
Occupancy Rate	100.0%
Floors	3
Quality Rating	C-
Waiting List	6 months

Key Appliances & Amenities						
[X] Range	[ ] Microwave	[ ] Parking Garage	[ ] Window AC	[ ] Pool	[ ] Clubhouse
[X] Refrigerator	[ ] Garage(Att)	[ ] Carport	[ ] Washer/Dryer	[ ] On-Site Mgmt	[ ] Elevator
[ ] Dishwasher	[ ] Garage(Det)	[ ] Central AC	[ ] W/D Hook-up	[ ] Laundry Room	[ ] Computer Center

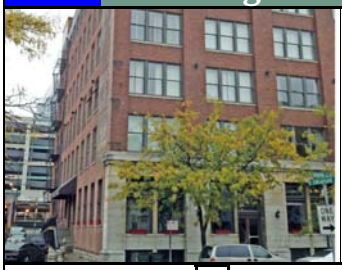
Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Survey Date: August 2012

VSI Vogt Santer Insights

13 East Eighth Lofts



Address 319 E. 8th St.
Cincinnati, OH 45202
Phone (513) 621-5638 (Contact in person)
Year Built 1901 **Renovated** 1997 **Contact** Jamie
Comments Management is off-site; Does not accept HCV

Total Units	45
Vacancies	0
Occupancy Rate	100.0%
Floors	6
Quality Rating	B+
Waiting List	
None	

Key Appliances & Amenities												
X	Range		Microwave	O	Parking Garage		Window AC		Pool	X	Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer		On-Site Mgmt	X	Elevator
X	Dishwasher		Garage(Det)	X	Central AC		W/D Hook-up	X	Laundry Room	X	Computer Center

14 The Arts Apts. at Music Hall



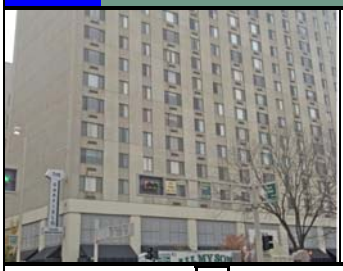
Address 845 Ezzard Charles Dr.
Cincinnati, OH 45214
Phone (513) 381-7356 (Contact by phone)
Year Built 1962 **Renovated** 2009 **Contact** Heather
Comments Market-rate (173 units); HUD Section 8 (83 units); Accepts HCV (15 units); Unit mix estimated; 2 buildings with 2- & 3-br units have dishwasher & disposal

Incentives 1 month free rent; Reported rents discounted

Total Units	256
Vacancies	15
Occupancy Rate	94.1%
Floors	3
Quality Rating	B-
Waiting List	
GSS: 8-18 months	

Key Appliances & Amenities												
X	Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt		Elevator
S	Dishwasher		Garage(Det)		Central AC		W/D Hook-up	X	Laundry Room		Computer Center

15 Garfield Tower

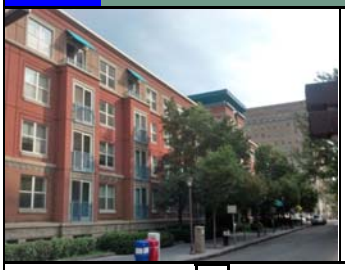


Address 111 Garfield Pl.
Cincinnati, OH 45202
Phone (513) 621-0031 (Contact in person)
Year Built 1967 **Renovated** 2005 **Contact** Molly
Comments 1- & 2-br units have dishwasher; Does not accept HCV

Total Units	160
Vacancies	1
Occupancy Rate	99.4%
Floors	16
Quality Rating	B-
Waiting List	
None	

Key Appliances & Amenities												
X	Range		Microwave		Parking Garage	X	Window AC	X	Pool		Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt	X	Elevator
S	Dishwasher		Garage(Det)		Central AC		W/D Hook-up	X	Laundry Room		Computer Center

16 Greenwich on the Park



Address 120 Garfield Pl.
Cincinnati, OH 45202
Phone (513) 361-4082 (Contact in person)
Year Built 1996 **Contact** Molly
Comments Select 2-br units have alarm systems & washer/dryer hookups; Does not accept HCV

Total Units	64
Vacancies	0
Occupancy Rate	100.0%
Floors	4
Quality Rating	B+
Waiting List	
1-3 months	

Key Appliances & Amenities												
X	Range		Microwave	O	Parking Garage		Window AC	X	Pool		Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer		On-Site Mgmt	X	Elevator
X	Dishwasher		Garage(Det)	X	Central AC	S	W/D Hook-up	X	Laundry Room		Computer Center

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Survey Date: August 2012

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Survey of Properties - Cincinnati, Ohio

17 Groton Lofts



Address 704 Race St.
Cincinnati, OH 45208
Phone (513) 651-1661 (Contact in person)
Year Built 1997 **Contact** Danne
Comments 1st-floor retail; Shares amenities with Gramercy, Greenwich & Shillito Lofts

Total Units	42
Vacancies	0
Occupancy Rate	100.0%
Floors	7
Quality Rating	B+
Waiting List	
None	

Key Appliances & Amenities												
	X	Range		Microwave	O	Parking Garage		Window AC	X	Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt	X	Elevator
	X	Dishwasher		Garage(Det)	X	Central AC		W/D Hook-up	X	Laundry Room		Computer Center

18 Abington Flats

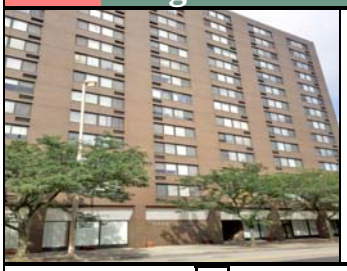


Address 33 Green St.
Cincinnati, OH 45202
Phone (513) 369-0114 (Contact in person)
Year Built 1910 **Renovated** 2013 **Contact** Margie
Comments 30%, 50% & 60% AMHI; 18 units under renovation; Ground floor retail space occupied

Total Units	0
Vacancies	0
Occupancy Rate	0
Floors	4
Quality Rating	B
Waiting List	
None	

Key Appliances & Amenities												
	X	Range	X	Microwave		Parking Garage		Window AC		Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt	X	Elevator
	X	Dishwasher		Garage(Det)	X	Central AC		W/D Hook-up	X	Laundry Room		Computer Center

19 Page Tower

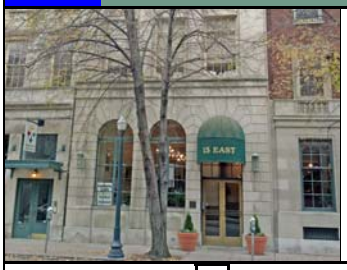


Address 619 Central Ave.
Cincinnati, OH 45202
Phone (513) 579-8384 (Contact by phone)
Year Built 1979 **Renovated** 2008 **Contact** Will
Comments Market-rate (3 units); HUD Section 8 (166 units); Also known as Union Baptist Apartments

Total Units	169
Vacancies	3
Occupancy Rate	98.2%
Floors	14
Quality Rating	B
Waiting List	
Sect. 8: 38 H.H.	

Key Appliances & Amenities												
	X	Range		Microwave		Parking Garage	X	Window AC		Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt	X	Elevator
		Dishwasher		Garage(Det)		Central AC		W/D Hook-up	X	Laundry Room		Computer Center

20 Historic Brownstone



Address 15 E. 8th St.
Cincinnati, OH 45202
Phone (513) 721-0200 (Contact in person)
Year Built 1920 **Renovated** 1999 **Contact** Jessica
Comments 1st-floor retail; Mixed-use building; Does not accept HCV

Total Units	2
Vacancies	0
Occupancy Rate	100.0%
Floors	4
Quality Rating	B+
Waiting List	
None	

Key Appliances & Amenities												
	X	Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport	X	Washer/Dryer		On-Site Mgmt	X	Elevator
	X	Dishwasher		Garage(Det)	X	Central AC	X	W/D Hook-up		Laundry Room		Computer Center

Project Type

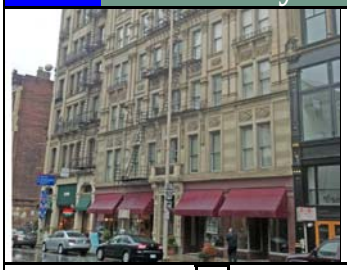
- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Survey Date: August 2012

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21 Lombardy

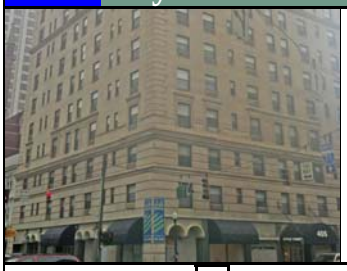


Address 322 W. 4th St.
Cincinnati, OH 45202
Phone (513) 374-8441 (Contact by phone)
Year Built 1881 **Renovated** 1992 **Contact** Paul
Comments Does not accept HCV

Total Units 50
Vacancies 0
Occupancy Rate 100.0%
Floors 7
Quality Rating B+
Waiting List
None

Key Appliances & Amenities												
	X	Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport		Washer/Dryer		On-Site Mgmt	X	Elevator
	X	Dishwasher		Garage(Det)	X	Central AC		W/D Hook-up	X	Laundry Room		Computer Center

22 Lytle Tower

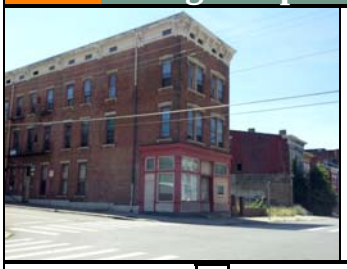


Address 405 Broadway St.
Cincinnati, OH 45202
Phone (513) 621-4100 (Contact in person)
Year Built 1927 **Renovated** 2005 **Contact** Bev
Comments Higher rent units are renovated & have stainless steel appliances; 2 units under renovation; Does not accept HCV; Tenants may purchase spaces in nearby parking garage for $145, but no parking at property

Total Units 111
Vacancies 0
Occupancy Rate 100.0%
Floors 12
Quality Rating B
Waiting List
2 households

Key Appliances & Amenities												
	X	Range	S	Microwave		Parking Garage	X	Window AC		Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt	X	Elevator
	S	Dishwasher		Garage(Det)		Central AC		W/D Hook-up	X	Laundry Room		Computer Center

23 Abigail Apts.

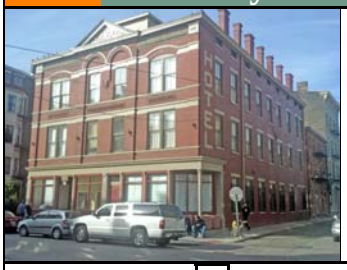


Address Scattered Sites
Cincinnati, OH 45214
Phone (Contact in person)
Year Built 1900 **Renovated** 2013 **Contact** Casserre
Comments 35%, 50% & 6% AMHI & HUD Section 8; All 71 units under renovation

Total Units 0
Vacancies 0
Occupancy Rate 0
Floors 2,3,4
Quality Rating B
Waiting List
None

Key Appliances & Amenities												
	X	Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport		Washer/Dryer		On-Site Mgmt		Elevator
		Dishwasher		Garage(Det)	X	Central AC	S	W/D Hook-up		Laundry Room		Computer Center

24 Harkavy Hall



Address 24 W. 12th St.
Cincinnati, OH 45202
Phone (513) 721-8666 (Contact in person)
Year Built 1870 **Renovated** 2009 **Contact** Jonathan
Comments 30% AMHI & McKinney-Vento Act (15 units); 35% AMHI & Shelter Plus Care with other subsidies (15 units); 100% homeless & mentally ill men; All units were preleased & move-ins began 7/2/2009

Total Units 30
Vacancies 0
Occupancy Rate 100.0%
Floors 3
Quality Rating B-
Waiting List
2 households

Key Appliances & Amenities												
		Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt	X	Elevator
		Dishwasher		Garage(Det)	X	Central AC		W/D Hook-up	X	Laundry Room		Computer Center

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Survey Date: August 2012

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25 Park Town

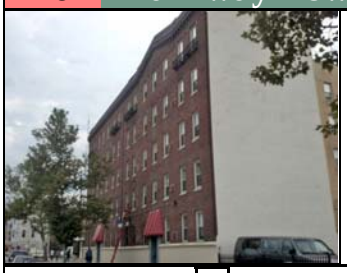


Address 858 Wade Walk
Cincinnati, OH 45214
Phone (513) 721-6080 (Contact in person)
Year Built 1963
Contact Angela
Comments 2- & 3-br units have washer/dryer hookups; Does not accept HCV

Total Units	322
Vacancies	7
Occupancy Rate	97.8%
Floors	2,3
Quality Rating	C+
Waiting List	
None	

Key Appliances & Amenities												
	X	Range		Microwave		Parking Garage	X	Window AC		Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt		Elevator
		Dishwasher		Garage(Det)		Central AC	S	W/D Hook-up	X	Laundry Room		Computer Center

26 Parkway Towers

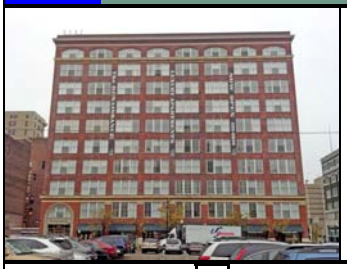


Address 1674-1676 Central Pkwy.
Cincinnati, OH 45202
Phone (513) 721-1988 (Contact in person)
Year Built 1920 **Renovated** 2000
Contact Latoya
Comments Market-rate (10 units); HUD Section 8 (85 units)

Total Units	95
Vacancies	0
Occupancy Rate	100.0%
Floors	3,5
Quality Rating	C
Waiting List	
100 households	

Key Appliances & Amenities												
	X	Range		Microwave		Parking Garage	X	Window AC		Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt	X	Elevator
		Dishwasher		Garage(Det)		Central AC		W/D Hook-up	X	Laundry Room		Computer Center

27 The Renaisance at Power Building



Address 224 E. 8th St.
Cincinnati, OH 45202
Phone (513) 929-9300 (Contact in person)
Year Built 1938 **Renovated** 2002
Contact Jenny
Comments Does not accept HCV

Total Units	117
Vacancies	1
Occupancy Rate	99.1%
Floors	10
Quality Rating	B+
Waiting List	
1- & 2-br: 3+ months	

Key Appliances & Amenities												
	X	Range	X	Microwave	O	Parking Garage		Window AC		Pool	X	Clubhouse
	X	Refrigerator		Garage(Att)		Carport	X	Washer/Dryer	X	On-Site Mgmt	X	Elevator
	X	Dishwasher		Garage(Det)	X	Central AC	X	W/D Hook-up		Laundry Room	X	Computer Center

28 Rhonda Manor



Address 1214 E. 12th St.
Cincinnati, OH 45202
Phone (513) 559-0048 (Contact in person)
Year Built 1875 **Renovated** 1971
Contact Tim
Comments HUD Section 8; Unit mix estimated

Total Units	32
Vacancies	0
Occupancy Rate	100.0%
Floors	2,3,4
Quality Rating	C
Waiting List	
None	

Key Appliances & Amenities												
	X	Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport		Washer/Dryer		On-Site Mgmt		Elevator
		Dishwasher		Garage(Det)		Central AC		W/D Hook-up	X	Laundry Room		Computer Center

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

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29 Parkview Apts.

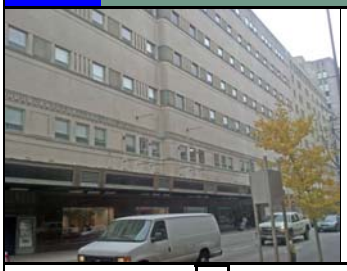


Address 1214 Race St.
Cincinnati, OH 45202
Phone (513) 721-8666 (Contact in person)
Year Built 1865 **Renovated** 1998 **Contact** Jonathan
Comments McKinney-Vento Act; 100% homeless & mentally ill women; Year built estimated by management; SRO units with shared bathrooms

Total Units	12
Vacancies	0
Occupancy Rate	100.0%
Floors	3
Quality Rating	B-
Waiting List	
2 households	

Key Appliances & Amenities												
	Range		Microwave		Parking Garage	X	Window AC		Pool		Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt		Elevator
	Dishwasher		Garage(Det)		Central AC		W/D Hook-up	X	Laundry Room		Computer Center

30 The Lofts at Shillito Place



Address 151 W. 7th St.
Cincinnati, OH 45202
Phone (513) 361-4082 (Contact in person)
Year Built 1937 **Renovated** 1999 **Contact** Danne
Comments 2- & 3-br units have icemaker, microwave & washer/dryer hookups; Amenities shared with Gramercy, Groton & Greenwich

Total Units	97
Vacancies	0
Occupancy Rate	100.0%
Floors	6,7
Quality Rating	B+
Waiting List	
None	

Key Appliances & Amenities												
X	Range	S	Microwave	O	Parking Garage		Window AC	X	Pool		Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt	X	Elevator
X	Dishwasher		Garage(Det)	X	Central AC	S	W/D Hook-up	X	Laundry Room		Computer Center

31 Stanley Rowe Tower



Address 1621 Linn St.
Cincinnati, OH 45214
Phone (513) 977-5062 (Contact in person)
Year Built 1964 **Renovated** 1998 **Contact** Kelly
Comments Public Housing, Cincinnati Metropolitan Housing Authority; Scattered sites; Square footage estimated; Elderly & disabled applicants given preference

Total Units	491
Vacancies	0
Occupancy Rate	100.0%
Floors	14
Quality Rating	B
Waiting List	
3-12 months	

Key Appliances & Amenities												
X	Range		Microwave		Parking Garage	X	Window AC		Pool		Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt	X	Elevator
	Dishwasher		Garage(Det)		Central AC		W/D Hook-up	X	Laundry Room		Computer Center

32 Sycamore Hill



Address 1719-1733 Sycamore St.
Cincinnati, OH 45202
Phone (513) 404-0367 (Contact in person)
Year Built 1900 **Renovated** 2003 **Contact** Robin
Comments 60% AMHI; Accepts HCV (14 units); Vacancies attributed to age of property & high number of HCV; Information as of 7/2011

Total Units	18
Vacancies	3
Occupancy Rate	83.3%
Floors	3,4.5
Quality Rating	C
Waiting List	
None	

Key Appliances & Amenities												
X	Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer		On-Site Mgmt		Elevator
	Dishwasher		Garage(Det)	X	Central AC		W/D Hook-up		Laundry Room		Computer Center

Project Type

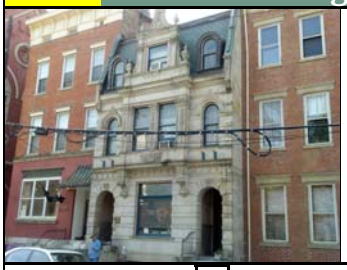
- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Survey Date: August 2012

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33 New Morning House

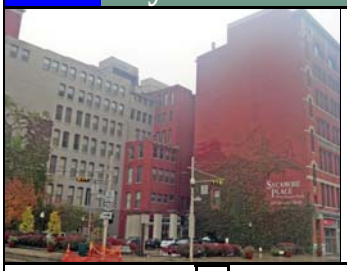


Address 1209 Elm St.
Cincinnati, OH 45202
Phone (513) 721-8666 (Contact in person)
Year Built 1860 **Renovated** 2000 **Contact** Jonathon
Comments McKinney-Vento Act; 100% homeless & mentally ill men; Year built & year renovated estimated by management; Supportive housing; SRO units with shared bathrooms

Total Units	12
Vacancies	0
Occupancy Rate	100.0%
Floors	3
Quality Rating	C-
Waiting List	
2 households	

Key Appliances & Amenities												
	Range		Microwave		Parking Garage	X	Window AC		Pool		Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt		Elevator
	Dishwasher		Garage(Det)		Central AC		W/D Hook-up	X	Laundry Room		Computer Center

34 Sycamore Place at St. Xavier Park

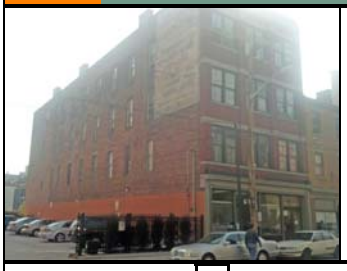


Address 634 Sycamore St.
Cincinnati, OH 45202
Phone (513) 621-5638 (Contact in person)
Year Built 1890 **Renovated** 2002 **Contact** Jaime
Comments 1st-floor retail; 2-br units have fireplace & washer/dryer hookups

Total Units	105
Vacancies	0
Occupancy Rate	100.0%
Floors	7
Quality Rating	A
Waiting List	
None	

Key Appliances & Amenities												
X	Range		Microwave	O	Parking Garage		Window AC		Pool	X	Clubhouse
X	Refrigerator		Garage(Att)		Carport	S	Washer/Dryer	X	On-Site Mgmt	X	Elevator
X	Dishwasher		Garage(Det)	X	Central AC	S	W/D Hook-up	X	Laundry Room	X	Computer Center

35 Haven Hall

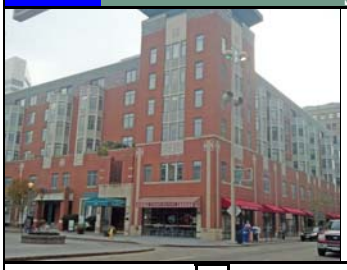


Address 27 W. 12th St.
Cincinnati, OH 45210
Phone (513) 721-8666 (Contact in person)
Year Built 1850 **Renovated** 1998 **Contact** Jonathan
Comments 50% AMHI & McKinney-Vento Act; 100% homeless & mentally ill; Shared bathroom facilities; All SRO units; Year built estimated by management

Total Units	39
Vacancies	0
Occupancy Rate	100.0%
Floors	4
Quality Rating	C
Waiting List	
2 households	

Key Appliances & Amenities												
	Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt	X	Elevator
	Dishwasher		Garage(Det)	X	Central AC		W/D Hook-up	X	Laundry Room		Computer Center

36 The Gramercy on Garfield



Address 135 Gramercy Pl.
Cincinnati, OH 45202
Phone (513) 651-1661 (Contact in person)
Year Built 1992 **Contact** Danne
Comments 2-br units have washer/dryer hookups; Shares project amenities with Groton, Shillito Lofts & Greenwich on the Park; 2-br units have upgraded appliances

Total Units	148
Vacancies	0
Occupancy Rate	100.0%
Floors	6
Quality Rating	B+
Waiting List	
None	

Key Appliances & Amenities												
X	Range		Microwave	O	Parking Garage		Window AC	X	Pool		Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt	X	Elevator
X	Dishwasher		Garage(Det)	X	Central AC	S	W/D Hook-up	X	Laundry Room		Computer Center

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Survey Date: August 2012

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37 Magnolia Apts.

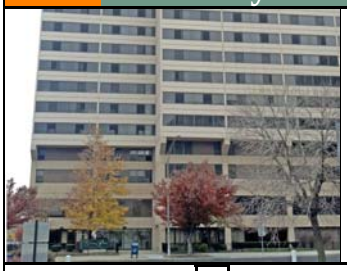


Address 208 Magnolia St.
Cincinnati, OH 45202
Phone (513) 559-0048
(Contact in person)
Year Built 1930 **Renovated** 2000 **Contact** Name not given
Comments HUD Section 8; Square footage estimated by management

Total Units 6
Vacancies 0
Occupancy Rate 100.0%
Floors 3
Quality Rating C+
Waiting List
100+ households

Key Appliances & Amenities												
	X	Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport		Washer/Dryer		On-Site Mgmt		Elevator
		Dishwasher		Garage(Det)	X	Central AC		W/D Hook-up		Laundry Room		Computer Center

38 Gateway Plaza

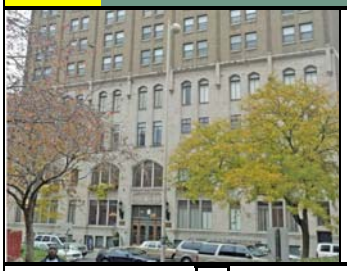


Address 400-416 W. 9th St.
Cincinnati, OH 45203
Phone (513) 721-2326
(Contact in person)
Year Built 1975 **Renovated** 2007 **Contact** Monserrati
Comments 60% AMHI & HUD Section 8

Total Units 348
Vacancies 6
Occupancy Rate 98.3%
Floors 17
Quality Rating B+
Waiting List
Studio: 50 H.H.

Key Appliances & Amenities												
	X	Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt	X	Elevator
	X	Dishwasher		Garage(Det)	X	Central AC		W/D Hook-up	X	Laundry Room		Computer Center

39 Walnut Towers

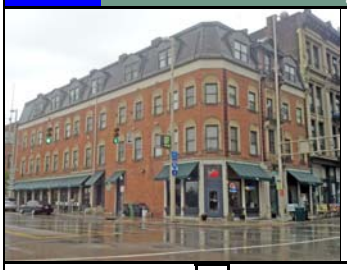


Address 898 Walnut St.
Cincinnati, OH 45202
Phone (513) 621-3387
(Contact in person)
Year Built 1928 **Renovated** 1984 **Contact** Roberta
Comments HUD Section 8; Also serves disabled

Total Units 105
Vacancies 9
Occupancy Rate 91.4%
Floors 12
Quality Rating B
Waiting List
None
Senior Restricted (62+)

Key Appliances & Amenities												
	X	Range		Microwave		Parking Garage		Window AC		Pool	X	Clubhouse
	X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt	X	Elevator
		Dishwasher		Garage(Det)	X	Central AC		W/D Hook-up	X	Laundry Room		Computer Center

40 Wells Building



Address 348 W. 4th St.
Cincinnati, OH 45202
Phone (513) 381-0444
(Contact in person)
Year Built 1876 **Renovated** 2000 **Contact** Mike
Comments 1st-floor tavern; 2-br units have dishwasher, disposal, central AC & washer/dryer hookups; 1-br units have window AC; 2-br units have surface parking; Does not accept HCV

Total Units 18
Vacancies 0
Occupancy Rate 100.0%
Floors 4
Quality Rating B+
Waiting List
None

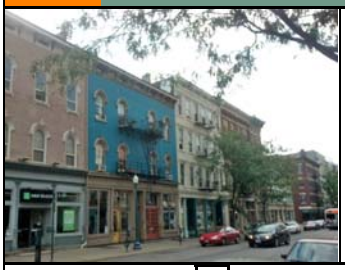
Key Appliances & Amenities												
	X	Range		Microwave		Parking Garage	S	Window AC		Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport	X	Washer/Dryer		On-Site Mgmt		Elevator
	S	Dishwasher		Garage(Det)	S	Central AC	X	W/D Hook-up	X	Laundry Room		Computer Center

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Survey Date: August 2012

41 Franciscan Homes I, III & IV



Address 1338-1340 Main St.
Cincinnati, OH 45202
Phone (513) 651-6457
(Contact by phone)
Year Built 1960 **Renovated** 2005 **Contact** Tequana
Comments 40% & 60% AMHI (132); HUD Section 8 (1); Accepts HCV (67); Rent varies based on unit location; Scattered sites; Market rents: 1-br/$400-$450 & 2-br/$500-$550; Vacancies attributed to high crime & evictions
Incentives 1- & 2-br: Reported rents discounted

Total Units	133
Vacancies	18
Occupancy Rate	86.5%
Floors	3,4
Quality Rating	C+
Waiting List	None

Key Appliances & Amenities						
[X] Range	[ ] Microwave	[ ] Parking Garage	[ ] Window AC	[ ] Pool	[ ] Clubhouse
[X] Refrigerator	[ ] Garage(Att)	[ ] Carport	[ ] Washer/Dryer	[ ] On-Site Mgmt	[ ] Elevator
[ ] Dishwasher	[ ] Garage(Det)	[S] Central AC	[S] W/D Hook-up	[X] Laundry Room	[ ] Computer Center

42 Cincinnati Limited Partnership I

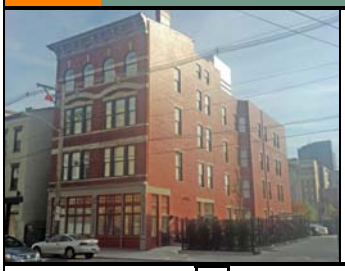


Address 2265-2283 Vine St.
Cincinnati, OH 45219
Phone (513) 559-5822
(Contact in person)
Year Built 1885 **Renovated** 1998 **Contact** Tim
Comments Accepts HCV (6 units)

Total Units	10
Vacancies	1
Occupancy Rate	90.0%
Floors	3.5
Quality Rating	C
Waiting List	None

Key Appliances & Amenities						
[X] Range	[ ] Microwave	[ ] Parking Garage	[ ] Window AC	[ ] Pool	[ ] Clubhouse
[X] Refrigerator	[ ] Garage(Att)	[ ] Carport	[ ] Washer/Dryer	[ ] On-Site Mgmt	[ ] Elevator
[ ] Dishwasher	[ ] Garage(Det)	[X] Central AC	[X] W/D Hook-up	[ ] Laundry Room	[ ] Computer Center

43 Dana Hotel

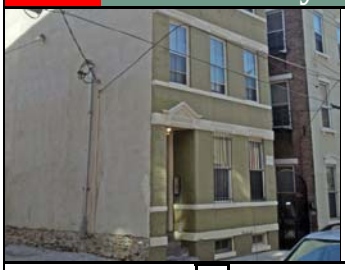


Address 15 W. 12th St.
Cincinnati, OH 45202
Phone (513) 639-7020
(Contact in person)
Year Built 1896 **Renovated** 2005 **Contact** Jonathon
Comments 30% AMHI & McKinney-Vento Act; 100% homeless & mentally ill; Year built estimated; 41 SRO units with shared bathrooms

Total Units	41
Vacancies	0
Occupancy Rate	100.0%
Floors	4
Quality Rating	C+
Waiting List	2 months

Key Appliances & Amenities						
[S] Range	[ ] Microwave	[ ] Parking Garage	[X] Window AC	[ ] Pool	[ ] Clubhouse
[X] Refrigerator	[ ] Garage(Att)	[ ] Carport	[ ] Washer/Dryer	[X] On-Site Mgmt	[ ] Elevator
[ ] Dishwasher	[ ] Garage(Det)	[ ] Central AC	[ ] W/D Hook-up	[X] Laundry Room	[ ] Computer Center

44 St. Anthony Village



Address 1631 Republic St.
Cincinnati, OH 45202
Phone (513) 369-0114
(Contact in person)
Year Built 1900 **Renovated** 2002 **Contact** Rob
Comments 50% AMHI; Accepts HCV (6 units)

Total Units	22
Vacancies	0
Occupancy Rate	100.0%
Floors	3,4
Quality Rating	B
Waiting List	30 households

Key Appliances & Amenities						
[X] Range	[ ] Microwave	[ ] Parking Garage	[ ] Window AC	[ ] Pool	[ ] Clubhouse
[X] Refrigerator	[ ] Garage(Att)	[ ] Carport	[S] Washer/Dryer	[X] On-Site Mgmt	[ ] Elevator
[X] Dishwasher	[ ] Garage(Det)	[X] Central AC	[ ] W/D Hook-up	[X] Laundry Room	[ ] Computer Center

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Survey Date: August 2012

Vogt Santer Insights

Survey of Properties - Cincinnati, Ohio

45 Baymiller Estates



Address Scattered Sites
Cincinnati, OH 45214
Phone (513) 559-5858 (Contact in person)
Year Built 1850 **Renovated** 2005 **Contact** Tim
Comments 50% & 60% AMHI & HUD Section 8; 13 units receive HOME funds; Scattered sites

Total Units	31
Vacancies	2
Occupancy Rate	93.5%
Floors	3,4
Quality Rating	B
Waiting List	None

Key Appliances & Amenities												
	X	Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport		Washer/Dryer		On-Site Mgmt		Elevator
		Dishwasher		Garage(Det)	X	Central AC		W/D Hook-up	X	Laundry Room		Computer Center

46 Fairview Estates

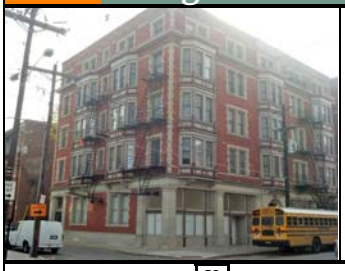


Address 274 Stark St.
Cincinnati, OH 45214
Phone (513) 559-5822 (Contact in person)
Year Built 1920 **Renovated** 2007 **Contact** Tim
Comments 60% AMHI & HUD Section 8; Square footage estimated; After renovations, began leasing 1/2007; 13 units receive HOME funds

Total Units	28
Vacancies	1
Occupancy Rate	96.4%
Floors	2,3
Quality Rating	C-
Waiting List	None

Key Appliances & Amenities												
	X	Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport		Washer/Dryer		On-Site Mgmt		Elevator
		Dishwasher		Garage(Det)	X	Central AC		W/D Hook-up	X	Laundry Room		Computer Center

47 Magnolia Heights



Address 21 W. 13th St.
Cincinnati, OH 45202
Phone (513) 559-5822 (Contact in person)
Year Built 1910 **Renovated** 2007 **Contact** Tim
Comments 60% AMHI & HUD Section 8; Year built & square footage estimated; 9 units receive HOME funds; Scattered sites; 3 commercial units not included in total

Total Units	98
Vacancies	0
Occupancy Rate	100.0%
Floors	5
Quality Rating	B
Waiting List	3-6 months

Key Appliances & Amenities												
	X	Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport		Washer/Dryer		On-Site Mgmt	X	Elevator
		Dishwasher		Garage(Det)	X	Central AC		W/D Hook-up		Laundry Room		Computer Center

48 6th & Race Apts.



Address 605 Race St.
Cincinnati, OH 45202
Phone (513) 241-4002 (Contact in person)
Year Built 1998 **Contact** Jim
Comments 1st-floor retail; 6 units have stainless steel appliances; Does not accept HCV

Total Units	30
Vacancies	0
Occupancy Rate	100.0%
Floors	4
Quality Rating	A
Waiting List	None

Key Appliances & Amenities												
	X	Range	X	Microwave		Parking Garage		Window AC		Pool		Clubhouse
	X	Refrigerator		Garage(Att)		Carport	X	Washer/Dryer		On-Site Mgmt	X	Elevator
	X	Dishwasher		Garage(Det)	X	Central AC	X	W/D Hook-up		Laundry Room	X	Computer Center

Project Type

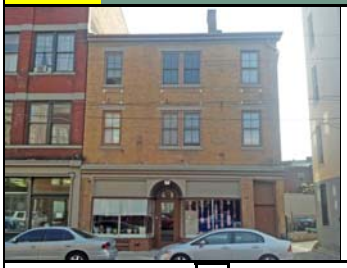
- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Survey Date: August 2012

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49 29 W. 12th St.

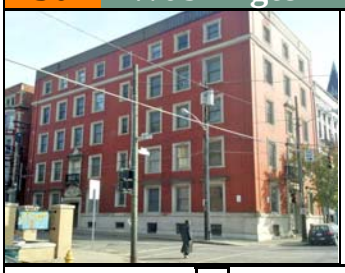


Address 29 W. 12th St.
Cincinnati, OH 45202
Phone (513) 639-7020 (Contact in person)
Year Built 1850 **Renovated** 2003 **Contact** Jonathan
Comments McKinney-Vento Act; 100% homeless & mentally ill; Year built estimated by management; Supportive housing; SRO units with shared bathrooms

Total Units 16
Vacancies 0
Occupancy Rate 100.0%
Floors 3
Quality Rating C
Waiting List
2 households

Key Appliances & Amenities						
	Range		Microwave		Parking Garage	X Window AC		Pool		Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer	X	On-Site Mgmt		Elevator
	Dishwasher		Garage(Det)		Central AC		W/D Hook-up	X	Laundry Room		Computer Center

50 Washington Park Estates



Address 31 W. 13th St./1223 Republic St.
Cincinnati, OH 45210
Phone (513) 599-5822 (Contact in person)
Year Built 1920 **Renovated** 2003 **Contact** Tim
Comments 50% AMHI & HUD Section 8; 10 units receive HOME funds

Total Units 37
Vacancies 0
Occupancy Rate 100.0%
Floors 4,5
Quality Rating B+
Waiting List
6 months

Key Appliances & Amenities						
X	Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer		On-Site Mgmt	X	Elevator
	Dishwasher		Garage(Det)	X	Central AC		W/D Hook-up	X	Laundry Room		Computer Center

51 Rhine Main Apts.

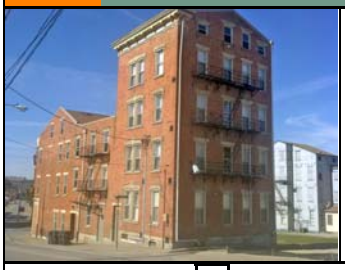


Address 1827 Campbell St. & 68 E. McMicken
Cincinnati, OH 45202
Phone (513) 559-5822 (Contact in person)
Year Built 1900 **Renovated** 2011 **Contact** Tim
Comments HUD Section 8; Some ground floor retail space

Total Units 12
Vacancies 0
Occupancy Rate 100.0%
Floors 3
Quality Rating C
Waiting List
None

Key Appliances & Amenities						
X	Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer		On-Site Mgmt		Elevator
	Dishwasher		Garage(Det)		Central AC		W/D Hook-up		Laundry Room		Computer Center

52 OTR Revitalization



Address 322 Findlay St.
Cincinnati, OH 45214
Phone (513) 559-5822 (Contact in person)
Year Built 1920 **Renovated** 2005 **Contact** Tim
Comments 50% & 60% AMHI & HUD Section 8; 9 units receive HOME funds; Scattered sites

Total Units 94
Vacancies 0
Occupancy Rate 100.0%
Floors 3,4
Quality Rating C
Waiting List
None

Key Appliances & Amenities						
X	Range		Microwave		Parking Garage		Window AC		Pool		Clubhouse
X	Refrigerator		Garage(Att)		Carport		Washer/Dryer		On-Site Mgmt		Elevator
	Dishwasher		Garage(Det)	X	Central AC		W/D Hook-up	X	Laundry Room		Computer Center

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Survey Date: August 2012

Vogt Santer Insights

Collected Rents - Cincinnati, Ohio

Map ID	Garden Units					Townhouse Units			
	Studio	1-Br	2-Br	3-Br	4 Br+	1-Br	2-Br	3-Br	4 Br+
1	$700 to $810	$880 to $1090					$975 to $1260		
2		$429	$569	$682			$573	$729	
3									
4		$433 to $581	$578 to $719	$935			$578 to $750	$725 to $935	$1027
5	$650		$1050 to $1150						
6		$550 to $650	$750 to $1000						
7	$775 to $1400	$775 to $895	$1150 to $1400						
8	$775	$825 to $850	$950 to $1075						
9	$575 to $675	$635 to $1175	$1100 to $1150			$1100		$1850	
13	$850 to $890	$900 to $1220	$1450 to $1490						
14		$345 to $475	$395 to $575	$545 to $625					
15	$625 to $650	$690 to $790	$1000						
16	$750	$875	$1200						
17	$670 to $725	$865 to $925	$975 to $1025						
18									
19		$744	$932						
20			$1200 to $1700						
21	$510	$550 to $675	$810 to $1000						
22	$700 to $825	$775 to $1150	$825 to $1200						
25	$351	$394					$482	$502 to $512	$549
26	$524	$653							
27		$910 to $1174	$1137 to $1553	$1580 to $2837					
30	$690 to $950	$950 to $995	$1350 to $1395	$1895			$1350		
32		$334	$534	$610	$664			$610	$664 to $723
34	$800 to $880	$920 to $1410	$1320 to $1980						
36	$725	$885 to $995	$1695				$1695		
40		$350 to $400	$700						
41	$330 to $345	$360 to $450	$430 to $525	$500 to $600	$490				
42									$730
44		$318 to $350	$397 to $488	$425 to $487	$590				
48		$765 to $1150	$1150 to $1200						

- Senior Restricted
- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Survey Date: August 2012

VSI Vogt Santer Insights

Price Per Square Foot - Cincinnati, Ohio

Studio Units					
Map ID	**Project Name**	**Baths**	**Unit Size**	**Gross Rent**	**$ / Square Foot**
1	Fourth & Plum Lofts	1	546 to 710	$797 to $907	$1.28 - $1.46
5	107 Shillito Pl.	1	600	$775	$1.29
7	Emery Center Apts.	1	674 to 775	$900 to $1525	$1.34 - $1.97
8	Hale Justis Lofts	1	1,100	$871	$0.79
9	Parvis Lofts	1	630	$676 to $776	$1.07 - $1.23
13	East Eighth Lofts	1	744	$990 to $1030	$1.33 - $1.38
15	Garfield Tower	1	575	$750 to $775	$1.30 - $1.35
16	Greenwich on the Park	1	550	$847	$1.54
17	Groton Lofts	1	646 to 722	$770 to $825	$1.14 - $1.19
21	Lombardy	1	450 to 600	$563	$0.94 - $1.25
22	Lytle Tower	1	400 to 500	$797 to $922	$1.84 - $1.99
25	Park Town	1	390	$404	$1.04
26	Parkway Towers	1	270	$524	$1.94
30	The Lofts at Shillito Place	1	588 to 922	$806 to $1066	$1.16 - $1.37
34	Sycamore Place at St. Xavier Park	1	566 to 794	$940 to $1020	$1.28 - $1.66
36	The Gramercy on Garfield	1	554 to 592	$822	$1.39 - $1.48
41	Franciscan Homes I, III & IV	1	250 to 500	$401 to $416	$0.83 - $1.60
One-Bedroom Units					
Map ID	**Project Name**	**Baths**	**Unit Size**	**Gross Rent**	**$ / Square Foot**
1	Fourth & Plum Lofts	1	791 to 1,080	$1012 to $1222	$1.13 - $1.28
2	Brackett Village & Walnut St. Project	1	650	$506	$0.78
3	Broadway Apts.	1	500	$496	$0.99
4	City West	1	704 to 723	$510 to $658	$0.72 - $0.91
6	Biltmore Apts.	1	550 to 800	$701 to $801	$1.00 - $1.27
7	Emery Center Apts.	1	734 to 906	$926 to $1046	$1.15 - $1.26
8	Hale Justis Lofts	1	1,050	$946 to $971	$0.90 - $0.92
9	Parvis Lofts	1	630 to 1,030	$771 to $1311	$1.22 - $1.27
		1.5	1,225	$1225	$1.00
13	East Eighth Lofts	1	756 to 1,215	$1081 to $1401	$1.15 - $1.43
14	The Arts Apts. at Music Hall	1	600	$417 to $547	$0.70 - $0.91
15	Garfield Tower	1	650 to 750	$841 to $941	$1.25 - $1.29
16	Greenwich on the Park	1	625	$1007	$1.61
17	Groton Lofts	1	783 to 1,055	$991 to $1051	$1.00 - $1.27
18	Abington Flats	1	712 to 764	$401 to $557	$0.56 - $0.73
19	Page Tower	1	340	$744	$2.19
21	Lombardy	1	800	$622 to $747	$0.78 - $0.93

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VSI Vogt Santer Insights

Price Per Square Foot - Cincinnati, Ohio

One-Bedroom Units					
Map ID	**Project Name**	**Baths**	**Unit Size**	**Gross Rent**	**$ / Square Foot**
22	Lytle Tower	1	489 to 845	$907 to $1282	$1.52 - $1.85
25	Park Town	1	550	$466	$0.85
26	Parkway Towers	1	400	$653	$1.63
27	The Renaisance at Power Building	1	677 to 990	$1091 to $1355	$1.37 - $1.61
30	The Lofts at Shillito Place	1	1,000 to 1,026	$1107 to $1152	$1.11 - $1.12
32	Sycamore Hill	1	460 to 672	$515	$0.77 - $1.12
34	Sycamore Place at St. Xavier Park	1	700 to 1,451	$1101 to $1591	$1.10 - $1.57
36	The Gramercy on Garfield	1	748	$1017 to $1127	$1.36 - $1.51
40	Wells Building	1	340 to 360	$427 to $477	$1.26 - $1.33
41	Franciscan Homes I, III & IV	1	470 to 750	$456 to $546	$0.73 - $0.97
44	St. Anthony Village	1	600 to 725	$395 to $427	$0.59 - $0.66
48	6th & Race Apts.	1	677 to 977	$897 to $1282	$1.31 - $1.33
Two-Bedroom Units					
Map ID	**Project Name**	**Baths**	**Unit Size**	**Gross Rent**	**$ / Square Foot**
1	Fourth & Plum Lofts	1	960 to 1,100	$1154 to $1439	$1.20 - $1.31
2	Brackett Village & Walnut St. Project	1	800	$667	$0.83
		1.5	1,000	$675	$0.68
3	Broadway Apts.	1	800	$664	$0.83
4	City West	1	892 to 971	$676 to $817	$0.76 - $0.84
		1 to 1.5	1,564	$680 to $852	$0.43 - $0.54
5	107 Shillito Pl.	1.5	1,250 to 1,350	$1247 to $1347	$1.00 - $1.00
6	Biltmore Apts.	1	1,000 to 1,200	$947 to $1197	$0.95 - $1.00
7	Emery Center Apts.	2	1,678 to 2,075	$1347 to $1597	$0.77 - $0.80
8	Hale Justis Lofts	1.5	1,450	$1115 to $1240	$0.77 - $0.86
9	Parvis Lofts	1	1,090	$1293 to $1343	$1.19 - $1.23
13	East Eighth Lofts	1	1,415	$1693 to $1733	$1.20 - $1.22
14	The Arts Apts. at Music Hall	1	700	$486 to $666	$0.69 - $0.95
15	Garfield Tower	1	925	$1197	$1.29
16	Greenwich on the Park	2	1,091 to 1,311	$1369	$1.04 - $1.25
17	Groton Lofts	2	1,110 to 1,313	$1147 to $1197	$0.91 - $1.03
18	Abington Flats	1	875	$689 to $740	$0.79 - $0.85
19	Page Tower	1	634	$932	$1.47
20	Historic Brownstone	1	1,900	$1291 to $1791	$0.68 - $0.94
21	Lombardy	1 to 2	900 to 1,200	$901 to $1091	$0.91 - $1.00
22	Lytle Tower	1	1,000	$994 to $1369	$0.99 - $1.37
25	Park Town	1	780	$577	$0.74

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VSI Vogt Santer Insights

Price Per Square Foot - Cincinnati, Ohio

Two-Bedroom Units					
Map ID	**Project Name**	**Baths**	**Unit Size**	**Gross Rent**	**$ / Square Foot**
27	The Renaisance at Power Building	2	1,010 to 1,562	$1380 to $1796	$1.15 - $1.37
30	The Lofts at Shillito Place	2 to 2.5	1,507 to 1,690	$1549 to $1594	$0.94 - $1.03
		2	1,372	$1559	$1.14
32	Sycamore Hill	1	893 to 960	$772	$0.80 - $0.86
34	Sycamore Place at St. Xavier Park	2 to 2.5	1,103 to 1,888	$1563 to $2223	$1.18 - $1.42
36	The Gramercy on Garfield	1 to 2	1,167 to 1,407	$1864	$1.32 - $1.60
		2.5	1,507	$1874	$1.24
40	Wells Building	1	880	$798	$0.91
41	Franciscan Homes I, III & IV	1 to 2	700 to 1,000	$552 to $647	$0.65 - $0.79
44	St. Anthony Village	2	965 to 1,122	$495 to $586	$0.51 - $0.52
48	6th & Race Apts.	2	1,140	$1319 to $1369	$1.16 - $1.20
Three-Bedroom Units					
Map ID	**Project Name**	**Baths**	**Unit Size**	**Gross Rent**	**$ / Square Foot**
2	Brackett Village & Walnut St. Project	1	1,150	$801	$0.70
		2	1,168	$853	$0.73
3	Broadway Apts.	1	1,000	$888	$0.89
4	City West	2	1,318 to 1,683	$849 to $1059	$0.63 - $0.64
9	Parvis Lofts	2	2,025	$2102	$1.04
14	The Arts Apts. at Music Hall	1	800	$655 to $735	$0.82 - $0.92
25	Park Town	1	1,280 to 1,550	$617 to $627	$0.40 - $0.48
27	The Renaisance at Power Building	2 to 2.5	1,658 to 1,927	$1876 to $3133	$1.13 - $1.63
30	The Lofts at Shillito Place	2	2,243	$2137	$0.95
32	Sycamore Hill	1 to 2	1,004 to 1,176	$895	$0.76 - $0.89
		2	1,004 to 1,176	$907	$0.77 - $0.90
41	Franciscan Homes I, III & IV	2	950 to 1,250	$649 to $749	$0.60 - $0.68
44	St. Anthony Village	2	1,127 to 1,563	$544 to $606	$0.39 - $0.48
Four+ Bedroom Units					
Map ID	**Project Name**	**Baths**	**Unit Size**	**Gross Rent**	**$ / Square Foot**
3	Broadway Apts.	2	1,150	$987	$0.86
4	City West	2	1,700	$1184	$0.70
25	Park Town	1	1,600	$695	$0.43
32	Sycamore Hill	1.5	1,280 to 1,350	$1017 to $1032	$0.76 - $0.79
		2	1,280 to 1,350	$1017	$0.75 - $0.79
41	Franciscan Homes I, III & IV	2	1,500	$678	$0.45
42	Cincinnati Limited Partnership I	2	1,890	$988	$0.52
44	St. Anthony Village	2	1,896	$741	$0.39

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VSI Vogt Santer Insights

Price Per Square Foot - Cincinnati, Ohio

Four+ Bedroom Units					
Map ID	**Project Name**	**Baths**	**Unit Size**	**Gross Rent**	**$ / Square Foot**
32	Sycamore Hill	2	1,980	$1091	$0.55

- Senior Restricted
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Survey Date: August 2012

Average Gross Rent Per Square Foot - Cincinnati, Ohio

Market-Rate			
Unit Type	One-Br	Two-Br	Three-Br
Garden	$1.20	$1.01	$0.87
Townhouse	$1.00	$0.85	$0.50

Tax Credit (Non-Subsidized)			
Unit Type	One-Br	Two-Br	Three-Br
Garden	$0.80	$0.73	$0.66
Townhouse	$0.00	$0.45	$0.61

Combined			
Unit Type	One-Br	Two-Br	Three-Br
Garden	$1.17	$0.93	$0.80
Townhouse	$1.00	$0.78	$0.55

Tax Credit Units - Cincinnati, Ohio

Studio Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
43	Dana Hotel	41	140	0	30%	$0
35	Haven Hall	39	144	0	50%	$0
24	Harkavy Hall	15	120 - 130	1	30%	$0
24	Harkavy Hall	15	120 - 130	1	30%	$0
41	Franciscan Homes I, III & IV	12	250 - 500	1	60%	$330 - $345
47	Magnolia Heights	5	400	1	60%	$401 - $513
46	Fairview Estates	4	425	1	60%	$504
12	Cutter	11	400	1	60%	$532
38	Gateway Plaza	4	350	1	60%	$538
23	Abigail Apts.	0	500	1	50%	$601
52	OTR Revitalization	3	321	1	50%	$639 - $647
52	OTR Revitalization	1	317	1	60%	$733
One-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
4	City West	59	704 - 719	1	60%	$0
18	Abington Flats	0	764	1	30%	$269
44	St. Anthony Village	6	600 - 725	1	50%	$318 - $350
32	Sycamore Hill	3	460 - 672	1	60%	$334
41	Franciscan Homes I, III & IV	35	470 - 750	1	60%	$360 - $450
18	Abington Flats	0	712	1	50%	$425
18	Abington Flats	0	712	1	60%	$425
2	Brackett Village & Walnut St. Project	31	650	1	60%	$429
4	City West	6	723	1	60%	$433
10	North Rhine Heights	6	471	1	35%	$453
23	Abigail Apts.	0	650	1	35%	$488
23	Abigail Apts.	0	650	1	50%	$497
45	Baymiller Estates	1	700	1	50%	$510
46	Fairview Estates	4	500	1	60%	$525
47	Magnolia Heights	18	550	1	60%	$527 - $596
50	Washington Park Estates	5	750	1	50%	$530
45	Baymiller Estates	5	700	1	60%	$546
52	OTR Revitalization	20	382	1	50%	$557 - $651
12	Cutter	12	350	1	60%	$592
10	North Rhine Heights	6	471	1	50%	$600
52	OTR Revitalization	3	482	1	60%	$736 - $766
38	Gateway Plaza	316	575	1	60%	$748

Two-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
4	City West	77	892 - 971	1	60%	$0
44	St. Anthony Village	7	965 - 1122	2	50%	$397 - $488
41	Franciscan Homes I, III & IV	62	700 - 1000	1 - 2	60%	$430 - $525
18	Abington Flats	0	875	1	50%	$520
32	Sycamore Hill	3	893 - 960	1	60%	$534
23	Abigail Apts.	0	850	1	60%	$562
2	Brackett Village & Walnut St. Project	24	800	1	60%	$569
18	Abington Flats	0	875	1	60%	$571
2	Brackett Village & Walnut St. Project	2	1000	1.5	60%	$573
4	City West	45	1564	1 - 1.5	60%	$578
4	City West	86	892 - 971	1	60%	$578
47	Magnolia Heights	22	650	1	60%	$583 - $695
23	Abigail Apts.	0	850	1	60%	$644
52	OTR Revitalization	3	783	1	50%	$655
50	Washington Park Estates	25	890	1	50%	$659
10	North Rhine Heights	10	744	1	50%	$675
10	North Rhine Heights	10	744	1	50%	$675
45	Baymiller Estates	10	850	1	50%	$685
45	Baymiller Estates	6	850	1	60%	$731
46	Fairview Estates	9	750	1	60%	$787
12	Cutter	6	660	1	60%	$816
52	OTR Revitalization	10	795	1 - 1.5	60%	$837 - $879
12	Cutter	3	820	2	60%	$886
38	Gateway Plaza	28	860	1	60%	$943

Tax Credit Units - Cincinnati, Ohio

Three-Bedroom						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
4	City West	33	1683	2	60%	$0
4	City West	50	1318	2	60%	$0
44	St. Anthony Village	6	1127 - 1563	2	50%	$425 - $487
41	Franciscan Homes I, III & IV	22	950 - 1250	2	60%	$500 - $600
32	Sycamore Hill	4	1004 - 1176	1 - 2	60%	$610
32	Sycamore Hill	2	1004 - 1176	2	60%	$610
23	Abigail Apts.	0	950	2	60%	$630
2	Brackett Village & Walnut St. Project	26	1150	1	60%	$682
50	Washington Park Estates	7	1200	1	50%	$688
47	Magnolia Heights	42	850	1	60%	$690 - $752
4	City West	30	1683	2	60%	$725
2	Brackett Village & Walnut St. Project	22	1168	2	60%	$729
10	North Rhine Heights	23	1129	1.5	60%	$748
10	North Rhine Heights	1	1129	1.5	50%	$754
52	OTR Revitalization	15	1067	1.5	60%	$783 - $868
23	Abigail Apts.	0	950	2	60%	$787
12	Cutter	2	950	2	60%	$816
23	Abigail Apts.	0	950	2	60%	$870
12	Cutter	6	890	1	60%	$886
52	OTR Revitalization	32	1079	1.5	60%	$933 - $1050
45	Baymiller Estates	2	1100	2	50%	$986
45	Baymiller Estates	5	1100	2	60%	$1041
46	Fairview Estates	7	900	1	60%	$1086

Tax Credit Units - Cincinnati, Ohio

Four-Bedroom						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
4	City West	4	1700	2	60%	$0
41	Franciscan Homes I, III & IV	1	1500	2	40%	$490
44	St. Anthony Village	3	1896	2	50%	$590
32	Sycamore Hill	1	1280 - 1350	1.5	60%	$664
32	Sycamore Hill	3	1280 - 1350	1.5	60%	$664
32	Sycamore Hill	1	1280 - 1350	2	60%	$664
47	Magnolia Heights	10	1200	1	60%	$725 - $856
23	Abigail Apts.	0	1100	2	60%	$801
52	OTR Revitalization	3	1100	2	50%	$854
23	Abigail Apts.	0	1100	2	60%	$862
23	Abigail Apts.	0	1100	2	60%	$875
52	OTR Revitalization	3	1295	2	50%	$953 - $990
45	Baymiller Estates	2	1250	2	50%	$1061
46	Fairview Estates	4	1200	1	60%	$1157
Five+ Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
32	Sycamore Hill	1	1980	2	60%	$723
47	Magnolia Heights	1	1600	1	60%	$808
52	OTR Revitalization	1	1571	2	50%	$936

Summary of Occupancies By Bedroom Type and AMHI Level

AMHI Level	Studio			One-Bedroom			Two-Bedroom			Three-Bedroom			Four-Bedroom			Total		
	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate
30%									0.0%						100.0%	**0**	**0**	**0.0%**
40%									0.0%				1	0	100.0%	**1**	**0**	**100.0%**
50%				6	0	100.0%	7	0	100.0%	6	0	100.0%	3	0	100.0%	**22**	**0**	**100.0%**
60%	12	4	66.7%	75	4	94.7%	222	13	94.1%	106	11	89.6%	6	1	83.3%	**421**	**33**	**92.2%**
Total	**12**	**4**	**66.7%**	**81**	**4**	**95.1%**	**229**	**13**	**94.3%**	**112**	**11**	**90.2%**	**10**	**1**	**90.0%**	**444**	**33**	**92.6%**

Quality Rating - Cincinnati, Ohio

Market-Rate Projects and Units								
Quality Rating	Projects	Total Units	Vacancy Rate	Median Gross Rent				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
A	3	401	4.5%	$940	$1,101	$817	$1,054	$1,184
A-	1	193	0.0%	$797	$1,222	$1,154		
B+	13	728	0.1%	$822	$1,091	$1,380	$2,137	
B	3	142	2.1%	$797	$907	$994		
B-	2	333	4.8%	$750	$841	$666	$655	
C+	1	322	2.2%	$404	$466	$577	$617	$695
C	2	20	5.0%	$524	$653			$988

Market-Rate Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
A	15	141	119	78			20	18	10
A-	10	137					46		
B+	109	345	240	19		2	11	2	
B	88	37	17						
B-	24	199	90	20					
C+	66	48					149	58	1
C	4	6							10
C-		0	0	0	0				

Quality Rating - Cincinnati, Ohio

Tax Credit Projects and Units								
Quality Rating	Projects	Total Units	Vacancy Rate	MEDIAN GROSS RENT				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
A	1	167	1.8%		$510	$676	$849	
B	2	127	7.1%		$506	$667	$801	$741
C+	1	132	13.6%	$401	$456	$552	$649	$678
C	1	18	16.7%		$515	$772	$895	$1,032

Tax Credit Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
A		6	86				45	30	
B		37	31	32	3		2	22	
C+	12	35	62	22	1				
C		3	3	4	2			2	3

Year Built - Cincinnati, Ohio *

Market-rate and Non-Subsidized Tax Credit						
Year Range	**Projects**	**Units**	**Vacant**	**Vacancy Rate**	**Total Units**	**Distribution**
Before 1970	23	1758	46	2.6%	1758	68.1%
1970 to 1979	2	3	3	100.0%	1761	0.1%
1980 to 1989	0	0	0	0.0%	1761	0.0%
1990 to 1999	5	389	9	2.3%	2150	15.1%
2000 to 2004	1	433	21	4.8%	2583	16.8%
2005	0	0	0	0.0%	2583	0.0%
2006	0	0	0	0.0%	2583	0.0%
2007	0	0	0	0.0%	2583	0.0%
2008	0	0	0	0.0%	2583	0.0%
2009	0	0	0	0.0%	2583	0.0%
2010	0	0	0	0.0%	2583	0.0%
2011	0	0	0	0.0%	2583	0.0%
2012*	0	0	0	0.0%	2583	0.0%
Total	**31**	**2583**	**79**	**3.1%**	**2583**	**100.0 %**

Year Renovated - Cincinnati, Ohio

Market-rate and Non-Subsidized Tax Credit						
Year Range	**Projects**	**Units**	**Vacant**	**Vacancy Rate**	**Total Units**	**Distribution**
Before 1970	0	0	0	0.0%	0	0.0%
1970 to 1979	0	0	0	0.0%	0	0.0%
1980 to 1989	1	193	0	0.0%	193	12.5%
1990 to 1999	6	232	1	0.4%	425	15.0%
2000 to 2004	9	449	13	2.9%	874	29.1%
2005	3	403	19	4.7%	1277	26.1%
2006	0	0	0	0.0%	1277	0.0%
2007	1	59	0	0.0%	1336	3.8%
2008	1	3	3	100.0%	1339	0.2%
2009	1	173	15	8.7%	1512	11.2%
2010	1	32	0	0.0%	1544	2.1%
2011	0	0	0	0.0%	1544	0.0%
2012*	0	0	0	0.0%	1544	0.0%
Total	**23**	**1544**	**51**	**3.3%**	**1544**	**100.0 %**

Note: The upper table (Year Built) includes all of the units included in the lower table.

* As of August 2012

Appliances and Unit Amenities - Cincinnati, Ohio

Appliances			
Appliance	Projects	Percent	Units*
Range	29	100.0%	2,583
Refrigerator	29	100.0%	2,583
Icemaker	5	17.2%	396
Dishwasher	22	75.9%	1,983
Disposal	25	86.2%	2,524
Microwave	6	20.7%	446
Pantry	1	3.4%	433
Unit Amenities			
Amenity	Projects	Percent	Units*
AC - Central	23	79.3%	1,804
AC - Window	6	20.7%	624
Floor Covering	29	100.0%	2,583
Washer/Dryer	7	24.1%	326
Washer/Dryer Hook-Up	14	48.3%	1,569
Patio/Deck/Balcony	7	24.1%	1,078
Ceiling Fan	14	48.3%	1,486
Fireplace	2	6.9%	123
Basement	0	0.0%	
Intercom System	18	62.1%	1,400
Security System	9	31.0%	856
Window Treatments	28	96.6%	2,565
Furnished Units	0	0.0%	
E-Call Button	0	0.0%	
Storage	1	3.4%	30
Walk-In Closets	0	0.0%	

* - Does not include units where appliances/amenities are optional; Only includes market-rate or non-government subsidized Tax Credit.

Project Amenities - Cincinnati, Ohio

Project Amenities			
Amenity	Projects	Percent	Units
Pool	6	20.7%	704
On-Site Mangement	16	55.2%	2,077
Laundry	22	75.9%	1,941
Club House	4	13.8%	372
Community Space	7	24.1%	826
Fitness Center	15	51.7%	1,251
Jacuzzi/Sauna	2	6.9%	277
Playground	2	6.9%	427
Computer/Business Center	4	13.8%	297
Sports Court(s)	3	10.3%	203
Storage	9	31.0%	912
Water Features	1	3.4%	50
Elevator	21	72.4%	1,783
Security Gate	6	20.7%	686
Car Wash Area	0	0.0%	
Picnic Area	7	24.1%	657
Social Services/Activities	0	0.0%	0
Library/DVD Library	0	0.0%	
Walking/Bike Trail	0	0.0%	

Distribution of Utilities - Cincinnati, Ohio

Utility (Responsibility)	Number of Projects	Number of Units	Distribution of Units
Heat			
Landlord			
Electric	4	231	4.9%
Gas	11	1,035	21.9%
Other	1	95	2.0%
Tenant			
Electric	13	1,065	22.6%
Gas	23	2,292	48.6%
			100.0%
Cooking Fuel			
Landlord			
Electric	13	836	17.7%
Gas	2	523	11.1%
Tenant			
Electric	31	2,666	56.5%
Gas	6	693	14.7%
			100.0%
Hot Water			
Landlord			
Electric	3	62	1.3%
Gas	11	1,202	25.5%
Other	1	95	2.0%
Tenant			
Electric	16	1,240	26.3%
Gas	21	2,119	44.9%
			100.0%
Electric			
Landlord	15	1,359	28.8%
Tenant	37	3,359	71.2%
			100.0%
Water			
Landlord	41	4,001	84.8%
Tenant	11	717	15.2%
			100.0%
Sewer			
Landlord	40	4,048	85.8%
Tenant	12	670	14.2%
Trash Pick-Up			
Landlord	47	4,435	94.0%
Tenant	5	283	6.0%
			100.0%

Utility Allowance - Cincinnati, OH

Br	Unit Type	Heating				Hot Water		Cooking		Electric	Water	Sewer	Trash	Cable
		Gas	Electric	Steam	Other	Gas	Electric	Gas	Electric					
0	Garden	$17	$43		$73	$7	$21	$3	$7	$26	$19	$24	$25	$20
1	Garden	$24	$60		$102	$10	$29	$4	$9	$34	$25	$24	$25	$20
1	Townhouse	$20	$49		$82	$10	$29	$4	$9	$34	$25	$24	$25	$20
2	Garden	$31	$78		$131	$13	$37	$5	$12	$42	$30	$44	$25	$20
2	Townhouse	$35	$88		$148	$13	$37	$5	$12	$42	$30	$44	$25	$20
3	Garden	$38	$95		$160	$16	$46	$6	$15	$50	$36	$54	$25	$20
3	Townhouse	$43	$107		$180	$16	$46	$6	$15	$50	$36	$54	$25	$20
4	Garden	$49	$121		$203	$21	$58	$8	$19	$62	$44	$68	$25	$20
4	Townhouse	$55	$136		$229	$21	$58	$8	$19	$62	$44	$68	$25	$20

Addendum B. Site Photographs



View of site from the north



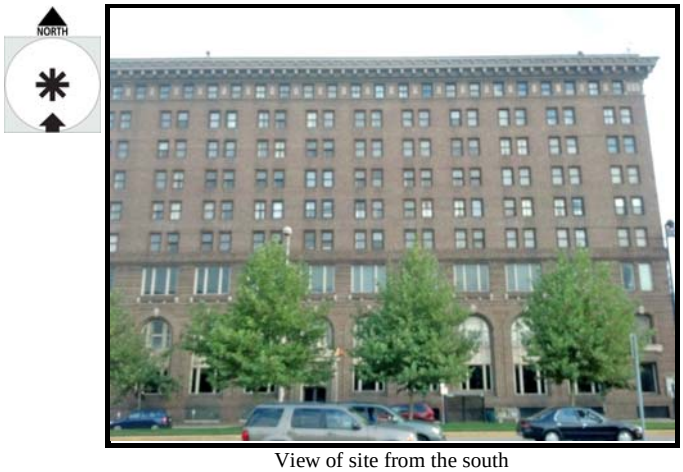
View of site from the northeast



View of site from the east



View of site from the southeast



View of site from the south



View of site from the southwest

- Site



View of site from the west



View of site from the northwest



North view from site



Northeast view from site



East view from site



Southeast view from site

- Site



South view from site



Southwest view from site



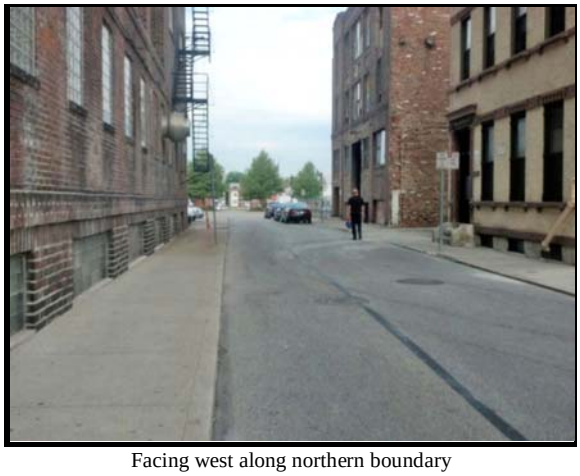
West view from site



Northwest view from site



Facing east along northern boundary



Facing west along northern boundary

- Site

Survey Date: August 2012

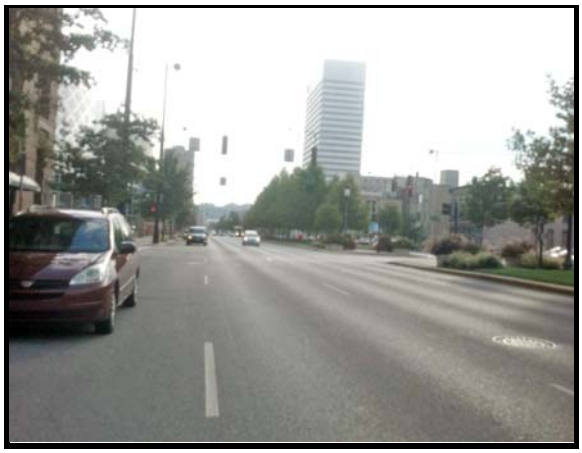
Vogt Santer Insights



Facing north along Elm Street



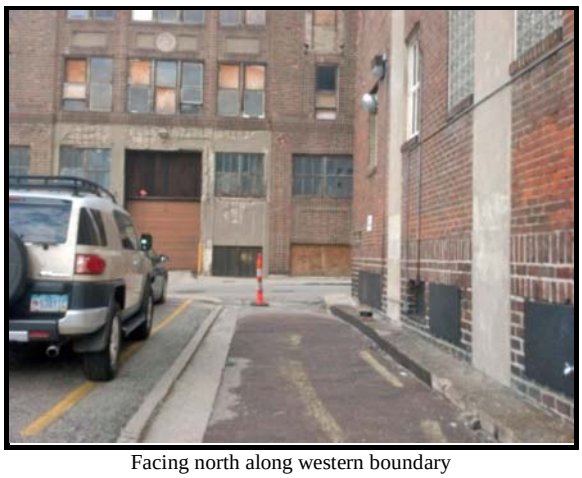
Facing south along Elm Street



Facing east along West Central Parkway



Facing west along West Central Parkway



Facing north along western boundary



Facing south along western boundary

✱ **- Site**

Survey Date: August 2012

Vogt Santer Insights

Addendum C

Comparable Property Profiles

VSI Vogt Santer Insights

1 Fourth & Plum Lofts — 0.8 miles to site





Address	231 W. 4th St. Cincinnati, OH 45202	**Phone** **Contact**	(513) 241-7272 Adrian
Project Type	Market-Rate		
Total Units	193 **Vacancies** 0	**Percent Occupied**	100.0% **Floors** 7
Year Open	1925	**Year Renovated**	1980
Ratings:	**Quality** A-	**Neighborhood**	B
Waiting List	None	**Age Restrictions**	None
Concessions	No Rent Specials		
Remarks	Does not accept HCV		

Features and Utilities

Utilities	Landlord pays Water, Sewer, Trash
Unit Amenities	Refrigerator, Range, Dishwasher, Disposal, Central AC, Carpet, Patio/Deck/Balcony, Intercom, Security System, Blinds
Project Amenities	Swimming Pool, On-site Management, Laundry Facility, Activity Room, Fitness Center, Elevator, Security Gate, Picnic Area

Unit Configuration

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent Unit	Collected Rent $ / Square Foot	Gross Rent
0	1	G	10	0	546 to 710	$700 to $810	$1.14 - $1.28	$797 to $907
1	1	G	137	0	791 to 1,080	$880 to $1090	$1.01 - $1.11	$1012 to $1222
2	1	T	46	0	960 to 1,100	$975 to $1260	$1.02 - $1.15	$1154 to $1439

Central YMCA (Site)

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent Unit	Collected Rent $ / Square Foot	Gross Rent	AMHI
0	1	G	6		535 to 560	$299*	$0.53 - $0.56	$299*	30%
0	1	G	2		535 to 560	$299*	$0.53 - $0.56	$299*	50%
1	1	G	20		655 to 905	$600*	$0.66 - $0.92	$600*	50%
1	1	G	8		655 to 905	$299*	$0.33 - $0.46	$299*	50%
1	1	G	17		655 to 905	$600*	$0.66 - $0.92	$600*	60%
2	2	G	7		875 to 985	$740*	$0.75 - $0.85	$740*	60%

* - Subsidized

2 Brackett Village & Walnut St. Project — 0.6 miles to site





Address	1330 Walnut St. Cincinnati, OH 45202	**Phone** **Contact**	(513) 241-7119 Ms. Carpenter
Project Type	Tax Credit		
Total Units	105 **Vacancies** 9	**Percent Occupied**	91.4% **Floors** 3
Year Open	1993	**Year Renovated**	2000
Ratings:	**Quality** B	**Neighborhood**	C
Waiting List	None	**Age Restrictions**	None
Concessions	$250 deposit		

Remarks 60% AMHI; Accepts HCV (44 units)

Features and Utilities

Utilities Landlord pays Water, Sewer, Trash

Unit Amenities Refrigerator, Range, Disposal, Central AC, Carpet, Patio/Deck/Balcony, Security System, Blinds

Project Amenities On-site Management, Laundry Facility, Club House, Playground, Storage

Unit Configuration

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMHI
						Unit	$ / Square Foot		
1	1	G	31	0	650	$429	$0.66	$506	60%
2	1	G	24	3	800	$569	$0.71	$667	60%
2	1.5	T	2	0	1,000	$573	$0.57	$675	60%
3	1	G	26	6	1,150	$682	$0.59	$801	60%
3	2	T	22	0	1,168	$729	$0.62	$853	60%

Central YMCA (Site)

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMHI
						Unit	$ / Square Foot		
0	1	G	6		535 to 560	$299*	$0.53 - $0.56	$299*	30%
0	1	G	2		535 to 560	$299*	$0.53 - $0.56	$299*	50%
1	1	G	20		655 to 905	$600*	$0.66 - $0.92	$600*	50%
1	1	G	8		655 to 905	$299*	$0.33 - $0.46	$299*	50%
1	1	G	17		655 to 905	$600*	$0.66 - $0.92	$600*	60%
2	2	G	7		875 to 985	$740*	$0.75 - $0.85	$740*	60%

* - Subsidized

3 Broadway Apts. — 0.8 miles to site





Address	1108-1134 Broadway St. Cincinnati, OH 45210	**Phone** **Contact**	(513) 559-0048 Lasserre
Project Type	Market-Rate		
Total Units	0 **Vacancies** 0	**Percent Occupied** 0	**Floors** 3,4
Year Open	1971	**Year Renovated**	2012
Ratings:	**Quality** C-	**Neighborhood**	C
Waiting List	None	**Age Restrictions**	None
Concessions	No Rent Specials		
Remarks	All 29 units offline in preparation for renovations; Formerly operated as subsidized (HUD Section 8) property, will likely be Market-rate post renovation		

Features and Utilities

Utilities	Landlord pays Electric, Electric Heat, Electric HotWater, for Cooking Heat, Water, Sewer, Trash
Unit Amenities	Refrigerator, Range, Disposal, Carpet, Blinds
Project Amenities	

Unit Configuration

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent Unit	Collected Rent $ / Square Foot	Gross Rent
1	1	G	0	0	500	$496	$0.99	$496
2	1	G	0	0	800	$664	$0.83	$664
3	1	G	0	0	1,000	$888	$0.89	$888
4	2	G	0	0	1,150	$987	$0.86	$987

Central YMCA (Site)

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent Unit	Collected Rent $ / Square Foot	Gross Rent	AMHI
0	1	G	6		535 to 560	$299*	$0.53 - $0.56	$299*	30%
0	1	G	2		535 to 560	$299*	$0.53 - $0.56	$299*	50%
1	1	G	20		655 to 905	$600*	$0.66 - $0.92	$600*	50%
1	1	G	8		655 to 905	$299*	$0.33 - $0.46	$299*	50%
1	1	G	17		655 to 905	$600*	$0.66 - $0.92	$600*	60%
2	2	G	7		875 to 985	$740*	$0.75 - $0.85	$740*	60%

* - Subsidized

4 City West — 0.6 miles to site





Address	1202 Linn St. Cincinnati, OH 45203	**Phone** **Contact**	(513) 412-6004 Kara
Project Type	Market-Rate, Tax Credit & Government-Subsidized		
Total Units	686 **Vacancies** 30 **Percent Occupied** 95.6%	**Floors**	2,3,4
Year Open	2001		
Ratings:	**Quality** A **Neighborhood** B		
Waiting List	PH: 2,000 households **Age Restrictions** None		
Concessions	No Rent Specials		

Remarks Market-rate (266 units); 60% AMHI (167 units); 60% AMHI & Public Housing (223 units); Public Housing (30 units); Accepts HCV (152 units); Unit mix estimated

Features and Utilities

Utilities Landlord pays Water, Sewer, Trash

Unit Amenities Refrigerator, Range, Dishwasher, Disposal, Pantry, White Appliances, Central AC, Carpet, Washer/Dryer Hook-Ups, Patio/Deck/Balcony, Ceiling Fan, Blinds

Project Amenities On-site Management, Elevator

Unit Configuration

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent Unit	Collected Rent $ / Square Foot	Gross Rent	AMHI
1	1	G	57	1	704 to 719	$581	$0.81 - $0.83	$658	
1	1	G	6	1	723	$433	$0.60	$510	60%
1	1	G	59	0	704 to 719	N.A.	$0.00 - $0.00	$77*	60%
2	1	G	83	9	892 to 971	$719	$0.74 - $0.81	$817	
2	1	G	86	0	892 to 971	$578	$0.60 - $0.65	$676	60%
2	1	G	77	9	892 to 971	N.A.	$0.00 - $0.00	$98*	60%
2	1 to 1.5	T	20	3	1,564	$750	$0.48	$852	
2	1 to 1.5	T	45	1	1,564	$578	$0.37	$680	60%
2	1 to 1.5	T	30	0	1,564	N.A.	$0.00	$102*	
3	2	G	52	0	1,318	$935	$0.71	$1054	
3	2	G	26	3	1,318	$935	$0.71	$1054	
3	2	G	50	0	1,318	N.A.	$0.00	$119*	60%
3	2	T	18	2	1,683	$935	$0.56	$1059	
3	2	T	30	1	1,683	$725	$0.43	$849	60%
3	2	T	33	0	1,683	N.A.	$0.00	$124*	60%
4	2	T	10	0	1,700	$1027	$0.60	$1184	
4	2	T	4	0	1,700	N.A.	$0.00	$157*	60%

Central YMCA (Site)

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent Unit	Collected Rent $ / Square Foot	Gross Rent	AMHI
0	1	G	6		535 to 560	$299*	$0.53 - $0.56	$299*	30%
0	1	G	2		535 to 560	$299*	$0.53 - $0.56	$299*	50%
1	1	G	20		655 to 905	$600*	$0.66 - $0.92	$600*	50%
1	1	G	8		655 to 905	$299*	$0.33 - $0.46	$299*	50%
1	1	G	17		655 to 905	$600*	$0.66 - $0.92	$600*	60%
2	2	G	7		875 to 985	$740*	$0.75 - $0.85	$740*	60%

* - Subsidized

6 Biltmore Apts. — 0.8 miles to site





Address	330 W. 4th St. Cincinnati, OH 45202	**Phone** **Contact**	(513) 921-1133 Paul
Project Type	Market-Rate		
Total Units	28 **Vacancies** 0	**Percent Occupied**	100.0% **Floors** 7
Year Open	1880	**Year Renovated**	1992
Ratings:	**Quality** B	**Neighborhood**	B
Waiting List	None	**Age Restrictions**	None
Concessions	No Rent Specials		
Remarks	Unit mix & square footage estimated by management; 1st-floor retail; Does not accept HCV		

Features and Utilities

Utilities	No landlord paid utilities
Unit Amenities	Refrigerator, Range, Dishwasher, Central AC, Carpet, Blinds
Project Amenities	Laundry Facility, Fitness Center, Elevator, Picnic Area, Rooftop Access

Unit Configuration

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	$ / Square Foot	
1	1	G	14	0	550 to 800	$550 to $650	$0.81 - $1.00	$701 to $801
2	1	G	14	0	1,000 to 1,200	$750 to $1000	$0.75 - $0.83	$947 to $1197

Central YMCA (Site)

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMHI
						Unit	$ / Square Foot		
0	1	G	6		535 to 560	$299*	$0.53 - $0.56	$299*	30%
0	1	G	2		535 to 560	$299*	$0.53 - $0.56	$299*	50%
1	1	G	20		655 to 905	$600*	$0.66 - $0.92	$600*	50%
1	1	G	8		655 to 905	$299*	$0.33 - $0.46	$299*	50%
1	1	G	17		655 to 905	$600*	$0.66 - $0.92	$600*	60%
2	2	G	7		875 to 985	$740*	$0.75 - $0.85	$740*	60%

* - Subsidized

18 Abington Flats — 0.7 miles to site





Address	33 Green St. Cincinnati, OH 45202	**Phone** **Contact**	(513) 369-0114 Margie
Project Type	Tax Credit		
Total Units	0 **Vacancies** 0	**Percent Occupied** 0	**Floors** 4
Year Open	1910	**Year Renovated**	2013
Ratings:	**Quality** C	**Neighborhood**	D
Waiting List	None	**Age Restrictions**	None
Concessions	No Rent Specials		

Remarks 50% & 60% AMHI; All 18 units offline for renovations w/ pending funding, expected completion 2013; 3 studio units & 4 2-br units @ 50% AMHI receive HOME funds; Previously renovated 1989

Features and Utilities

Utilities Landlord pays Water, Sewer, Trash

Unit Amenities Refrigerator, Range, Dishwasher, Central AC, Carpet, Ceiling Fan, Intercom, Blinds, Fully Accessible

Project Amenities On-site Management, Laundry Facility, Community Space, Elevator, Security Gate, Social Services/Activities, Community Garden, Secure Entry

Unit Configuration

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent Unit	Collected Rent $ / Square Foot	Gross Rent	AMHI
0	1	G	0	0	715	$375	$0.52	$464	50%
0	1	G	0	0	685	$375	$0.55	$464	50%
1	1	G	0	0	712	$450	$0.63	$590	50%
1	1	G	0	0	764	$450	$0.59	$590	50%
2	1	G	0	0	875	$550	$0.63	$730	50%
2	1	G	0	0	875	$650	$0.74	$830	60%

Central YMCA (Site)

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent Unit	Collected Rent $ / Square Foot	Gross Rent	AMHI
0	1	G	6		535 to 560	$299*	$0.53 - $0.56	$299*	30%
0	1	G	2		535 to 560	$299*	$0.53 - $0.56	$299*	50%
1	1	G	20		655 to 905	$600*	$0.66 - $0.92	$600*	50%
1	1	G	8		655 to 905	$299*	$0.33 - $0.46	$299*	50%
1	1	G	17		655 to 905	$600*	$0.66 - $0.92	$600*	60%
2	2	G	7		875 to 985	$740*	$0.75 - $0.85	$740*	60%

* - Subsidized

21 Lombardy — 0.8 miles to site





Address	322 W. 4th St. Cincinnati, OH 45202			**Phone** **Contact**	(513) 374-8441 Paul
Project Type	Market-Rate				
Total Units	50	**Vacancies** 0	**Percent Occupied**	100.0%	**Floors** 7
Year Open	1881		**Year Renovated**	1992	
Ratings:		**Quality** B+	**Neighborhood**	B	
Waiting List	None		**Age Restrictions**	None	
Concessions	No Rent Specials				

Remarks Does not accept HCV

Features and Utilities

Utilities Landlord pays Water, Sewer, Trash

Unit Amenities Refrigerator, Range, Dishwasher, Disposal, Central AC, Carpet, Ceiling Fan, Intercom, Blinds

Project Amenities Laundry Facility, Fitness Center, Water Feature(s), Elevator, Picnic Area

Unit Configuration

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	$ / Square Foot	
0	1	G	2	0	450 to 600	$510	$0.85 - $1.13	$563
1	1	G	26	0	800	$550 to $675	$0.69 - $0.84	$622 to $747
2	1 to 2	G	22	0	900 to 1,200	$810 to $1000	$0.83 - $0.90	$901 to $1091

Central YMCA (Site)

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMHI
						Unit	$ / Square Foot		
0	1	G	6		535 to 560	$299*	$0.53 - $0.56	$299*	30%
0	1	G	2		535 to 560	$299*	$0.53 - $0.56	$299*	50%
1	1	G	20		655 to 905	$600*	$0.66 - $0.92	$600*	50%
1	1	G	8		655 to 905	$299*	$0.33 - $0.46	$299*	50%
1	1	G	17		655 to 905	$600*	$0.66 - $0.92	$600*	60%
2	2	G	7		875 to 985	$740*	$0.75 - $0.85	$740*	60%

* - Subsidized

22 Lytle Tower — 1.3 miles to site





Address	405 Broadway St. Cincinnati, OH 45202	**Phone** **Contact**	(513) 621-4100 Bev
Project Type	Market-Rate		
Total Units	111 **Vacancies** 0	**Percent Occupied**	100.0% **Floors** 12
Year Open	1927	**Year Renovated**	2005
Ratings:	**Quality** B	**Neighborhood**	B
Waiting List	2 households	**Age Restrictions**	None
Concessions	No Rent Specials		

Remarks Higher rent units are renovated & have stainless steel appliances; 2 units under renovation; Does not accept HCV; Tenants may purchase spaces in nearby parking garage for $145, but no parking at property

Features and Utilities

Utilities Landlord pays Water, Sewer, Trash

Unit Amenities Refrigerator, Range, Dishwasher, Disposal, Microwave, Window AC, Carpet, Intercom, Blinds

Project Amenities On-site Management, Laundry Facility, Fitness Center, Elevator

Unit Configuration

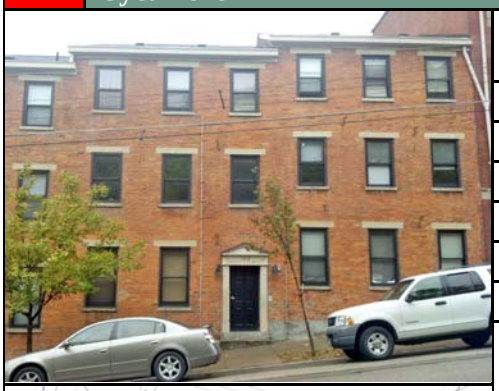
BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	$ / Square Foot	
0	1	G	88	0	400 to 500	$700 to $825	$1.65 - $1.75	$797 to $922
1	1	G	21	0	489 to 845	$775 to $1150	$1.36 - $1.58	$907 to $1282
2	1	G	2	0	1,000	$825 to $1200	$0.83 - $1.20	$994 to $1369

Central YMCA (Site)

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMHI
						Unit	$ / Square Foot		
0	1	G	6		535 to 560	$299*	$0.53 - $0.56	$299*	30%
0	1	G	2		535 to 560	$299*	$0.53 - $0.56	$299*	50%
1	1	G	20		655 to 905	$600*	$0.66 - $0.92	$600*	50%
1	1	G	8		655 to 905	$299*	$0.33 - $0.46	$299*	50%
1	1	G	17		655 to 905	$600*	$0.66 - $0.92	$600*	60%
2	2	G	7		875 to 985	$740*	$0.75 - $0.85	$740*	60%

* - Subsidized

32 Sycamore Hill — 1.5 miles to site





Address	1719-1733 Sycamore St. Cincinnati, OH 45202	**Phone** **Contact**	(513) 404-0367 Robin
Project Type	Tax Credit		
Total Units	18 **Vacancies** 3	**Percent Occupied**	83.3% **Floors** 3,4.5
Year Open	1900	**Year Renovated**	2003
Ratings:	**Quality** C	**Neighborhood**	C
Waiting List	None	**Age Restrictions**	None
Concessions	No Rent Specials		

Remarks 60% AMHI; Accepts HCV (14 units); Vacancies attributed to age of property & high number of HCV; Information as of 7/2011

Features and Utilities

Utilities Landlord pays Water

Unit Amenities Refrigerator, Range, Central AC, Carpet, Blinds

Project Amenities

Unit Configuration

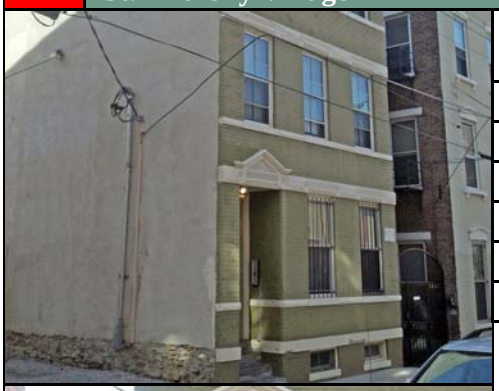
BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMHI
						Unit	$ / Square Foot		
1	1	G	3	0	460 to 672	$334	$0.50 - $0.73	$515	60%
2	1	G	3	1	893 to 960	$534	$0.56 - $0.60	$772	60%
3	1 to 2	G	4	1	1,004 to 1,176	$610	$0.52 - $0.61	$895	60%
3	2	T	2	0	1,004 to 1,176	$610	$0.52 - $0.61	$907	60%
4	2	G	1	0	1,280 to 1,350	$664	$0.49 - $0.52	$1017	60%
4	1.5	G	1	1	1,280 to 1,350	$664	$0.49 - $0.52	$1017	60%
4	1.5	T	3	0	1,280 to 1,350	$664	$0.49 - $0.52	$1032	60%
5	2	T	1	0	1,980	$723	$0.37	$1091	60%

Central YMCA (Site)

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMHI
						Unit	$ / Square Foot		
0	1	G	6		535 to 560	$299*	$0.53 - $0.56	$299*	30%
0	1	G	2		535 to 560	$299*	$0.53 - $0.56	$299*	50%
1	1	G	20		655 to 905	$600*	$0.66 - $0.92	$600*	50%
1	1	G	8		655 to 905	$299*	$0.33 - $0.46	$299*	50%
1	1	G	17		655 to 905	$600*	$0.66 - $0.92	$600*	60%
2	2	G	7		875 to 985	$740*	$0.75 - $0.85	$740*	60%

* - Subsidized

44 St. Anthony Village — 0.8 miles to site





Address	1631 Republic St. Cincinnati, OH 45202	**Phone** **Contact**	(513) 369-0114 Rob
Project Type	Tax Credit		
Total Units	22 **Vacancies** 0	**Percent Occupied**	100.0% **Floors** 3,4
Year Open	1900	**Year Renovated**	2002
Ratings:	**Quality** B	**Neighborhood**	B
Waiting List	30 households	**Age Restrictions**	None
Concessions	No Rent Specials		
Remarks	50% AMHI; Accepts HCV (6 units)		

Features and Utilities

Utilities Landlord pays Water, Sewer, Trash

Unit Amenities Refrigerator, Range, Dishwasher, Disposal, White Appliances, Central AC, Carpet, Washer & Dryer, Blinds

Project Amenities On-site Management, Laundry Facility, Activity Room, Picnic Area

Unit Configuration

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMHI
						Unit	$ / Square Foot		
1	1	G	6	0	600 to 725	$318 to $350	$0.48 - $0.53	$395 to $427	50%
2	2	G	7	0	965 to 1,122	$397 to $488	$0.41 - $0.43	$495 to $586	50%
3	2	G	6	0	1,127 to 1,563	$425 to $487	$0.31 - $0.38	$544 to $606	50%
4	2	G	3	0	1,896	$590	$0.31	$741	50%

Central YMCA (Site)

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMHI
						Unit	$ / Square Foot		
0	1	G	6		535 to 560	$299*	$0.53 - $0.56	$299*	30%
0	1	G	2		535 to 560	$299*	$0.53 - $0.56	$299*	50%
1	1	G	20		655 to 905	$600*	$0.66 - $0.92	$600*	50%
1	1	G	8		655 to 905	$299*	$0.33 - $0.46	$299*	50%
1	1	G	17		655 to 905	$600*	$0.66 - $0.92	$600*	60%
2	2	G	7		875 to 985	$740*	$0.75 - $0.85	$740*	60%

* - Subsidized

Addendum D – OHFA Form PPD-E02

Ohio Housing Finance Agency
Market Study Checklist

A market study conducted by an approved market study professional must be submitted to the Ohio Housing Finance Agency (OHFA) with an application for multifamily housing funding.

The market study professional must organize the study using the index provided by OHFA and complete this market study checklist. The checklist is intended to assist readers on the location of issues relevant to the evaluation and analysis of the market study.

The following items must be addressed in the market study. The page number(s) of each item must be noted below, and each item should be fully discussed on that page(s). Specify the vacancy rates, lease-up time and capture rates where indicated below. Indicate **"N/A"** for any item that is not applicable.

Item			**Page(s)**
Executive summary briefly reviewing all market study requirements			I-1 to 11
Recommendations or suggested modifications to the proposed project			N/A
Conclusion that indicates a market exists for the proposed project			I-1
Estimated stable year vacancy rate	***Rate:***	5.0%	I-2
Explanation if vacancy rate exceeds 7%			N/A
Estimated time to fully lease-up the proposed project	***Time:***	2-3 Months	I-2
Explanation if lease-up time exceeds one year			N/A
Description of the proposed project site			II-1 to 3
Description of Primary Market Area (PMA)			III-1
Map of PMA			III – 2
Methodology used to determine boundaries			III-1
Explanation if areas outside of a five-mile radius are included			N/A
Discussion of the health of the overall rental housing market			X – 1 to 2
Derived Rent and Programmatic Rent Comparison Chart			I0-13
Number of income-eligible renter households in PMA			V-2
Capture rate	***Rate:***	3.5%	V-2 to 3
Explanation if capture rate exceeds 10%			N/A
Description and evaluation of:			
Public services			VI – 1 to 5
Infrastructure			VI – 1 to 5
Community services			VI – 1 to 5
Employers			VI – 1 to 5
Map that identifies location of public and community services			VI – 7 to 8

Item			**Page(s)**
Description of federally subsidized and Housing Credit projects in PMA			IX – 1 to 2
Current vacancy rates			IX – 2
Contact persons and method of contact			A-8 to 21
Comparison of rents, amenities, unit sizes, etc.			IX – 4 to 8
Penetration rate	***Rate:***	47.9%	IX – 7
Estimated vacancy rates of Housing Credit projects currently operating			IX – 8
Explanation if estimated rate exceeds 10% for any project			IX - 3
Description of comparable market rate developments in PMA			IV- 2 to 3
Current vacancy rates			IV – 2 to 3
Contact persons and method of contact			A-8 to 21
Comparison of rents, amenities, unit sizes, etc.			IV- 4 to 9
Evaluation of any concerns or issues raised by Public Housing Authority			N/A
Copy of letter and certified mail receipt			XII – 2 to 3
Copy of letter(s) from PHA			N/A
Market Study Certification (OHFA Form PPD-E03)			XIII – 1
List of all data sources used in the study			XIV - 1

Attachment G

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010001	0130	4861 Este Ave		1	Cincinnati	OH	45232-1416	4
209-Winton Terrace	010003	0130	4859 Este Ave		3	Cincinnati	OH	45232-1416	2
209-Winton Terrace	010004	0130	4857 Este Ave		4	Cincinnati	OH	45232-1416	2
209-Winton Terrace	010005	0130	4855 Este Ave		5	Cincinnati	OH	45232-1416	2
209-Winton Terrace	010006	0130	4853 Este Ave		6	Cincinnati	OH	45232-1416	2
209-Winton Terrace	010007	0130	4851 Este Ave		7	Cincinnati	OH	45232-1416	2
209-Winton Terrace	010008	0130	4849 Este Ave		8	Cincinnati	OH	45232-1416	3
209-Winton Terrace	010009	0130	4847 Este Ave		9	Cincinnati	OH	45232-1416	3
209-Winton Terrace	010010	0130	4845 Este Ave		10	Cincinnati	OH	45232-1416	0
209-Winton Terrace	010011	0129	4841 Este Ave		11	Cincinnati	OH	45232-1416	4
209-Winton Terrace	010013	0129	4839 Este Ave		13	Cincinnati	OH	45232-1416	2
209-Winton Terrace	010014	0129	4837 Este Ave		14	Cincinnati	OH	45232-1416	2
209-Winton Terrace	010015	0129	4835 Este Ave		15	Cincinnati	OH	45232-1416	2
209-Winton Terrace	010016	0129	4833 Este Ave		16	Cincinnati	OH	45232-1416	2
209-Winton Terrace	010017	0129	4831 Este Ave		17	Cincinnati	OH	45232-1416	2
209-Winton Terrace	010018	0129	4829 Este Ave		18	Cincinnati	OH	45232-1416	2
209-Winton Terrace	010019	0129	4827 Este Ave		19	Cincinnati	OH	45232-1416	4
209-Winton Terrace	010021	0128	4823 Este Ave		21	Cincinnati	OH	45232-1416	0
209-Winton Terrace	010022	0128	4821 Este Ave		22	Cincinnati	OH	45232-1416	3
209-Winton Terrace	010023	0128	4819 Este Ave		23	Cincinnati	OH	45232-1416	3
209-Winton Terrace	010024	0128	4817 Este Ave		24	Cincinnati	OH	45232-1416	2
209-Winton Terrace	010025	0128	4815 Este Ave		25	Cincinnati	OH	45232-1416	2
209-Winton Terrace	010026	0128	4813 Este Ave		26	Cincinnati	OH	45232-1416	2
209-Winton Terrace	010027	0128	4811 Este Ave		27	Cincinnati	OH	45232-1416	2
209-Winton Terrace	010028	0128	4809 Este Ave		28	Cincinnati	OH	45232-1416	2
209-Winton Terrace	010029	0128	4807 Este Ave		29	Cincinnati	OH	45232-1416	4
209-Winton Terrace	010031	0127	4801 Este Ave		31	Cincinnati	OH	45232-1416	4
209-Winton Terrace	010033	0127	4799 Este Ave		33	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010034	0127	4797 Este Ave		34	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010035	0127	4795 Este Ave		35	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010036	0127	4793 Este Ave		36	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010037	0127	4791 Este Ave		37	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010038	0127	4789 Este Ave		38	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010039	0127	4787 Este Ave		39	Cincinnati	OH	45232-1414	4
209-Winton Terrace	010040	0127	4785 Este Ave		40	Cincinnati	OH	45232-1414	0
209-Winton Terrace	010041	0125	4781 Este Ave		41	Cincinnati	OH	45232-1414	4

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010043	0125	4779 Este Ave		43	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010044	0125	4777 Este Ave		44	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010045	0125	4775 Este Ave		45	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010046	0125	4773 Este Ave		46	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010047	0125	4771 Este Ave		47	Cincinnati	OH	45232-1414	4
209-Winton Terrace	010049	0124	4767 Este Ave		49	Cincinnati	OH	45232-1414	0
209-Winton Terrace	010050	0124	4765 Este Ave		50	Cincinnati	OH	45232-1414	3
209-Winton Terrace	010051	0124	4763 Este Ave		51	Cincinnati	OH	45232-1414	3
209-Winton Terrace	010052	0124	4761 Este Ave		52	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010053	0124	4759 Este Ave		53	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010054	0124	4757 Este Ave		54	Cincinnati	OH	45232-1414	3
209-Winton Terrace	010055	0124	4755 Este Ave		55	Cincinnati	OH	45232-1414	3
209-Winton Terrace	010056	0124	4753 Este Ave		56	Cincinnati	OH	45232-1414	0
209-Winton Terrace	010057	0107	4751 Este Ave		57	Cincinnati	OH	45232-1414	0
209-Winton Terrace	010058	0107	4749 Este Ave		58	Cincinnati	OH	45232-1414	4
209-Winton Terrace	010059	0107	4747 Este Ave		59	Cincinnati	OH	45232-1414	3
209-Winton Terrace	010060	0107	4745 Este Ave		60	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010061	0107	4743 Este Ave		61	Cincinnati	OH	45232-1414	4
209-Winton Terrace	010063	0106	4739 Este Ave		63	Cincinnati	OH	45232-1414	0
209-Winton Terrace	010064	0106	4737 Este Ave		64	Cincinnati	OH	45232-1414	3
209-Winton Terrace	010065	0106	4735 Este Ave		65	Cincinnati	OH	45232-1414	3
209-Winton Terrace	010066	0106	4733 Este Ave		66	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010067	0106	4731 Este Ave		67	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010068	0106	4729 Este Ave		68	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010069	0106	4727 Este Ave		69	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010070	0106	4725 Este Ave		70	Cincinnati	OH	45232-1414	3
209-Winton Terrace	010071	0106	4723 Este Ave		71	Cincinnati	OH	45232-1414	3
209-Winton Terrace	010072	0106	4721 Este Ave		72	Cincinnati	OH	45232-1414	0
209-Winton Terrace	010073	0105	4717 Este Ave		73	Cincinnati	OH	45232-1414	4
209-Winton Terrace	010075	0105	4715 Este Ave		75	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010076	0105	4713 Este Ave		76	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010077	0105	4711 Este Ave		77	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010078	0105	4709 Este Ave		78	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010079	0105	4707 Este Ave		79	Cincinnati	OH	45232-1414	2
209-Winton Terrace	010080	0105	4705 Este Ave		80	Cincinnati	OH	45232-1414	3
209-Winton Terrace	010081	0105	4703 Este Ave		81	Cincinnati	OH	45232-1414	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010082	0105	4701 Este Ave		82	Cincinnati	OH	45232-1414	0
209-Winton Terrace	010083	0101	400 Kings Run Dr		83	Cincinnati	OH	45232-1407	0
209-Winton Terrace	010084	0101	402 Kings Run Dr		84	Cincinnati	OH	45232-1407	4
209-Winton Terrace	010085	0101	404 Kings Run Dr		85	Cincinnati	OH	45232-1407	3
209-Winton Terrace	010086	0101	406 Kings Run Dr		86	Cincinnati	OH	45232-1407	2
209-Winton Terrace	010087	0101	408 Kings Run Dr		87	Cincinnati	OH	45232-1407	4
209-Winton Terrace	010088	0101	410 Kings Run Dr		88	Cincinnati	OH	45232-1407	0
209-Winton Terrace	010089	0102	412 Kings Run Dr		89	Cincinnati	OH	45232-1407	0
209-Winton Terrace	010090	0102	414 Kings Run Dr		90	Cincinnati	OH	45232-1407	3
209-Winton Terrace	010091	0102	416 Kings Run Dr		91	Cincinnati	OH	45232-1407	3
209-Winton Terrace	010092	0102	418 Kings Run Dr		92	Cincinnati	OH	45232-1407	2
209-Winton Terrace	010093	0102	420 Kings Run Dr		93	Cincinnati	OH	45232-1407	2
209-Winton Terrace	010094	0102	422 Kings Run Dr		94	Cincinnati	OH	45232-1407	3
209-Winton Terrace	010095	0102	424 Kings Run Dr		95	Cincinnati	OH	45232-1407	3
209-Winton Terrace	010096	0102	426 Kings Run Dr		96	Cincinnati	OH	45232-1407	0
209-Winton Terrace	010097	0103	1 Kings Run Ct		97	Cincinnati	OH	45232-1404	0
209-Winton Terrace	010098	0103	3 Kings Run Ct		98	Cincinnati	OH	45232-1404	3
209-Winton Terrace	010099	0103	5 Kings Run Ct		99	Cincinnati	OH	45232-1404	3
209-Winton Terrace	010100	0103	7 Kings Run Ct		100	Cincinnati	OH	45232-1404	2
209-Winton Terrace	010101	0103	9 Kings Run Ct		101	Cincinnati	OH	45232-1404	2
209-Winton Terrace	010102	0103	11 Kings Run Ct		102	Cincinnati	OH	45232-1404	3
209-Winton Terrace	010103	0103	13 Kings Run Ct		103	Cincinnati	OH	45232-1404	3
209-Winton Terrace	010104	0103	15 Kings Run Ct		104	Cincinnati	OH	45232-1404	0
209-Winton Terrace	010105	0104	17 Kings Run Ct		105	Cincinnati	OH	45232-1404	0
209-Winton Terrace	010106	0104	19 Kings Run Ct		106	Cincinnati	OH	45232-1404	4
209-Winton Terrace	010107	0104	21 Kings Run Ct		107	Cincinnati	OH	45232-1404	3
209-Winton Terrace	010108	0104	23 Kings Run Ct		108	Cincinnati	OH	45232-1404	2
209-Winton Terrace	010109	0104	25 Kings Run Ct		109	Cincinnati	OH	45232-1404	4
209-Winton Terrace	010110	0104	27 Kings Run Ct		110	Cincinnati	OH	45232-1404	0
209-Winton Terrace	010111	0108	29 Kings Run Ct		111	Cincinnati	OH	45232-1404	0
209-Winton Terrace	010112	0108	31 Kings Run Ct		112	Cincinnati	OH	45232-1404	4
209-Winton Terrace	010113	0108	33 Kings Run Ct		113	Cincinnati	OH	45232-1404	3
209-Winton Terrace	010114	0108	35 Kings Run Ct		114	Cincinnati	OH	45232-1404	2
209-Winton Terrace	010115	0108	37 Kings Run Ct		115	Cincinnati	OH	45232-1404	4
209-Winton Terrace	010116	0108	39 Kings Run Ct		116	Cincinnati	OH	45232-1404	0
209-Winton Terrace	010117	0126	43 Kings Run Ct		117	Cincinnati	OH	45232-1404	0

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010118	0126	45 Kings Run Ct		118	Cincinnati	OH	45232-1404	3
209-Winton Terrace	010119	0126	47 Kings Run Ct		119	Cincinnati	OH	45232-1404	3
209-Winton Terrace	010120	0126	49 Kings Run Ct		120	Cincinnati	OH	45232-1404	2
209-Winton Terrace	010121	0126	51 Kings Run Ct		121	Cincinnati	OH	45232-1404	2
209-Winton Terrace	010122	0126	53 Kings Run Ct		122	Cincinnati	OH	45232-1404	2
209-Winton Terrace	010123	0126	55 Kings Run Ct		123	Cincinnati	OH	45232-1404	2
209-Winton Terrace	010124	0126	57 Kings Run Ct		124	Cincinnati	OH	45232-1404	3
209-Winton Terrace	010125	0126	59 Kings Run Ct		125	Cincinnati	OH	45232-1404	3
209-Winton Terrace	010126	0126	61 Kings Run Ct		126	Cincinnati	OH	45232-1404	0
209-Winton Terrace	010127	0122	52 Kings Run Ct		127	Cincinnati	OH	45232-1405	0
209-Winton Terrace	010128	0122	50 Kings Run Ct		128	Cincinnati	OH	45232-1405	4
209-Winton Terrace	010129	0122	48 Kings Run Ct		129	Cincinnati	OH	45232-1405	3
209-Winton Terrace	010130	0122	46 Kings Run Ct		130	Cincinnati	OH	45232-1405	2
209-Winton Terrace	010131	0122	44 Kings Run Ct		131	Cincinnati	OH	45232-1405	4
209-Winton Terrace	010132	0122	42 Kings Run Ct		132	Cincinnati	OH	45232-1405	0
209-Winton Terrace	010133	0123	40 Kings Run Ct		133	Cincinnati	OH	45232-1405	0
209-Winton Terrace	010134	0123	38 Kings Run Ct		134	Cincinnati	OH	45232-1405	3
209-Winton Terrace	010135	0123	36 Kings Run Ct		135	Cincinnati	OH	45232-1405	3
209-Winton Terrace	010136	0123	34 Kings Run Ct		136	Cincinnati	OH	45232-1405	2
209-Winton Terrace	010137	0123	32 Kings Run Ct		137	Cincinnati	OH	45232-1405	2
209-Winton Terrace	010138	0123	30 Kings Run Ct		138	Cincinnati	OH	45232-1405	2
209-Winton Terrace	010139	0123	28 Kings Run Ct		139	Cincinnati	OH	45232-1405	2
209-Winton Terrace	010140	0123	26 Kings Run Ct		140	Cincinnati	OH	45232-1405	2
209-Winton Terrace	010141	0123	24 Kings Run Ct		141	Cincinnati	OH	45232-1405	4
209-Winton Terrace	010143	0109	20 Kings Run Ct		143	Cincinnati	OH	45232-1405	0
209-Winton Terrace	010144	0109	18 Kings Run Ct		144	Cincinnati	OH	45232-1405	3
209-Winton Terrace	010145	0109	16 Kings Run Ct		145	Cincinnati	OH	45232-1405	3
209-Winton Terrace	010146	0109	14 Kings Run Ct		146	Cincinnati	OH	45232-1405	2
209-Winton Terrace	010147	0109	12 Kings Run Ct		147	Cincinnati	OH	45232-1405	2
209-Winton Terrace	010148	0109	10 Kings Run Ct		148	Cincinnati	OH	45232-1405	2
209-Winton Terrace	010149	0109	8 Kings Run Ct		149	Cincinnati	OH	45232-1405	2
209-Winton Terrace	010150	0109	6 Kings Run Ct		150	Cincinnati	OH	45232-1405	2
209-Winton Terrace	010151	0109	4 Kings Run Ct		151	Cincinnati	OH	45232-1405	4
209-Winton Terrace	010153	0110	428 Kings Run Dr		153	Cincinnati	OH	45232-1407	0
209-Winton Terrace	010154	0110	430 Kings Run Dr		154	Cincinnati	OH	45232-1407	4
209-Winton Terrace	010155	0110	432 Kings Run Dr		155	Cincinnati	OH	45232-1407	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010156	0110	434 Kings Run Dr		156	Cincinnati	OH	45232-1407	2
209-Winton Terrace	010157	0110	436 Kings Run Dr		157	Cincinnati	OH	45232-1407	4
209-Winton Terrace	010158	0110	438 Kings Run Dr		158	Cincinnati	OH	45232-1407	0
209-Winton Terrace	010159	0111	440 Kings Run Dr		159	Cincinnati	OH	45232-1407	0
209-Winton Terrace	010160	0111	442 Kings Run Dr		160	Cincinnati	OH	45232-1407	4
209-Winton Terrace	010161	0111	444 Kings Run Dr		161	Cincinnati	OH	45232-1407	2
209-Winton Terrace	010162	0111	446 Kings Run Dr		162	Cincinnati	OH	45232-1407	3
209-Winton Terrace	010163	0111	448 Kings Run Dr		163	Cincinnati	OH	45232-1407	3
209-Winton Terrace	010164	0111	450 Kings Run Dr		164	Cincinnati	OH	45232-1407	2
209-Winton Terrace	010165	0111	452 Kings Run Dr		165	Cincinnati	OH	45232-1407	4
209-Winton Terrace	010166	0111	454 Kings Run Dr		166	Cincinnati	OH	45232-1407	0
209-Winton Terrace	010167	0112	456 Kings Run Dr		167	Cincinnati	OH	45232-1407	0
209-Winton Terrace	010168	0112	458 Kings Run Dr		168	Cincinnati	OH	45232-1407	4
209-Winton Terrace	010169	0112	460 Kings Run Dr		169	Cincinnati	OH	45232-1407	2
209-Winton Terrace	010170	0112	462 Kings Run Dr		170	Cincinnati	OH	45232-1407	3
209-Winton Terrace	010171	0112	464 Kings Run Dr		171	Cincinnati	OH	45232-1407	3
209-Winton Terrace	010172	0112	466 Kings Run Dr		172	Cincinnati	OH	45232-1407	2
209-Winton Terrace	010173	0112	468 Kings Run Dr		173	Cincinnati	OH	45232-1407	4
209-Winton Terrace	010174	0112	470 Kings Run Dr		174	Cincinnati	OH	45232-1407	0
209-Winton Terrace	010175	0117	4800 Winneste Ave		175	Cincinnati	OH	45232-1610	0
209-Winton Terrace	010176	0117	4802 Winneste Ave		176	Cincinnati	OH	45232-1610	3
209-Winton Terrace	010177	0117	4804 Winneste Ave		177	Cincinnati	OH	45232-1610	3
209-Winton Terrace	010178	0117	4806 Winneste Ave		178	Cincinnati	OH	45232-1610	2
209-Winton Terrace	010179	0117	4808 Winneste Ave		179	Cincinnati	OH	45232-1610	2
209-Winton Terrace	010180	0117	4810 Winneste Ave		180	Cincinnati	OH	45232-1610	2
209-Winton Terrace	010181	0117	4812 Winneste Ave		181	Cincinnati	OH	45232-1610	2
209-Winton Terrace	010182	0117	4814 Winneste Ave		182	Cincinnati	OH	45232-1610	2
209-Winton Terrace	010183	0117	4816 Winneste Ave		183	Cincinnati	OH	45232-1610	4
209-Winton Terrace	010185	0118	69 Craft St		185	Cincinnati	OH	45232-1601	4
209-Winton Terrace	010187	0118	67 Craft St		187	Cincinnati	OH	45232-1601	2
209-Winton Terrace	010188	0118	65 Craft St		188	Cincinnati	OH	45232-1601	2
209-Winton Terrace	010189	0118	63 Craft St		189	Cincinnati	OH	45232-1601	2
209-Winton Terrace	010190	0118	61 Craft St		190	Cincinnati	OH	45232-1601	2
209-Winton Terrace	010191	0118	59 Craft St		191	Cincinnati	OH	45232-1601	4
209-Winton Terrace	010193	0119	55 Craft St		193	Cincinnati	OH	45232-1601	0
209-Winton Terrace	010194	0119	53 Craft St		194	Cincinnati	OH	45232-1601	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010195	0119	51 Craft St		195	Cincinnati	OH	45232-1601	3
209-Winton Terrace	010196	0119	49 Craft St		196	Cincinnati	OH	45232-1601	2
209-Winton Terrace	010197	0119	47 Craft St		197	Cincinnati	OH	45232-1601	2
209-Winton Terrace	010198	0119	45 Craft St		198	Cincinnati	OH	45232-1601	2
209-Winton Terrace	010199	0119	43 Craft St		199	Cincinnati	OH	45232-1601	2
209-Winton Terrace	010200	0119	41 Craft St		200	Cincinnati	OH	45232-1601	3
209-Winton Terrace	010201	0119	39 Craft St		201	Cincinnati	OH	45232-1601	3
209-Winton Terrace	010202	0119	37 Craft St		202	Cincinnati	OH	45232-1601	0
209-Winton Terrace	010203	0120	33 Craft St		203	Cincinnati	OH	45232-1601	4
209-Winton Terrace	010205	0120	31 Craft St		205	Cincinnati	OH	45232-1601	3
209-Winton Terrace	010206	0120	29 Craft St		206	Cincinnati	OH	45232-1601	2
209-Winton Terrace	010207	0120	27 Craft St		207	Cincinnati	OH	45232-1601	4
209-Winton Terrace	010208	0120	25 Craft St		208	Cincinnati	OH	45232-1601	0
209-Winton Terrace	010210	0121	21 Craft St		210	Cincinnati	OH	45232-1601	4
209-Winton Terrace	010211	0121	19 Craft St		211	Cincinnati	OH	45232-1601	2
209-Winton Terrace	010212	0121	17 Craft St		212	Cincinnati	OH	45232-1601	2
209-Winton Terrace	010213	0121	15 Craft St		213	Cincinnati	OH	45232-1601	2
209-Winton Terrace	010214	0121	13 Craft St		214	Cincinnati	OH	45232-1601	2
209-Winton Terrace	010215	0121	11 Craft St		215	Cincinnati	OH	45232-1601	4
209-Winton Terrace	010217	0134	7 Craft St		217	Cincinnati	OH	45232-1601	0
209-Winton Terrace	010218	0134	5 Craft St		218	Cincinnati	OH	45232-1601	4
209-Winton Terrace	010219	0134	3 Craft St		219	Cincinnati	OH	45232-1601	2
209-Winton Terrace	010220	0134	1 Craft St		220	Cincinnati	OH	45232-1601	3
209-Winton Terrace	010221	0134	2 Craft St		221	Cincinnati	OH	45232-1602	3
209-Winton Terrace	010222	0134	4 Craft St		222	Cincinnati	OH	45232-1602	2
209-Winton Terrace	010223	0134	6 Craft St		223	Cincinnati	OH	45232-1602	4
209-Winton Terrace	010224	0134	8 Craft St		224	Cincinnati	OH	45232-1602	0
209-Winton Terrace	010225	0133	10 Craft St		225	Cincinnati	OH	45232-1602	0
209-Winton Terrace	010226	0133	12 Craft St		226	Cincinnati	OH	45232-1602	4
209-Winton Terrace	010227	0133	14 Craft St		227	Cincinnati	OH	45232-1602	2
209-Winton Terrace	010228	0133	16 Craft St		228	Cincinnati	OH	45232-1602	3
209-Winton Terrace	010229	0133	18 Craft St		229	Cincinnati	OH	45232-1602	3
209-Winton Terrace	010230	0133	20 Craft St		230	Cincinnati	OH	45232-1602	5
209-Winton Terrace	010232	0133	24 Craft St		232	Cincinnati	OH	45232-1602	1
209-Winton Terrace	010233	0132	26 Craft St		233	Cincinnati	OH	45232-1602	0
209-Winton Terrace	010234	0132	28 Craft St		234	Cincinnati	OH	45232-1602	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010235	0132	30 Craft St		235	Cincinnati	OH	45232-1602	3
209-Winton Terrace	010236	0132	32 Craft St		236	Cincinnati	OH	45232-1602	2
209-Winton Terrace	010237	0132	34 Craft St		237	Cincinnati	OH	45232-1602	2
209-Winton Terrace	010238	0132	36 Craft St		238	Cincinnati	OH	45232-1602	2
209-Winton Terrace	010239	0132	38 Craft St		239	Cincinnati	OH	45232-1602	2
209-Winton Terrace	010240	0132	40 Craft St		240	Cincinnati	OH	45232-1602	2
209-Winton Terrace	010241	0132	42 Craft St		241	Cincinnati	OH	45232-1602	4
209-Winton Terrace	010243	0131	46 Craft St		243	Cincinnati	OH	45232-1602	1
209-Winton Terrace	010244	0131	48 Craft St		244	Cincinnati	OH	45232-1602	1
209-Winton Terrace	010245	0131	50 Craft St		245	Cincinnati	OH	45232-1602	3
209-Winton Terrace	010246	0131	52 Craft St		246	Cincinnati	OH	45232-1602	2
209-Winton Terrace	010247	0131	54 Craft St		247	Cincinnati	OH	45232-1602	4
209-Winton Terrace	010249	0137	58 Craft St		249	Cincinnati	OH	45232-1602	1
209-Winton Terrace	010250	0137	60 Craft St		250	Cincinnati	OH	45232-1602	1
209-Winton Terrace	010251	0137	62 Craft St		251	Cincinnati	OH	45232-1602	2
209-Winton Terrace	010252	0137	64 Craft St		252	Cincinnati	OH	45232-1602	2
209-Winton Terrace	010253	0137	66 Craft St		253	Cincinnati	OH	45232-1602	2
209-Winton Terrace	010254	0137	68 Craft St		254	Cincinnati	OH	45232-1602	2
209-Winton Terrace	010255	0137	70 Craft St		255	Cincinnati	OH	45232-1602	2
209-Winton Terrace	010256	0137	72 Craft St		256	Cincinnati	OH	45232-1602	2
209-Winton Terrace	010257	0137	74 Craft St		257	Cincinnati	OH	45232-1602	1
209-Winton Terrace	010258	0137	76 Craft St		258	Cincinnati	OH	45232-1602	1
209-Winton Terrace	010260	0136	80 Craft St		260	Cincinnati	OH	45232-1602	4
209-Winton Terrace	010261	0136	82 Craft St		261	Cincinnati	OH	45232-1602	3
209-Winton Terrace	010262	0136	84 Craft St		262	Cincinnati	OH	45232-1602	2
209-Winton Terrace	010263	0136	86 Craft St		263	Cincinnati	OH	45232-1602	1
209-Winton Terrace	010264	0136	88 Craft St		264	Cincinnati	OH	45232-1602	1
209-Winton Terrace	010265	0135	92 Craft St		265	Cincinnati	OH	45232-1602	4
209-Winton Terrace	010267	0135	94 Craft St		267	Cincinnati	OH	45232-1602	2
209-Winton Terrace	010268	0135	96 Craft St		268	Cincinnati	OH	45232-1602	3
209-Winton Terrace	010269	0135	98 Craft St		269	Cincinnati	OH	45232-1602	3
209-Winton Terrace	010270	0135	100 Craft St		270	Cincinnati	OH	45232-1600	2
209-Winton Terrace	010271	0135	102 Craft St		271	Cincinnati	OH	45232-1600	1
209-Winton Terrace	010272	0135	104 Craft St		272	Cincinnati	OH	45232-1600	1
209-Winton Terrace	010273	0138	4820 Winneste Ave		273	Cincinnati	OH	45232-1637	1
209-Winton Terrace	010274	0138	4822 Winneste Ave		274	Cincinnati	OH	45232-1637	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010275	0138	4824 Winneste Ave		275	Cincinnati	OH	45232-1637	2
209-Winton Terrace	010276	0138	4826 Winneste Ave		276	Cincinnati	OH	45232-1637	3
209-Winton Terrace	010277	0138	4828 Winneste Ave		277	Cincinnati	OH	45232-1637	3
209-Winton Terrace	010278	0138	4830 Winneste Ave		278	Cincinnati	OH	45232-1637	2
209-Winton Terrace	010279	0138	4832 Winneste Ave		279	Cincinnati	OH	45232-1637	1
209-Winton Terrace	010280	0138	4834 Winneste Ave		280	Cincinnati	OH	45232-1637	1
209-Winton Terrace	010281	0139	4850 Winneste Ave		281	Cincinnati	OH	45232-1637	1
209-Winton Terrace	010282	0139	4852 Winneste Ave		282	Cincinnati	OH	45232-1637	5
209-Winton Terrace	010284	0139	4856 Winneste Ave		284	Cincinnati	OH	45232-1637	2
209-Winton Terrace	010285	0139	4858 Winneste Ave		285	Cincinnati	OH	45232-1637	2
209-Winton Terrace	010286	0139	4860 Winneste Ave		286	Cincinnati	OH	45232-1637	2
209-Winton Terrace	010287	0139	4862 Winneste Ave		287	Cincinnati	OH	45232-1637	2
209-Winton Terrace	010288	0139	4864 Winneste Ave		288	Cincinnati	OH	45232-1637	2
209-Winton Terrace	010289	0139	4866 Winneste Ave		289	Cincinnati	OH	45232-1637	4
209-Winton Terrace	010291	0140	4870 Winneste Ave		291	Cincinnati	OH	45232-1637	1
209-Winton Terrace	010292	0140	4872 Winneste Ave		292	Cincinnati	OH	45232-1637	1
209-Winton Terrace	010293	0140	4874 Winneste Ave		293	Cincinnati	OH	45232-1637	2
209-Winton Terrace	010294	0140	4876 Winneste Ave		294	Cincinnati	OH	45232-1637	2
209-Winton Terrace	010295	0140	4878 Winneste Ave		295	Cincinnati	OH	45232-1637	2
209-Winton Terrace	010296	0140	4880 Winneste Ave		296	Cincinnati	OH	45232-1637	2
209-Winton Terrace	010297	0140	4882 Winneste Ave		297	Cincinnati	OH	45232-1637	2
209-Winton Terrace	010298	0140	4884 Winneste Ave		298	Cincinnati	OH	45232-1637	2
209-Winton Terrace	010299	0140	4886 Winneste Ave		299	Cincinnati	OH	45232-1637	1
209-Winton Terrace	010300	0140	4888 Winneste Ave		300	Cincinnati	OH	45232-1637	1
209-Winton Terrace	010301	0141	4890 Winneste Ave		301	Cincinnati	OH	45232-1637	1
209-Winton Terrace	010302	0141	4892 Winneste Ave		302	Cincinnati	OH	45232-1637	1
209-Winton Terrace	010303	0141	4894 Winneste Ave		303	Cincinnati	OH	45232-1637	2
209-Winton Terrace	010304	0141	4896 Winneste Ave		304	Cincinnati	OH	45232-1637	3
209-Winton Terrace	010305	0141	4898 Winneste Ave		305	Cincinnati	OH	45232-1637	3
209-Winton Terrace	010306	0141	4900 Winneste Ave		306	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010307	0141	4902 Winneste Ave		307	Cincinnati	OH	45232-1634	4
209-Winton Terrace	010308	0141	4904 Winneste Ave		308	Cincinnati	OH	45232-1634	0
209-Winton Terrace	010310	0142	4908 Winneste Ave		310	Cincinnati	OH	45232-1634	4
209-Winton Terrace	010311	0142	4910 Winneste Ave		311	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010312	0142	4912 Winneste Ave		312	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010313	0142	4914 Winneste Ave		313	Cincinnati	OH	45232-1634	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010314	0142	4916 Winneste Ave		314	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010315	0142	4918 Winneste Ave		315	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010316	0142	4920 Winneste Ave		316	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010317	0142	4922 Winneste Ave		317	Cincinnati	OH	45232-1634	4
209-Winton Terrace	010319	0143	4926 Winneste Ave		319	Cincinnati	OH	45232-1634	0
209-Winton Terrace	010320	0143	4928 Winneste Ave		320	Cincinnati	OH	45232-1634	3
209-Winton Terrace	010321	0143	4930 Winneste Ave		321	Cincinnati	OH	45232-1634	3
209-Winton Terrace	010322	0143	4932 Winneste Ave		322	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010323	0143	4934 Winneste Ave		323	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010324	0143	4936 Winneste Ave		324	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010325	0143	4938 Winneste Ave		325	Cincinnati	OH	45232-1634	4
209-Winton Terrace	010327	0144	4944 Winneste Ave		327	Cincinnati	OH	45232-1634	4
209-Winton Terrace	010329	0144	4946 Winneste Ave		329	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010330	0144	4948 Winneste Ave		330	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010331	0144	4950 Winneste Ave		331	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010332	0144	4952 Winneste Ave		332	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010333	0144	4954 Winneste Ave		333	Cincinnati	OH	45232-1634	4
209-Winton Terrace	010335	0145	4958 Winneste Ave		335	Cincinnati	OH	45232-1634	3
209-Winton Terrace	010336	0145	4960 Winneste Ave		336	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010337	0145	4962 Winneste Ave		337	Cincinnati	OH	45232-1634	0
209-Winton Terrace	010338	0145	4964 Winneste Ave		338	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010339	0145	4966 Winneste Ave		339	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010340	0145	4968 Winneste Ave		340	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010341	0145	4970 Winneste Ave		341	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010342	0145	4972 Winneste Ave		342	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010343	0145	4974 Winneste Ave		343	Cincinnati	OH	45232-1634	4
209-Winton Terrace	010346	0146	4980 Winneste Ave		346	Cincinnati	OH	45232-1634	4
209-Winton Terrace	010347	0146	4982 Winneste Ave		347	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010348	0146	4984 Winneste Ave		348	Cincinnati	OH	45232-1634	3
209-Winton Terrace	010349	0146	4986 Winneste Ave		349	Cincinnati	OH	45232-1634	3
209-Winton Terrace	010350	0146	4988 Winneste Ave		350	Cincinnati	OH	45232-1634	2
209-Winton Terrace	010351	0146	4990 Winneste Ave		351	Cincinnati	OH	45232-1634	4
209-Winton Terrace	010352	0146	4992 Winneste Ave		352	Cincinnati	OH	45232-1634	0
209-Winton Terrace	010353	0147	4994 Winneste Ave		353	Cincinnati	OH	45232-1634	0
209-Winton Terrace	010354	0147	4996 Winneste Ave		354	Cincinnati	OH	45232-1634	4
209-Winton Terrace	010355	0147	4998 Winneste Ave		355	Cincinnati	OH	45232-1634	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010356	0147	5000 Winneste Ave		356	Cincinnati	OH	45232-1636	3
209-Winton Terrace	010357	0147	5002 Winneste Ave		357	Cincinnati	OH	45232-1636	3
209-Winton Terrace	010358	0147	5004 Winneste Ave		358	Cincinnati	OH	45232-1636	2
209-Winton Terrace	010359	0147	5006 Winneste Ave		359	Cincinnati	OH	45232-1636	4
209-Winton Terrace	010360	0147	5008 Winneste Ave		360	Cincinnati	OH	45232-1636	0
209-Winton Terrace	010361	0148	5010 Winneste Ave		361	Cincinnati	OH	45232-1636	0
209-Winton Terrace	010362	0148	5012 Winneste Ave		362	Cincinnati	OH	45232-1636	4
209-Winton Terrace	010363	0148	5014 Winneste Ave		363	Cincinnati	OH	45232-1636	2
209-Winton Terrace	010364	0148	5016 Winneste Ave		364	Cincinnati	OH	45232-1636	3
209-Winton Terrace	010365	0148	5018 Winneste Ave		365	Cincinnati	OH	45232-1636	3
209-Winton Terrace	010366	0148	5020 Winneste Ave		366	Cincinnati	OH	45232-1636	2
209-Winton Terrace	010367	0148	5022 Winneste Ave		367	Cincinnati	OH	45232-1636	4
209-Winton Terrace	010369	0149	5026 Winneste Ave		369	Cincinnati	OH	45232-1636	3
209-Winton Terrace	010370	0149	5028 Winneste Ave		370	Cincinnati	OH	45232-1636	2
209-Winton Terrace	010371	0149	5030 Winneste Ave		371	Cincinnati	OH	45232-1636	0
209-Winton Terrace	010372	0149	5032 Winneste Ave		372	Cincinnati	OH	45232-1636	2
209-Winton Terrace	010373	0149	5034 Winneste Ave		373	Cincinnati	OH	45232-1636	2
209-Winton Terrace	010374	0149	5036 Winneste Ave		374	Cincinnati	OH	45232-1636	2
209-Winton Terrace	010375	0149	5038 Winneste Ave		375	Cincinnati	OH	45232-1636	4
209-Winton Terrace	010377	0150	47 Topridge Pl		377	Cincinnati	OH	45232-1629	0
209-Winton Terrace	010378	0150	45 Topridge Pl		378	Cincinnati	OH	45232-1629	4
209-Winton Terrace	010379	0150	43 Topridge Pl		379	Cincinnati	OH	45232-1629	3
209-Winton Terrace	010380	0150	41 Topridge Pl		380	Cincinnati	OH	45232-1629	2
209-Winton Terrace	010381	0150	39 Topridge Pl		381	Cincinnati	OH	45232-1629	4
209-Winton Terrace	010383	0151	35 Topridge Pl		383	Cincinnati	OH	45232-1629	0
209-Winton Terrace	010384	0151	33 Topridge Pl		384	Cincinnati	OH	45232-1629	3
209-Winton Terrace	010385	0151	31 Topridge Pl		385	Cincinnati	OH	45232-1629	3
209-Winton Terrace	010386	0151	29 Topridge Pl		386	Cincinnati	OH	45232-1629	3
209-Winton Terrace	010387	0151	27 Topridge Pl		387	Cincinnati	OH	45232-1629	3
209-Winton Terrace	010388	0151	25 Topridge Pl		388	Cincinnati	OH	45232-1629	0
209-Winton Terrace	010389	0151	23 Topridge Pl		389	Cincinnati	OH	45232-1629	2
209-Winton Terrace	010390	0151	21 Topridge Pl		390	Cincinnati	OH	45232-1629	3
209-Winton Terrace	010391	0152	19 Topridge Pl		391	Cincinnati	OH	45232-1629	0
209-Winton Terrace	010392	0152	17 Topridge Pl		392	Cincinnati	OH	45232-1629	4
209-Winton Terrace	010393	0152	15 Topridge Pl		393	Cincinnati	OH	45232-1629	2
209-Winton Terrace	010394	0152	13 Topridge Pl		394	Cincinnati	OH	45232-1629	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010395	0152	11 Topridge Pl		395	Cincinnati	OH	45232-1629	2
209-Winton Terrace	010396	0152	9 Topridge Pl		396	Cincinnati	OH	45232-1629	2
209-Winton Terrace	010397	0152	7 Topridge Pl		397	Cincinnati	OH	45232-1629	2
209-Winton Terrace	010398	0152	5 Topridge Pl		398	Cincinnati	OH	45232-1629	3
209-Winton Terrace	010399	0152	3 Topridge Pl		399	Cincinnati	OH	45232-1629	3
209-Winton Terrace	010401	0153	2 Topridge Pl		401	Cincinnati	OH	45232-1630	0
209-Winton Terrace	010402	0153	4 Topridge Pl		402	Cincinnati	OH	45232-1630	4
209-Winton Terrace	010403	0153	6 Topridge Pl		403	Cincinnati	OH	45232-1630	2
209-Winton Terrace	010404	0153	8 Topridge Pl		404	Cincinnati	OH	45232-1630	2
209-Winton Terrace	010405	0153	10 Topridge Pl		405	Cincinnati	OH	45232-1630	2
209-Winton Terrace	010406	0153	12 Topridge Pl		406	Cincinnati	OH	45232-1630	2
209-Winton Terrace	010407	0153	14 Topridge Pl		407	Cincinnati	OH	45232-1630	2
209-Winton Terrace	010408	0153	16 Topridge Pl		408	Cincinnati	OH	45232-1630	0
209-Winton Terrace	010409	0153	18 Topridge Pl		409	Cincinnati	OH	45232-1630	2
209-Winton Terrace	010410	0153	20 Topridge Pl		410	Cincinnati	OH	45232-1630	3
209-Winton Terrace	010411	0154	22 Topridge Pl		411	Cincinnati	OH	45232-1630	0
209-Winton Terrace	010412	0154	24 Topridge Pl		412	Cincinnati	OH	45232-1630	3
209-Winton Terrace	010413	0154	26 Topridge Pl		413	Cincinnati	OH	45232-1630	3
209-Winton Terrace	010414	0154	28 Topridge Pl		414	Cincinnati	OH	45232-1630	2
209-Winton Terrace	010415	0154	30 Topridge Pl		415	Cincinnati	OH	45232-1630	2
209-Winton Terrace	010416	0154	32 Topridge Pl		416	Cincinnati	OH	45232-1630	2
209-Winton Terrace	010417	0154	34 Topridge Pl		417	Cincinnati	OH	45232-1630	2
209-Winton Terrace	010418	0154	36 Topridge Pl		418	Cincinnati	OH	45232-1630	0
209-Winton Terrace	010419	0154	38 Topridge Pl		419	Cincinnati	OH	45232-1630	2
209-Winton Terrace	010420	0154	40 Topridge Pl		420	Cincinnati	OH	45232-1630	3
209-Winton Terrace	010421	0155	44 Topridge Pl		421	Cincinnati	OH	45232-1630	4
209-Winton Terrace	010423	0155	46 Topridge Pl		423	Cincinnati	OH	45232-1630	3
209-Winton Terrace	010424	0155	48 Topridge Pl		424	Cincinnati	OH	45232-1630	2
209-Winton Terrace	010425	0155	50 Topridge Pl		425	Cincinnati	OH	45232-1630	4
209-Winton Terrace	010426	0155	52 Topridge Pl		426	Cincinnati	OH	45232-1630	0
209-Winton Terrace	010427	0156	56 Topridge Pl		427	Cincinnati	OH	45232-1630	3
209-Winton Terrace	010429	0156	58 Topridge Pl		429	Cincinnati	OH	45232-1630	3
209-Winton Terrace	010430	0156	60 Topridge Pl		430	Cincinnati	OH	45232-1630	3
209-Winton Terrace	010431	0156	62 Topridge Pl		431	Cincinnati	OH	45232-1630	3
209-Winton Terrace	010432	0156	64 Topridge Pl		432	Cincinnati	OH	45232-1630	2
209-Winton Terrace	010433	0156	66 Topridge Pl		433	Cincinnati	OH	45232-1630	4

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010434	0156	68 Topridge Pl		434	Cincinnati	OH	45232-1630	0
209-Winton Terrace	010435	0157	70 Topridge Pl		435	Cincinnati	OH	45232-1630	0
209-Winton Terrace	010436	0157	72 Topridge Pl		436	Cincinnati	OH	45232-1630	3
209-Winton Terrace	010437	0157	74 Topridge Pl		437	Cincinnati	OH	45232-1630	3
209-Winton Terrace	010438	0157	76 Topridge Pl		438	Cincinnati	OH	45232-1630	3
209-Winton Terrace	010439	0157	78 Topridge Pl		439	Cincinnati	OH	45232-1630	3
209-Winton Terrace	010440	0157	80 Topridge Pl		440	Cincinnati	OH	45232-1630	2
209-Winton Terrace	010441	0157	82 Topridge Pl		441	Cincinnati	OH	45232-1630	4
209-Winton Terrace	010443	0158	86 Topridge Pl		443	Cincinnati	OH	45232-1630	0
209-Winton Terrace	010444	0158	88 Topridge Pl		444	Cincinnati	OH	45232-1630	3
209-Winton Terrace	010445	0158	90 Topridge Pl		445	Cincinnati	OH	45232-1630	3
209-Winton Terrace	010446	0158	92 Topridge Pl		446	Cincinnati	OH	45232-1630	2
209-Winton Terrace	010447	0158	94 Topridge Pl		447	Cincinnati	OH	45232-1630	2
209-Winton Terrace	010448	0158	96 Topridge Pl		448	Cincinnati	OH	45232-1630	2
209-Winton Terrace	010449	0158	98 Topridge Pl		449	Cincinnati	OH	45232-1630	4
209-Winton Terrace	010451	0159	102 Topridge Pl		451	Cincinnati	OH	45232-1629	0
209-Winton Terrace	010452	0159	104 Topridge Pl		452	Cincinnati	OH	45232-1629	4
209-Winton Terrace	010453	0159	106 Topridge Pl		453	Cincinnati	OH	45232-1629	3
209-Winton Terrace	010454	0159	108 Topridge Pl		454	Cincinnati	OH	45232-1629	2
209-Winton Terrace	010455	0159	110 Topridge Pl		455	Cincinnati	OH	45232-1629	4
209-Winton Terrace	010457	0160	5042 Winneste Ave		457	Cincinnati	OH	45232-1152	0
209-Winton Terrace	010458	0160	5044 Winneste Ave		458	Cincinnati	OH	45232-1152	3
209-Winton Terrace	010459	0160	5046 Winneste Ave		459	Cincinnati	OH	45232-1152	3
209-Winton Terrace	010460	0160	5048 Winneste Ave		460	Cincinnati	OH	45232-1152	3
209-Winton Terrace	010461	0160	5050 Winneste Ave		461	Cincinnati	OH	45232-1152	3
209-Winton Terrace	010462	0160	5052 Winneste Ave		462	Cincinnati	OH	45232-1152	3
209-Winton Terrace	010463	0160	5054 Winneste Ave		463	Cincinnati	OH	45232-1152	3
209-Winton Terrace	010464	0160	5056 Winneste Ave		464	Cincinnati	OH	45232-1152	0
209-Winton Terrace	010465	0161	5060 Winneste Ave		465	Cincinnati	OH	45232-1152	4
209-Winton Terrace	010466	0161	5058 Winneste Ave		466	Cincinnati	OH	45232-1152	0
209-Winton Terrace	010467	0161	5062 Winneste Ave		467	Cincinnati	OH	45232-1152	2
209-Winton Terrace	010468	0161	5064 Winneste Ave		468	Cincinnati	OH	45232-1152	3
209-Winton Terrace	010469	0161	5066 Winneste Ave		469	Cincinnati	OH	45232-1152	3
209-Winton Terrace	010470	0161	5068 Winneste Ave		470	Cincinnati	OH	45232-1152	2
209-Winton Terrace	010471	0161	5070 Winneste Ave		471	Cincinnati	OH	45232-1152	4
209-Winton Terrace	010472	0161	5072 Winneste Ave		472	Cincinnati	OH	45232-1152	0

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010473	0162	5091 Winneste Ave		473	Cincinnati	OH	45232-1635	0
209-Winton Terrace	010474	0162	5089 Winneste Ave		474	Cincinnati	OH	45232-1635	3
209-Winton Terrace	010475	0162	5087 Winneste Ave		475	Cincinnati	OH	45232-1635	3
209-Winton Terrace	010476	0162	5085 Winneste Ave		476	Cincinnati	OH	45232-1635	3
209-Winton Terrace	010477	0162	5083 Winneste Ave		477	Cincinnati	OH	45232-1635	3
209-Winton Terrace	010478	0162	5081 Winneste Ave		478	Cincinnati	OH	45232-1635	3
209-Winton Terrace	010479	0162	5079 Winneste Ave		479	Cincinnati	OH	45232-1635	3
209-Winton Terrace	010480	0162	5077 Winneste Ave		480	Cincinnati	OH	45232-1635	0
209-Winton Terrace	010481	0163	5075 Winneste Ave		481	Cincinnati	OH	45232-1635	0
209-Winton Terrace	010482	0163	5073 Winneste Ave		482	Cincinnati	OH	45232-1635	4
209-Winton Terrace	010483	0163	5071 Winneste Ave		483	Cincinnati	OH	45232-1635	2
209-Winton Terrace	010484	0163	5069 Winneste Ave		484	Cincinnati	OH	45232-1635	3
209-Winton Terrace	010485	0163	5067 Winneste Ave		485	Cincinnati	OH	45232-1635	3
209-Winton Terrace	010486	0163	5065 Winneste Ave		486	Cincinnati	OH	45232-1635	2
209-Winton Terrace	010487	0163	5063 Winneste Ave		487	Cincinnati	OH	45232-1635	4
209-Winton Terrace	010488	0163	5061 Winneste Ave		488	Cincinnati	OH	45232-1635	0
209-Winton Terrace	010489	0164	5059 Winneste Ave		489	Cincinnati	OH	45232-1635	3
209-Winton Terrace	010490	0164	5057 Winneste Ave		490	Cincinnati	OH	45232-1635	2
209-Winton Terrace	010492	0164	5053 Winneste Ave		492	Cincinnati	OH	45232-1635	2
209-Winton Terrace	010493	0164	5051 Winneste Ave		493	Cincinnati	OH	45232-1635	2
209-Winton Terrace	010494	0164	5049 Winneste Ave		494	Cincinnati	OH	45232-1635	2
209-Winton Terrace	010495	0164	5047 Winneste Ave		495	Cincinnati	OH	45232-1635	2
209-Winton Terrace	010496	0164	5045 Winneste Ave		496	Cincinnati	OH	45232-1635	3
209-Winton Terrace	010497	0164	5043 Winneste Ave		497	Cincinnati	OH	45232-1635	3
209-Winton Terrace	010498	0164	5041 Winneste Ave		498	Cincinnati	OH	45232-1635	0
209-Winton Terrace	010499	0165	5039 Winneste Ave		499	Cincinnati	OH	45232-1635	3
209-Winton Terrace	010500	0165	5037 Winneste Ave		500	Cincinnati	OH	45232-1635	2
209-Winton Terrace	010501	0165	5035 Winneste Ave		501	Cincinnati	OH	45232-1635	0
209-Winton Terrace	010502	0165	5033 Winneste Ave		502	Cincinnati	OH	45232-1635	2
209-Winton Terrace	010503	0165	5031 Winneste Ave		503	Cincinnati	OH	45232-1635	2
209-Winton Terrace	010504	0165	5029 Winneste Ave		504	Cincinnati	OH	45232-1635	2
209-Winton Terrace	010505	0165	5027 Winneste Ave		505	Cincinnati	OH	45232-1635	2
209-Winton Terrace	010506	0165	5025 Winneste Ave		506	Cincinnati	OH	45232-1635	3
209-Winton Terrace	010507	0165	5023 Winneste Ave		507	Cincinnati	OH	45232-1635	3
209-Winton Terrace	010508	0165	5021 Winneste Ave		508	Cincinnati	OH	45232-1635	0
209-Winton Terrace	010509	0166	5017 Winneste Ave		509	Cincinnati	OH	45232-1635	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010510	0166	5019 Winneste Ave		510	Cincinnati	OH	45232-1635	3
209-Winton Terrace	010512	0166	5013 Winneste Ave		512	Cincinnati	OH	45232-1635	2
209-Winton Terrace	010513	0166	5011 Winneste Ave		513	Cincinnati	OH	45232-1635	2
209-Winton Terrace	010514	0166	5009 Winneste Ave		514	Cincinnati	OH	45232-1635	2
209-Winton Terrace	010515	0166	5007 Winneste Ave		515	Cincinnati	OH	45232-1635	2
209-Winton Terrace	010516	0166	5005 Winneste Ave		516	Cincinnati	OH	45232-1635	2
209-Winton Terrace	010517	0166	5003 Winneste Ave		517	Cincinnati	OH	45232-1635	4
209-Winton Terrace	010518	0166	5001 Winneste Ave		518	Cincinnati	OH	45232-1635	0
209-Winton Terrace	010519	0167	4967 Winneste Ave		519	Cincinnati	OH	45232-1633	0
209-Winton Terrace	010520	0167	4965 Winneste Ave		520	Cincinnati	OH	45232-1633	4
209-Winton Terrace	010521	0167	4963 Winneste Ave		521	Cincinnati	OH	45232-1633	3
209-Winton Terrace	010522	0167	4961 Winneste Ave		522	Cincinnati	OH	45232-1633	2
209-Winton Terrace	010523	0167	4959 Winneste Ave		523	Cincinnati	OH	45232-1633	4
209-Winton Terrace	010524	0167	4957 Winneste Ave		524	Cincinnati	OH	45232-1633	0
209-Winton Terrace	010525	0168	4955 Winneste Ave		525	Cincinnati	OH	45232-1633	3
209-Winton Terrace	010526	0168	4953 Winneste Ave		526	Cincinnati	OH	45232-1633	2
209-Winton Terrace	010527	0168	4951 Winneste Ave		527	Cincinnati	OH	45232-1633	0
209-Winton Terrace	010528	0168	4949 Winneste Ave		528	Cincinnati	OH	45232-1633	2
209-Winton Terrace	010529	0168	4947 Winneste Ave		529	Cincinnati	OH	45232-1633	2
209-Winton Terrace	010530	0168	4945 Winneste Ave		530	Cincinnati	OH	45232-1633	2
209-Winton Terrace	010531	0168	4943 Winneste Ave		531	Cincinnati	OH	45232-1633	2
209-Winton Terrace	010532	0168	4941 Winneste Ave		532	Cincinnati	OH	45232-1633	2
209-Winton Terrace	010533	0168	4939 Winneste Ave		533	Cincinnati	OH	45232-1633	4
209-Winton Terrace	010535	0169	4935 Winneste Ave		535	Cincinnati	OH	45232-1633	1
209-Winton Terrace	010536	0169	4933 Winneste Ave		536	Cincinnati	OH	45232-1633	1
209-Winton Terrace	010537	0169	4931 Winneste Ave		537	Cincinnati	OH	45232-1633	2
209-Winton Terrace	010538	0169	4929 Winneste Ave		538	Cincinnati	OH	45232-1633	2
209-Winton Terrace	010539	0169	4927 Winneste Ave		539	Cincinnati	OH	45232-1633	2
209-Winton Terrace	010540	0169	4925 Winneste Ave		540	Cincinnati	OH	45232-1633	2
209-Winton Terrace	010541	0169	4923 Winneste Ave		541	Cincinnati	OH	45232-1633	2
209-Winton Terrace	010542	0169	4921 Winneste Ave		542	Cincinnati	OH	45232-1633	2
209-Winton Terrace	010543	0169	4919 Winneste Ave		543	Cincinnati	OH	45232-1633	4
209-Winton Terrace	010544	0169	4917 Winneste Ave		544	Cincinnati	OH	45232-1633	0
209-Winton Terrace	010545	0170	4915 Winneste Ave		545	Cincinnati	OH	45232-1633	0
209-Winton Terrace	010546	0170	4913 Winneste Ave		546	Cincinnati	OH	45232-1633	4
209-Winton Terrace	010547	0170	4911 Winneste Ave		547	Cincinnati	OH	45232-1633	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010548	0170	4909 Winneste Ave		548	Cincinnati	OH	45232-1633	2
209-Winton Terrace	010549	0170	4907 Winneste Ave		549	Cincinnati	OH	45232-1633	2
209-Winton Terrace	010550	0170	4905 Winneste Ave		550	Cincinnati	OH	45232-1633	2
209-Winton Terrace	010551	0170	4903 Winneste Ave		551	Cincinnati	OH	45232-1633	1
209-Winton Terrace	010552	0170	4901 Winneste Ave		552	Cincinnati	OH	45232-1633	1
209-Winton Terrace	010553	0171	4873 Winneste Ave		553	Cincinnati	OH	45232-1638	4
209-Winton Terrace	010555	0171	4871 Winneste Ave		555	Cincinnati	OH	45232-1638	3
209-Winton Terrace	010556	0171	4869 Winneste Ave		556	Cincinnati	OH	45232-1638	2
209-Winton Terrace	010557	0171	4867 Winneste Ave		557	Cincinnati	OH	45232-1638	4
209-Winton Terrace	010559	0172	4863 Winneste Ave		559	Cincinnati	OH	45232-1638	1
209-Winton Terrace	010560	0172	4861 Winneste Ave		560	Cincinnati	OH	45232-1638	1
209-Winton Terrace	010561	0172	4859 Winneste Ave		561	Cincinnati	OH	45232-1638	3
209-Winton Terrace	010562	0172	4857 Winneste Ave		562	Cincinnati	OH	45232-1638	2
209-Winton Terrace	010563	0172	4855 Winneste Ave		563	Cincinnati	OH	45232-1638	1
209-Winton Terrace	010564	0172	4853 Winneste Ave		564	Cincinnati	OH	45232-1638	1
209-Winton Terrace	010565	0173	4851 Winneste Ave		565	Cincinnati	OH	45232-1638	0
209-Winton Terrace	010566	0173	4849 Winneste Ave		566	Cincinnati	OH	45232-1638	4
209-Winton Terrace	010567	0173	4847 Winneste Ave		567	Cincinnati	OH	45232-1638	2
209-Winton Terrace	010568	0173	4845 Winneste Ave		568	Cincinnati	OH	45232-1638	2
209-Winton Terrace	010569	0173	4843 Winneste Ave		569	Cincinnati	OH	45232-1638	2
209-Winton Terrace	010570	0173	4841 Winneste Ave		570	Cincinnati	OH	45232-1638	2
209-Winton Terrace	010571	0173	4839 Winneste Ave		571	Cincinnati	OH	45232-1638	1
209-Winton Terrace	010572	0173	4837 Winneste Ave		572	Cincinnati	OH	45232-1638	1
209-Winton Terrace	010573	0174	4835 Winneste Ave		573	Cincinnati	OH	45232-1638	1
209-Winton Terrace	010574	0174	4833 Winneste Ave		574	Cincinnati	OH	45232-1638	1
209-Winton Terrace	010575	0174	4831 Winneste Ave		575	Cincinnati	OH	45232-1638	3
209-Winton Terrace	010576	0174	4829 Winneste Ave		576	Cincinnati	OH	45232-1638	2
209-Winton Terrace	010577	0174	4827 Winneste Ave		577	Cincinnati	OH	45232-1638	1
209-Winton Terrace	010578	0174	4825 Winneste Ave		578	Cincinnati	OH	45232-1638	1
209-Winton Terrace	010579	0175	4823 Winneste Ave		579	Cincinnati	OH	45232-1638	1
209-Winton Terrace	010580	0175	4821 Winneste Ave		580	Cincinnati	OH	45232-1638	1
209-Winton Terrace	010581	0175	4819 Winneste Ave		581	Cincinnati	OH	45232-1638	3
209-Winton Terrace	010582	0175	4817 Winneste Ave		582	Cincinnati	OH	45232-1638	2
209-Winton Terrace	010583	0175	4815 Winneste Ave		583	Cincinnati	OH	45232-1638	1
209-Winton Terrace	010584	0175	4813 Winneste Ave		584	Cincinnati	OH	45232-1638	1
209-Winton Terrace	010585	0176	106 Craft St		585	Cincinnati	OH	45232-1604	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010586	0176	108 Craft St		586	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010587	0176	110 Craft St		587	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010588	0176	112 Craft St		588	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010589	0176	114 Craft St		589	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010590	0176	116 Craft St		590	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010591	0176	118 Craft St		591	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010592	0176	120 Craft St		592	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010593	0176	122 Craft St		593	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010594	0176	124 Craft St		594	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010595	0177	126 Craft St		595	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010596	0177	128 Craft St		596	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010597	0177	130 Craft St		597	Cincinnati	OH	45232-1604	3
209-Winton Terrace	010598	0177	132 Craft St		598	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010599	0177	134 Craft St		599	Cincinnati	OH	45232-1604	4
209-Winton Terrace	010601	0178	138 Craft St		601	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010602	0178	140 Craft St		602	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010603	0178	142 Craft St		603	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010604	0178	144 Craft St		604	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010605	0178	146 Craft St		605	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010606	0178	148 Craft St		606	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010607	0178	150 Craft St		607	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010608	0178	152 Craft St		608	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010609	0179	154 Craft St		609	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010610	0179	156 Craft St		610	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010611	0179	158 Craft St		611	Cincinnati	OH	45232-1604	3
209-Winton Terrace	010612	0179	160 Craft St		612	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010613	0179	162 Craft St		613	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010614	0179	164 Craft St		614	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010615	0180	166 Craft St		615	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010616	0180	168 Craft St		616	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010617	0180	170 Craft St		617	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010618	0180	172 Craft St		618	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010619	0180	174 Craft St		619	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010620	0180	176 Craft St		620	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010621	0180	178 Craft St		621	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010622	0180	180 Craft St		622	Cincinnati	OH	45232-1604	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010623	0180	182 Craft St		623	Cincinnati	OH	45232-1604	4
209-Winton Terrace	010625	0181	293 Craft St		625	Cincinnati	OH	45232-1604	4
209-Winton Terrace	010627	0181	291 Craft St		627	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010628	0181	289 Craft St		628	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010629	0181	287 Craft St		629	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010630	0181	285 Craft St		630	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010631	0181	283 Craft St		631	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010632	0181	281 Craft St		632	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010633	0181	279 Craft St		633	Cincinnati	OH	45232-1604	4
209-Winton Terrace	010635	0182	275 Craft St		635	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010636	0182	273 Craft St		636	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010637	0182	271 Craft St		637	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010638	0182	269 Craft St		638	Cincinnati	OH	45232-1604	3
209-Winton Terrace	010639	0182	267 Craft St		639	Cincinnati	OH	45232-1604	3
209-Winton Terrace	010640	0182	265 Craft St		640	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010641	0182	263 Craft St		641	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010642	0182	261 Craft St		642	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010643	0185	223 Craft St		643	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010644	0185	221 Craft St		644	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010645	0185	219 Craft St		645	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010646	0185	217 Craft St		646	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010647	0185	215 Craft St		647	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010648	0185	213 Craft St		648	Cincinnati	OH	45232-1604	2
209-Winton Terrace	010649	0185	211 Craft St		649	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010650	0185	209 Craft St		650	Cincinnati	OH	45232-1604	1
209-Winton Terrace	010651	0188	175 Craft St		651	Cincinnati	OH	45232-1625	1
209-Winton Terrace	010652	0188	173 Craft St		652	Cincinnati	OH	45232-1625	1
209-Winton Terrace	010653	0188	171 Craft St		653	Cincinnati	OH	45232-1625	2
209-Winton Terrace	010654	0188	169 Craft St		654	Cincinnati	OH	45232-1625	2
209-Winton Terrace	010655	0188	167 Craft St		655	Cincinnati	OH	45232-1625	2
209-Winton Terrace	010656	0188	165 Craft St		656	Cincinnati	OH	45232-1625	2
209-Winton Terrace	010657	0188	163 Craft St		657	Cincinnati	OH	45232-1625	4
209-Winton Terrace	010659	0191	127 Craft St		659	Cincinnati	OH	45232-1625	1
209-Winton Terrace	010660	0191	125 Craft St		660	Cincinnati	OH	45232-1625	1
209-Winton Terrace	010661	0191	123 Craft St		661	Cincinnati	OH	45232-1625	3
209-Winton Terrace	010662	0191	121 Craft St		662	Cincinnati	OH	45232-1625	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010663	0191	119 Craft St		663	Cincinnati	OH	45232-1625	1
209-Winton Terrace	010664	0191	117 Craft St		664	Cincinnati	OH	45232-1625	1
209-Winton Terrace	010665	0115	87 Craft St		665	Cincinnati	OH	45232-1615	0
209-Winton Terrace	010666	0115	85 Craft St		666	Cincinnati	OH	45232-1615	4
209-Winton Terrace	010667	0115	83 Craft St		667	Cincinnati	OH	45232-1615	2
209-Winton Terrace	010668	0115	81 Craft St		668	Cincinnati	OH	45232-1615	3
209-Winton Terrace	010669	0115	79 Craft St		669	Cincinnati	OH	45232-1615	3
209-Winton Terrace	010670	0115	77 Craft St		670	Cincinnati	OH	45232-1615	2
209-Winton Terrace	010671	0115	75 Craft St		671	Cincinnati	OH	45232-1615	4
209-Winton Terrace	010674	0116	4809 Winneste Ave		674	Cincinnati	OH	45232-1609	4
209-Winton Terrace	010675	0116	4807 Winneste Ave		675	Cincinnati	OH	45232-1609	3
209-Winton Terrace	010676	0116	4805 Winneste Ave		676	Cincinnati	OH	45232-1609	2
209-Winton Terrace	010677	0116	4803 Winneste Ave		677	Cincinnati	OH	45232-1609	4
209-Winton Terrace	010678	0116	4801 Winneste Ave		678	Cincinnati	OH	45232-1609	0
209-Winton Terrace	010679	0113	500 Kings Run Dr		679	Cincinnati	OH	45232-1606	0
209-Winton Terrace	010680	0113	502 Kings Run Dr		680	Cincinnati	OH	45232-1606	4
209-Winton Terrace	010681	0113	504 Kings Run Dr		681	Cincinnati	OH	45232-1606	2
209-Winton Terrace	010682	0113	506 Kings Run Dr		682	Cincinnati	OH	45232-1606	3
209-Winton Terrace	010683	0113	508 Kings Run Dr		683	Cincinnati	OH	45232-1606	3
209-Winton Terrace	010684	0113	510 Kings Run Dr		684	Cincinnati	OH	45232-1606	2
209-Winton Terrace	010685	0113	512 Kings Run Dr		685	Cincinnati	OH	45232-1606	4
209-Winton Terrace	010686	0113	514 Kings Run Dr		686	Cincinnati	OH	45232-1606	0
209-Winton Terrace	010687	0114	99 Craft St		687	Cincinnati	OH	45232-1615	0
209-Winton Terrace	010688	0114	97 Craft St		688	Cincinnati	OH	45232-1615	4
209-Winton Terrace	010689	0114	95 Craft St		689	Cincinnati	OH	45232-1615	3
209-Winton Terrace	010690	0114	93 Craft St		690	Cincinnati	OH	45232-1615	2
209-Winton Terrace	010691	0114	91 Craft St		691	Cincinnati	OH	45232-1615	4
209-Winton Terrace	010693	0192	113 Craft St		693	Cincinnati	OH	45232-1625	4
209-Winton Terrace	010695	0192	111 Craft St		695	Cincinnati	OH	45232-1625	2
209-Winton Terrace	010696	0192	109 Craft St		696	Cincinnati	OH	45232-1625	3
209-Winton Terrace	010697	0192	107 Craft St		697	Cincinnati	OH	45232-1625	3
209-Winton Terrace	010698	0192	105 Craft St		698	Cincinnati	OH	45232-1625	2
209-Winton Terrace	010699	0192	103 Craft St		699	Cincinnati	OH	45232-1625	4
209-Winton Terrace	010701	0190	143 Craft St		701	Cincinnati	OH	45232-1625	1
209-Winton Terrace	010702	0190	141 Craft St		702	Cincinnati	OH	45232-1625	1
209-Winton Terrace	010703	0190	139 Craft St		703	Cincinnati	OH	45232-1625	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010704	0190	137 Craft St		704	Cincinnati	OH	45232-1625	3
209-Winton Terrace	010705	0190	135 Craft St		705	Cincinnati	OH	45232-1625	3
209-Winton Terrace	010706	0190	133 Craft St		706	Cincinnati	OH	45232-1625	2
209-Winton Terrace	010707	0190	131 Craft St		707	Cincinnati	OH	45232-1625	1
209-Winton Terrace	010708	0190	129 Craft St		708	Cincinnati	OH	45232-1625	1
209-Winton Terrace	010709	0189	159 Craft St		709	Cincinnati	OH	45232-1625	1
209-Winton Terrace	010710	0189	157 Craft St		710	Cincinnati	OH	45232-1625	1
209-Winton Terrace	010711	0189	155 Craft St		711	Cincinnati	OH	45232-1625	2
209-Winton Terrace	010712	0189	153 Craft St		712	Cincinnati	OH	45232-1625	3
209-Winton Terrace	010713	0189	151 Craft St		713	Cincinnati	OH	45232-1625	3
209-Winton Terrace	010714	0189	149 Craft St		714	Cincinnati	OH	45232-1625	2
209-Winton Terrace	010715	0189	147 Craft St		715	Cincinnati	OH	45232-1625	1
209-Winton Terrace	010716	0189	145 Craft St		716	Cincinnati	OH	45232-1625	1
209-Winton Terrace	010717	0187	189 Craft St		717	Cincinnati	OH	45232-1625	4
209-Winton Terrace	010719	0187	187 Craft St		719	Cincinnati	OH	45232-1625	2
209-Winton Terrace	010720	0187	185 Craft St		720	Cincinnati	OH	45232-1625	3
209-Winton Terrace	010721	0187	183 Craft St		721	Cincinnati	OH	45232-1625	3
209-Winton Terrace	010722	0187	181 Craft St		722	Cincinnati	OH	45232-1625	2
209-Winton Terrace	010723	0187	179 Craft St		723	Cincinnati	OH	45232-1625	4
209-Winton Terrace	010725	0186	207 Craft St		725	Cincinnati	OH	45232-1603	1
209-Winton Terrace	010726	0186	205 Craft St		726	Cincinnati	OH	45232-1603	1
209-Winton Terrace	010727	0186	203 Craft St		727	Cincinnati	OH	45232-1603	2
209-Winton Terrace	010728	0186	201 Craft St		728	Cincinnati	OH	45232-1603	3
209-Winton Terrace	010729	0186	199 Craft St		729	Cincinnati	OH	45232-1603	3
209-Winton Terrace	010730	0186	197 Craft St		730	Cincinnati	OH	45232-1603	2
209-Winton Terrace	010731	0186	195 Craft St		731	Cincinnati	OH	45232-1603	1
209-Winton Terrace	010732	0186	193 Craft St		732	Cincinnati	OH	45232-1603	1
209-Winton Terrace	010733	0184	237 Craft St		733	Cincinnati	OH	45232-1603	4
209-Winton Terrace	010735	0184	235 Craft St		735	Cincinnati	OH	45232-1603	2
209-Winton Terrace	010736	0184	233 Craft St		736	Cincinnati	OH	45232-1603	3
209-Winton Terrace	010737	0184	231 Craft St		737	Cincinnati	OH	45232-1603	3
209-Winton Terrace	010738	0184	229 Craft St		738	Cincinnati	OH	45232-1603	2
209-Winton Terrace	010739	0184	227 Craft St		739	Cincinnati	OH	45232-1603	4
209-Winton Terrace	010741	0183	259 Craft St		741	Cincinnati	OH	45232-1603	1
209-Winton Terrace	010742	0183	257 Craft St		742	Cincinnati	OH	45232-1603	1
209-Winton Terrace	010743	0183	255 Craft St		743	Cincinnati	OH	45232-1603	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
209-Winton Terrace	010744	0183	253 Craft St		744	Cincinnati	OH	45232-1603	2
209-Winton Terrace	010745	0183	251 Craft St		745	Cincinnati	OH	45232-1603	2
209-Winton Terrace	010746	0183	249 Craft St		746	Cincinnati	OH	45232-1603	2
209-Winton Terrace	010747	0183	247 Craft St		747	Cincinnati	OH	45232-1603	2
209-Winton Terrace	010748	0183	245 Craft St		748	Cincinnati	OH	45232-1603	2
209-Winton Terrace	010749	0183	243 Craft St		749	Cincinnati	OH	45232-1603	1
209-Winton Terrace	010750	0183	241 Craft St		750	Cincinnati	OH	45232-1603	1
400-Demolished Units	020020	0299	20 Heath Ct			Cincinnati	OH	45225-1729	0
400-Demolished Units	020776	0201	2013J Westwood Northern		1	Cincinnati	OH	45225-1545	1
219-English Woods	020777	0201	2013I Westwood Northern		2	Cincinnati	OH	45225-1545	1
219-English Woods	020778	0201	2013H Westwood Northern		3	Cincinnati	OH	45225-1545	2
400-Demolished Units	020779	0201	2013G Westwood Northern		4	Cincinnati	OH	45225-1545	3
219-English Woods	020780	0201	2013F Westwood Northern		5	Cincinnati	OH	45225-1545	2
219-English Woods	020781	0201	2013E Westwood Northern		6	Cincinnati	OH	45225-1545	2
219-English Woods	020782	0201	2013D Westwood Northern		7	Cincinnati	OH	45225-1545	1
219-English Woods	020784	0201	2013B Westwood Northern		9	Cincinnati	OH	45225-1545	2
219-English Woods	020785	0201	2013A Westwood Northern		10	Cincinnati	OH	45225-1545	1
219-English Woods	020786	0202	2011H Westwood Northern		11	Cincinnati	OH	45225-1544	1
219-English Woods	020787	0202	2011G Westwood Northern		12	Cincinnati	OH	45225-1544	1
219-English Woods	020788	0202	2011F Westwood Northern		13	Cincinnati	OH	45225-1544	2
219-English Woods	020789	0202	2011E Westwood Northern		14	Cincinnati	OH	45225-1544	2
219-English Woods	020790	0202	2011D Westwood Northern		15	Cincinnati	OH	45225-1544	2
219-English Woods	020791	0202	2011C Westwood Northern		16	Cincinnati	OH	45225-1544	2
219-English Woods	020792	0202	2011B Westwood Northern		17	Cincinnati	OH	45225-1544	1
219-English Woods	020793	0202	2011A Westwood Northern		18	Cincinnati	OH	45225-1544	1
219-English Woods	020794	0203	2009J Westwood Northern		19	Cincinnati	OH	45225-1543	1
219-English Woods	020795	0203	2009I Westwood Northern		20	Cincinnati	OH	45225-1543	1
219-English Woods	020796	0203	2009H Westwood Northern		21	Cincinnati	OH	45225-1543	2
219-English Woods	020797	0203	2009G Westwood Northern		22	Cincinnati	OH	45225-1543	3
219-English Woods	020798	0203	2009F Westwood Northern		23	Cincinnati	OH	45225-1543	2
219-English Woods	020799	0203	2009E Westwood Northern		24	Cincinnati	OH	45225-1543	2
219-English Woods	020800	0203	2009D Westwood Northern		25	Cincinnati	OH	45225-1543	3
219-English Woods	020801	0203	2009C Westwood Northern		26	Cincinnati	OH	45225-1543	2
219-English Woods	020802	0203	2009B Westwood Northern		27	Cincinnati	OH	45225-1543	1
219-English Woods	020803	0203	2009A Westwood Northern		28	Cincinnati	OH	45225-1543	1
219-English Woods	020804	0204	2007H Westwood Northern		29	Cincinnati	OH	45225-1542	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	020805	0204	2007G Westwood Northern		30	Cincinnati	OH	45225-1542	1
219-English Woods	020806	0204	2007F Westwood Northern		31	Cincinnati	OH	45225-1542	2
219-English Woods	020807	0204	2007E Westwood Northern		32	Cincinnati	OH	45225-1542	2
219-English Woods	020808	0204	2007D Westwood Northern		33	Cincinnati	OH	45225-1542	2
219-English Woods	020809	0204	2007C Westwood Northern		34	Cincinnati	OH	45225-1542	2
219-English Woods	020810	0204	2007B Westwood Northern		35	Cincinnati	OH	45225-1542	1
219-English Woods	020811	0204	2007A Westwood Northern		36	Cincinnati	OH	45225-1542	1
219-English Woods	020812	0205	2005H Westwood Northern		37	Cincinnati	OH	45225-1541	1
219-English Woods	020813	0205	2005G Westwood Northern		38	Cincinnati	OH	45225-1541	1
219-English Woods	020814	0205	2005F Westwood Northern		39	Cincinnati	OH	45225-1541	2
219-English Woods	020815	0205	2005E Westwood Northern		40	Cincinnati	OH	45225-1541	2
219-English Woods	020816	0205	2005D Westwood Northern		41	Cincinnati	OH	45225-1541	2
219-English Woods	020817	0205	2005C Westwood Northern		42	Cincinnati	OH	45225-1541	2
219-English Woods	020818	0205	2005B Westwood Northern		43	Cincinnati	OH	45225-1541	1
219-English Woods	020819	0205	2005A Westwood Northern		44	Cincinnati	OH	45225-1541	1
219-English Woods	020820	0206	2003H Westwood Northern		45	Cincinnati	OH	45225-1540	1
219-English Woods	020821	0206	2003G Westwood Northern		46	Cincinnati	OH	45225-1540	1
219-English Woods	020822	0206	2003F Westwood Northern		47	Cincinnati	OH	45225-1540	2
219-English Woods	020823	0206	2003E Westwood Northern		48	Cincinnati	OH	45225-1540	2
219-English Woods	020824	0206	2003D Westwood Northern		49	Cincinnati	OH	45225-1540	2
219-English Woods	020825	0206	2003C Westwood Northern		50	Cincinnati	OH	45225-1540	2
219-English Woods	020826	0206	2003B Westwood Northern		51	Cincinnati	OH	45225-1540	1
219-English Woods	020827	0206	2003A Westwood Northern		52	Cincinnati	OH	45225-1540	1
219-English Woods	020828	0207	2001A Westwood Northern		53	Cincinnati	OH	45225-1539	1
219-English Woods	020829	0207	2001B Westwood Northern		54	Cincinnati	OH	45225-1539	2
400-Demolished Units	020830	0207	2001C Westwood Northern		55	Cincinnati	OH	45225-1539	1
219-English Woods	020831	0207	2001D Westwood Northern		56	Cincinnati	OH	45225-1539	1
219-English Woods	020832	0207	2001E Westwood Northern		57	Cincinnati	OH	45225-1539	2
219-English Woods	020833	0207	2001F Westwood Northern		58	Cincinnati	OH	45225-1539	2
219-English Woods	020834	0207	2001G Westwood Northern		59	Cincinnati	OH	45225-1539	3
219-English Woods	020835	0207	2001H Westwood Northern		60	Cincinnati	OH	45225-1539	2
219-English Woods	020836	0207	2001I Westwood Northern		61	Cincinnati	OH	45225-1539	1
219-English Woods	020837	0207	2001J Westwood Northern		62	Cincinnati	OH	45225-1539	1
219-English Woods	020838	0208	2031J Sutter Ave		63	Cincinnati	OH	45225-1636	1
219-English Woods	020839	0208	2031I Sutter Ave		64	Cincinnati	OH	45225-1636	1
219-English Woods	020840	0208	2031H Sutter Ave		65	Cincinnati	OH	45225-1636	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	020841	0208	2031G Sutter Ave		66	Cincinnati	OH	45225-1636	3
219-English Woods	020842	0208	2031F Sutter Ave		67	Cincinnati	OH	45225-1636	2
219-English Woods	020843	0208	2031E Sutter Ave		68	Cincinnati	OH	45225-1636	2
219-English Woods	020844	0208	2031D Sutter Ave		69	Cincinnati	OH	45225-1636	1
400-Demolished Units	020845	0208	2031C Sutter Ave		70	Cincinnati	OH	45225-1636	1
219-English Woods	020846	0208	2031B Sutter Ave		71	Cincinnati	OH	45225-1636	2
219-English Woods	020847	0208	2031A Sutter Ave		72	Cincinnati	OH	45225-1636	1
219-English Woods	020848	0209	2023H Sutter Ave		73	Cincinnati	OH	45225-1635	1
219-English Woods	020849	0209	2023G Sutter Ave		74	Cincinnati	OH	45225-1635	1
219-English Woods	020850	0209	2023F Sutter Ave		75	Cincinnati	OH	45225-1635	2
219-English Woods	020851	0209	2023E Sutter Ave		76	Cincinnati	OH	45225-1635	2
219-English Woods	020852	0209	2023D Sutter Ave		77	Cincinnati	OH	45225-1635	2
219-English Woods	020853	0209	2023C Sutter Ave		78	Cincinnati	OH	45225-1635	2
219-English Woods	020854	0209	2023B Sutter Ave		79	Cincinnati	OH	45225-1635	1
219-English Woods	020855	0209	2023A Sutter Ave		80	Cincinnati	OH	45225-1635	1
219-English Woods	020856	0210	2021H Sutter Ave		81	Cincinnati	OH	45225-1634	1
219-English Woods	020857	0210	2021G Sutter Ave		82	Cincinnati	OH	45225-1634	1
219-English Woods	020858	0210	2021F Sutter Ave		83	Cincinnati	OH	45225-1634	2
219-English Woods	020859	0210	2021E Sutter Ave		84	Cincinnati	OH	45225-1634	2
219-English Woods	020860	0210	2021D Sutter Ave		85	Cincinnati	OH	45225-1634	2
219-English Woods	020861	0210	2021C Sutter Ave		86	Cincinnati	OH	45225-1634	2
219-English Woods	020862	0210	2021B Sutter Ave		87	Cincinnati	OH	45225-1634	1
219-English Woods	020863	0210	2021A Sutter Ave		88	Cincinnati	OH	45225-1634	1
219-English Woods	020864	0211	2019H Sutter Ave		89	Cincinnati	OH	45225-1633	1
219-English Woods	020865	0211	2019G Sutter Ave		90	Cincinnati	OH	45225-1633	1
219-English Woods	020866	0211	2019F Sutter Ave		91	Cincinnati	OH	45225-1633	2
219-English Woods	020867	0211	2019E Sutter Ave		92	Cincinnati	OH	45225-1633	2
219-English Woods	020868	0211	2019D Sutter Ave		93	Cincinnati	OH	45225-1633	2
219-English Woods	020869	0211	2019C Sutter Ave		94	Cincinnati	OH	45225-1633	2
219-English Woods	020870	0211	2019B Sutter Ave		95	Cincinnati	OH	45225-1633	1
219-English Woods	020871	0211	2019A Sutter Ave		96	Cincinnati	OH	45225-1633	1
219-English Woods	020872	0212	2017H Sutter Ave		97	Cincinnati	OH	45225-1632	1
219-English Woods	020873	0212	2017G Sutter Ave		98	Cincinnati	OH	45225-1632	1
219-English Woods	020874	0212	2017F Sutter Ave		99	Cincinnati	OH	45225-1632	2
219-English Woods	020875	0212	2017E Sutter Ave		100	Cincinnati	OH	45225-1632	2
219-English Woods	020876	0212	2017D Sutter Ave		101	Cincinnati	OH	45225-1632	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	020877	0212	2017C Sutter Ave		102	Cincinnati	OH	45225-1632	2
219-English Woods	020878	0212	2017B Sutter Ave		103	Cincinnati	OH	45225-1632	1
219-English Woods	020879	0212	2017A Sutter Ave		104	Cincinnati	OH	45225-1632	1
219-English Woods	020880	0213	2015J Sutter Ave		105	Cincinnati	OH	45225-1631	1
219-English Woods	020881	0213	2015I Sutter Ave		106	Cincinnati	OH	45225-1631	1
219-English Woods	020882	0213	2015H Sutter Ave		107	Cincinnati	OH	45225-1631	2
219-English Woods	020883	0213	2015G Sutter Ave		108	Cincinnati	OH	45225-1631	3
219-English Woods	020884	0213	2015F Sutter Ave		109	Cincinnati	OH	45225-1631	2
219-English Woods	020885	0213	2015E Sutter Ave		110	Cincinnati	OH	45225-1631	2
219-English Woods	020886	0213	2015D Sutter Ave		111	Cincinnati	OH	45225-1631	1
400-Demolished Units	020887	0213	2015C Sutter Ave		112	Cincinnati	OH	45225-1631	1
219-English Woods	020888	0213	2015B Sutter Ave		113	Cincinnati	OH	45225-1631	2
219-English Woods	020889	0213	2015A Sutter Ave		114	Cincinnati	OH	45225-1631	1
219-English Woods	020890	0214	2013A Sutter Ave		115	Cincinnati	OH	45225-1630	1
219-English Woods	020891	0214	2013B Sutter Ave		116	Cincinnati	OH	45225-1630	2
400-Demolished Units	020892	0214	2013C Sutter Ave		117	Cincinnati	OH	45225-1630	1
219-English Woods	020893	0214	2013D Sutter Ave		118	Cincinnati	OH	45225-1630	1
219-English Woods	020894	0214	2013E Sutter Ave		119	Cincinnati	OH	45225-1630	2
219-English Woods	020895	0214	2013F Sutter Ave		120	Cincinnati	OH	45225-1630	2
219-English Woods	020896	0214	2013G Sutter Ave		121	Cincinnati	OH	45225-1630	3
219-English Woods	020897	0214	2013H Sutter Ave		122	Cincinnati	OH	45225-1630	2
219-English Woods	020898	0214	2013I Sutter Ave		123	Cincinnati	OH	45225-1630	1
219-English Woods	020899	0214	2013J Sutter Ave		124	Cincinnati	OH	45225-1630	1
219-English Woods	020900	0215	2011G Sutter Ave		125	Cincinnati	OH	45225-1629	4
219-English Woods	020901	0215	2011F Sutter Ave		127	Cincinnati	OH	45225-1629	2
219-English Woods	020902	0215	2011E Sutter Ave		128	Cincinnati	OH	45225-1629	2
219-English Woods	020903	0215	2011D Sutter Ave		129	Cincinnati	OH	45225-1629	2
219-English Woods	020904	0215	2011C Sutter Ave		130	Cincinnati	OH	45225-1629	2
219-English Woods	020905	0215	2011B Sutter Ave		131	Cincinnati	OH	45225-1629	1
219-English Woods	020906	0215	2011A Sutter Ave		132	Cincinnati	OH	45225-1629	1
219-English Woods	020907	0216	2009J Sutter Ave		133	Cincinnati	OH	45225-1628	1
219-English Woods	020908	0216	2009I Sutter Ave		134	Cincinnati	OH	45225-1628	1
219-English Woods	020909	0216	2009H Sutter Ave		135	Cincinnati	OH	45225-1628	2
219-English Woods	020910	0216	2009G Sutter Ave		136	Cincinnati	OH	45225-1628	3
219-English Woods	020911	0216	2009F Sutter Ave		137	Cincinnati	OH	45225-1628	2
219-English Woods	020912	0216	2009E Sutter Ave		138	Cincinnati	OH	45225-1628	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	020913	0216	2009D Sutter Ave		139	Cincinnati	OH	45225-1628	3
219-English Woods	020914	0216	2009C Sutter Ave		140	Cincinnati	OH	45225-1628	2
219-English Woods	020915	0216	2009B Sutter Ave		141	Cincinnati	OH	45225-1628	1
219-English Woods	020916	0216	2009A Sutter Ave		142	Cincinnati	OH	45225-1628	1
219-English Woods	020917	0217	2007H Sutter Ave		143	Cincinnati	OH	45225-1627	1
219-English Woods	020918	0217	2007G Sutter Ave		144	Cincinnati	OH	45225-1627	1
219-English Woods	020919	0217	2007F Sutter Ave		145	Cincinnati	OH	45225-1627	2
219-English Woods	020920	0217	2007E Sutter Ave		146	Cincinnati	OH	45225-1627	2
400-Demolished Units	020921	0217	2007D Sutter Ave		147	Cincinnati	OH	45225-1627	2
219-English Woods	020922	0217	2007C Sutter Ave		148	Cincinnati	OH	45225-1627	4
219-English Woods	020923	0217	2007B Sutter Ave		149	Cincinnati	OH	45225-1627	1
219-English Woods	020924	0217	2007A Sutter Ave		150	Cincinnati	OH	45225-1627	1
219-English Woods	020925	0218	2005H Sutter Ave		151	Cincinnati	OH	45225-1626	1
219-English Woods	020926	0218	2005G Sutter Ave		152	Cincinnati	OH	45225-1626	1
219-English Woods	020927	0218	2005F Sutter Ave		153	Cincinnati	OH	45225-1626	2
219-English Woods	020928	0218	2005E Sutter Ave		154	Cincinnati	OH	45225-1626	2
219-English Woods	020929	0218	2005D Sutter Ave		155	Cincinnati	OH	45225-1626	2
219-English Woods	020930	0218	2005C Sutter Ave		156	Cincinnati	OH	45225-1626	2
219-English Woods	020931	0218	2005B Sutter Ave		157	Cincinnati	OH	45225-1626	1
219-English Woods	020932	0218	2005A Sutter Ave		158	Cincinnati	OH	45225-1626	1
219-English Woods	020933	0219	2003J Sutter Ave		159	Cincinnati	OH	45225-1625	1
219-English Woods	020934	0219	2003I Sutter Ave		160	Cincinnati	OH	45225-1625	1
219-English Woods	020935	0219	2003H Sutter Ave		161	Cincinnati	OH	45225-1625	2
219-English Woods	020936	0219	2003G Sutter Ave		162	Cincinnati	OH	45225-1625	3
219-English Woods	020937	0219	2003F Sutter Ave		163	Cincinnati	OH	45225-1625	2
219-English Woods	020938	0219	2003E Sutter Ave		164	Cincinnati	OH	45225-1625	2
219-English Woods	020939	0219	2003D Sutter Ave		165	Cincinnati	OH	45225-1625	3
219-English Woods	020940	0219	2003C Sutter Ave		166	Cincinnati	OH	45225-1625	2
219-English Woods	020941	0219	2003B Sutter Ave		167	Cincinnati	OH	45225-1625	1
219-English Woods	020942	0219	2003A Sutter Ave		168	Cincinnati	OH	45225-1625	1
219-English Woods	020943	0220	2001H Sutter Ave		169	Cincinnati	OH	45225-1624	1
219-English Woods	020944	0220	2001G Sutter Ave		170	Cincinnati	OH	45225-1624	1
219-English Woods	020945	0220	2001F Sutter Ave		171	Cincinnati	OH	45225-1624	2
219-English Woods	020946	0220	2001E Sutter Ave		172	Cincinnati	OH	45225-1624	2
400-Demolished Units	020947	0220	2001D Sutter Ave		173	Cincinnati	OH	45225-1624	2
219-English Woods	020948	0220	2001C Sutter Ave		174	Cincinnati	OH	45225-1624	4

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	020949	0220	2001B Sutter Ave		175	Cincinnati	OH	45225-1624	1
219-English Woods	020950	0220	2001A Sutter Ave		176	Cincinnati	OH	45225-1624	1
219-English Woods	020951	0222	1987J Sutter Ave		185	Cincinnati	OH	45225-1746	1
219-English Woods	020952	0222	1987I Sutter Ave		186	Cincinnati	OH	45225-1746	1
219-English Woods	020953	0222	1987H Sutter Ave		187	Cincinnati	OH	45225-1746	2
219-English Woods	020954	0222	1987G Sutter Ave		188	Cincinnati	OH	45225-1746	3
219-English Woods	020955	0222	1987F Sutter Ave		189	Cincinnati	OH	45225-1746	2
219-English Woods	020956	0222	1987E Sutter Ave		190	Cincinnati	OH	45225-1746	2
219-English Woods	020957	0222	1987D Sutter Ave		191	Cincinnati	OH	45225-1746	3
219-English Woods	020958	0222	1987C Sutter Ave		192	Cincinnati	OH	45225-1746	2
219-English Woods	020959	0222	1987B Sutter Ave		193	Cincinnati	OH	45225-1746	1
219-English Woods	020960	0222	1987A Sutter Ave		194	Cincinnati	OH	45225-1746	1
219-English Woods	020961	0223	1985J Sutter Ave		195	Cincinnati	OH	45225-1745	1
219-English Woods	020962	0223	1985I Sutter Ave		196	Cincinnati	OH	45225-1745	1
219-English Woods	020963	0223	1985H Sutter Ave		197	Cincinnati	OH	45225-1745	2
219-English Woods	020964	0223	1985G Sutter Ave		198	Cincinnati	OH	45225-1745	3
219-English Woods	020965	0223	1985F Sutter Ave		199	Cincinnati	OH	45225-1745	2
219-English Woods	020966	0223	1985E Sutter Ave		200	Cincinnati	OH	45225-1745	2
219-English Woods	020967	0223	1985D Sutter Ave		201	Cincinnati	OH	45225-1745	3
219-English Woods	020968	0223	1985C Sutter Ave		202	Cincinnati	OH	45225-1745	2
219-English Woods	020969	0223	1985B Sutter Ave		203	Cincinnati	OH	45225-1745	1
219-English Woods	020970	0223	1985A Sutter Ave		204	Cincinnati	OH	45225-1745	1
219-English Woods	020971	0224	1983H Sutter Ave		205	Cincinnati	OH	45225-1744	1
219-English Woods	020972	0224	1983G Sutter Ave		206	Cincinnati	OH	45225-1744	1
219-English Woods	020973	0224	1983F Sutter Ave		207	Cincinnati	OH	45225-1744	2
219-English Woods	020974	0224	1983E Sutter Ave		208	Cincinnati	OH	45225-1744	2
219-English Woods	020975	0224	1983D Sutter Ave		209	Cincinnati	OH	45225-1744	2
219-English Woods	020976	0224	1983C Sutter Ave		210	Cincinnati	OH	45225-1744	2
219-English Woods	020977	0224	1983B Sutter Ave		211	Cincinnati	OH	45225-1744	1
219-English Woods	020978	0224	1983A Sutter Ave		212	Cincinnati	OH	45225-1744	1
219-English Woods	020979	0225	1981J Sutter Ave		213	Cincinnati	OH	45225-1743	1
219-English Woods	020980	0225	1981I Sutter Ave		214	Cincinnati	OH	45225-1743	1
219-English Woods	020981	0225	1981H Sutter Ave		215	Cincinnati	OH	45225-1743	2
219-English Woods	020982	0225	1981G Sutter Ave		216	Cincinnati	OH	45225-1743	3
219-English Woods	020983	0225	1981F Sutter Ave		217	Cincinnati	OH	45225-1743	2
219-English Woods	020984	0225	1981E Sutter Ave		218	Cincinnati	OH	45225-1743	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	020985	0225	1981D Sutter Ave		219	Cincinnati	OH	45225-1743	3
219-English Woods	020986	0225	1981C Sutter Ave		220	Cincinnati	OH	45225-1743	2
219-English Woods	020987	0225	1981B Sutter Ave		221	Cincinnati	OH	45225-1743	1
219-English Woods	020988	0225	1981A Sutter Ave		222	Cincinnati	OH	45225-1743	1
219-English Woods	020989	0226	1979J Sutter Ave		223	Cincinnati	OH	45225-1742	4
219-English Woods	020991	0226	1979H Sutter Ave		225	Cincinnati	OH	45225-1742	2
219-English Woods	020992	0226	1979G Sutter Ave		226	Cincinnati	OH	45225-1742	3
219-English Woods	020993	0226	1979F Sutter Ave		227	Cincinnati	OH	45225-1742	2
219-English Woods	020994	0226	1979E Sutter Ave		228	Cincinnati	OH	45225-1742	2
219-English Woods	020995	0226	1979D Sutter Ave		229	Cincinnati	OH	45225-1742	3
219-English Woods	020996	0226	1979C Sutter Ave		230	Cincinnati	OH	45225-1742	2
219-English Woods	020997	0226	1979B Sutter Ave		231	Cincinnati	OH	45225-1742	1
219-English Woods	020998	0226	1979A Sutter Ave		232	Cincinnati	OH	45225-1742	1
219-English Woods	020999	0227	1977A Sutter Ave		233	Cincinnati	OH	45225-1741	1
219-English Woods	021000	0227	1977B Sutter Ave		234	Cincinnati	OH	45225-1741	2
219-English Woods	021002	0227	1977D Sutter Ave		236	Cincinnati	OH	45225-1741	1
219-English Woods	021003	0227	1977E Sutter Ave		237	Cincinnati	OH	45225-1741	2
219-English Woods	021004	0227	1977F Sutter Ave		238	Cincinnati	OH	45225-1741	2
219-English Woods	021005	0227	1977G Sutter Ave		239	Cincinnati	OH	45225-1741	3
219-English Woods	021006	0227	1977H Sutter Ave		240	Cincinnati	OH	45225-1741	2
219-English Woods	021008	0227	1977I Sutter Ave		242	Cincinnati	OH	45225-1741	4
219-English Woods	021009	0228	1975J Sutter Ave		243	Cincinnati	OH	45225-1740	1
219-English Woods	021010	0228	1975I Sutter Ave		244	Cincinnati	OH	45225-1740	1
219-English Woods	021011	0228	1975H Sutter Ave		245	Cincinnati	OH	45225-1740	2
219-English Woods	021012	0228	1975G Sutter Ave		246	Cincinnati	OH	45225-1740	3
219-English Woods	021013	0228	1975F Sutter Ave		247	Cincinnati	OH	45225-1740	2
219-English Woods	021014	0228	1975E Sutter Ave		248	Cincinnati	OH	45225-1740	2
219-English Woods	021015	0228	1975D Sutter Ave		249	Cincinnati	OH	45225-1740	1
400-Demolished Units	021016	0228	1975C Sutter Ave		250	Cincinnati	OH	45225-1740	1
219-English Woods	021017	0228	1975B Sutter Ave		251	Cincinnati	OH	45225-1740	2
219-English Woods	021018	0228	1975A Sutter Ave		252	Cincinnati	OH	45225-1740	1
219-English Woods	021019	0229	1973A Sutter Ave		253	Cincinnati	OH	45225-1739	1
219-English Woods	021020	0229	1973B Sutter Ave		254	Cincinnati	OH	45225-1739	2
219-English Woods	021022	0229	1973D Sutter Ave		256	Cincinnati	OH	45225-1739	1
219-English Woods	021023	0229	1973E Sutter Ave		257	Cincinnati	OH	45225-1739	2
219-English Woods	021024	0229	1973F Sutter Ave		258	Cincinnati	OH	45225-1739	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	021025	0229	1973G Sutter Ave		259	Cincinnati	OH	45225-1739	3
219-English Woods	021026	0229	1973H Sutter Ave		260	Cincinnati	OH	45225-1739	2
219-English Woods	021027	0229	1973I Sutter Ave		261	Cincinnati	OH	45225-1739	1
219-English Woods	021028	0229	1973J Sutter Ave		262	Cincinnati	OH	45225-1739	1
219-English Woods	021029	0230	1971I Sutter Ave		263	Cincinnati	OH	45225-1738	3
219-English Woods	021030	0230	1971H Sutter Ave		265	Cincinnati	OH	45225-1738	3
219-English Woods	021031	0230	1971G Sutter Ave		266	Cincinnati	OH	45225-1738	3
219-English Woods	021032	0230	1971F Sutter Ave		267	Cincinnati	OH	45225-1738	2
219-English Woods	021033	0230	1971E Sutter Ave		268	Cincinnati	OH	45225-1738	2
219-English Woods	021034	0230	1971D Sutter Ave		269	Cincinnati	OH	45225-1738	1
400-Demolished Units	021035	0230	1971C Sutter Ave		270	Cincinnati	OH	45225-1738	1
219-English Woods	021036	0230	1971B Sutter Ave		271	Cincinnati	OH	45225-1738	2
219-English Woods	021037	0230	1971A Sutter Ave		272	Cincinnati	OH	45225-1738	1
219-English Woods	021038	0231	1969A Sutter Ave		273	Cincinnati	OH	45225-1737	1
219-English Woods	021039	0231	1969B Sutter Ave		274	Cincinnati	OH	45225-1737	2
400-Demolished Units	021040	0231	1969C Sutter Ave		275	Cincinnati	OH	45225-1737	1
219-English Woods	021041	0231	1969D Sutter Ave		276	Cincinnati	OH	45225-1737	1
219-English Woods	021042	0231	1969E Sutter Ave		277	Cincinnati	OH	45225-1737	2
219-English Woods	021043	0231	1969F Sutter Ave		278	Cincinnati	OH	45225-1737	2
219-English Woods	021044	0231	1969G Sutter Ave		279	Cincinnati	OH	45225-1737	3
219-English Woods	021045	0231	1969H Sutter Ave		280	Cincinnati	OH	45225-1737	2
219-English Woods	021046	0231	1969I Sutter Ave		281	Cincinnati	OH	45225-1737	1
219-English Woods	021047	0231	1969J Sutter Ave		282	Cincinnati	OH	45225-1737	1
219-English Woods	021048	0232	1967J Sutter Ave		283	Cincinnati	OH	45225-1736	1
219-English Woods	021049	0232	1967I Sutter Ave		284	Cincinnati	OH	45225-1736	1
219-English Woods	021050	0232	1967H Sutter Ave		285	Cincinnati	OH	45225-1736	2
219-English Woods	021051	0232	1967G Sutter Ave		286	Cincinnati	OH	45225-1736	3
219-English Woods	021052	0232	1967F Sutter Ave		287	Cincinnati	OH	45225-1736	2
219-English Woods	021053	0232	1967E Sutter Ave		288	Cincinnati	OH	45225-1736	2
219-English Woods	021054	0232	1967D Sutter Ave		289	Cincinnati	OH	45225-1736	3
219-English Woods	021055	0232	1967C Sutter Ave		290	Cincinnati	OH	45225-1736	2
219-English Woods	021057	0232	1967A Sutter Ave		292	Cincinnati	OH	45225-1736	4
219-English Woods	021058	0233	1965I Sutter Ave		293	Cincinnati	OH	45225-1735	4
219-English Woods	021060	0233	1965H Sutter Ave		295	Cincinnati	OH	45225-1735	2
219-English Woods	021061	0233	1965G Sutter Ave		296	Cincinnati	OH	45225-1735	3
219-English Woods	021062	0233	1965F Sutter Ave		297	Cincinnati	OH	45225-1735	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	021063	0233	1965E Sutter Ave		298	Cincinnati	OH	45225-1735	2
219-English Woods	021064	0233	1965D Sutter Ave		299	Cincinnati	OH	45225-1735	3
219-English Woods	021065	0233	1965C Sutter Ave		300	Cincinnati	OH	45225-1735	2
219-English Woods	021066	0233	1965B Sutter Ave		301	Cincinnati	OH	45225-1735	1
219-English Woods	021067	0233	1965A Sutter Ave		302	Cincinnati	OH	45225-1735	1
219-English Woods	021068	0234	1963J Sutter Ave		303	Cincinnati	OH	45225-1735	1
219-English Woods	021069	0234	1963I Sutter Ave		304	Cincinnati	OH	45225-1734	1
219-English Woods	021070	0234	1963H Sutter Ave		305	Cincinnati	OH	45225-1734	2
219-English Woods	021071	0234	1963G Sutter Ave		306	Cincinnati	OH	45225-1734	3
219-English Woods	021072	0234	1963F Sutter Ave		307	Cincinnati	OH	45225-1734	2
219-English Woods	021073	0234	1963E Sutter Ave		308	Cincinnati	OH	45225-1734	2
219-English Woods	021074	0234	1963D Sutter Ave		309	Cincinnati	OH	45225-1734	1
400-Demolished Units	021075	0234	1963C Sutter Ave		310	Cincinnati	OH	45225-1734	1
219-English Woods	021076	0234	1963B Sutter Ave		311	Cincinnati	OH	45225-1734	2
219-English Woods	021077	0234	1963A Sutter Ave		312	Cincinnati	OH	45225-1734	1
219-English Woods	021078	0235	1961A Sutter Ave		313	Cincinnati	OH	45225-1733	1
219-English Woods	021079	0235	1961B Sutter Ave		314	Cincinnati	OH	45225-1733	2
400-Demolished Units	021080	0235	1961C Sutter Ave		315	Cincinnati	OH	45225-1733	1
219-English Woods	021081	0235	1961D Sutter Ave		316	Cincinnati	OH	45225-1733	1
219-English Woods	021082	0235	1961E Sutter Ave		317	Cincinnati	OH	45225-1733	2
219-English Woods	021083	0235	1961F Sutter Ave		318	Cincinnati	OH	45225-1733	2
219-English Woods	021084	0235	1961G Sutter Ave		319	Cincinnati	OH	45225-1733	3
219-English Woods	021085	0235	1961H Sutter Ave		320	Cincinnati	OH	45225-1733	2
219-English Woods	021086	0235	1961J Sutter Ave		322	Cincinnati	OH	45225-1733	4
219-English Woods	021087	0236	17J Heath Ct		323	Cincinnati	OH	45225-1724	1
219-English Woods	021088	0236	17I Heath Ct		324	Cincinnati	OH	45225-1724	1
219-English Woods	021089	0236	17H Heath Ct		325	Cincinnati	OH	45225-1724	2
219-English Woods	021090	0236	17G Heath Ct		326	Cincinnati	OH	45225-1724	3
219-English Woods	021091	0236	17F Heath Ct		327	Cincinnati	OH	45225-1724	2
219-English Woods	021092	0236	17E Heath Ct		328	Cincinnati	OH	45225-1724	2
219-English Woods	021093	0236	17D Heath Ct		329	Cincinnati	OH	45225-1724	3
219-English Woods	021094	0236	17C Heath Ct		330	Cincinnati	OH	45225-1724	2
219-English Woods	021095	0236	17B Heath Ct		331	Cincinnati	OH	45225-1724	1
219-English Woods	021096	0236	17A Heath Ct		332	Cincinnati	OH	45225-1724	1
219-English Woods	021097	0237	15J Heath Ct		333	Cincinnati	OH	45225-1723	1
219-English Woods	021098	0237	15I Heath Ct		334	Cincinnati	OH	45225-1723	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	021099	0237	15H Heath Ct		335	Cincinnati	OH	45225-1723	2
219-English Woods	021100	0237	15G Heath Ct		336	Cincinnati	OH	45225-1723	3
219-English Woods	021101	0237	15F Heath Ct		337	Cincinnati	OH	45225-1723	2
219-English Woods	021102	0237	15E Heath Ct		338	Cincinnati	OH	45225-1723	2
219-English Woods	021103	0237	15D Heath Ct		339	Cincinnati	OH	45225-1723	3
219-English Woods	021104	0237	15C Heath Ct		340	Cincinnati	OH	45225-1723	3
219-English Woods	021105	0237	15B Heath Ct		342	Cincinnati	OH	45225-1723	3
219-English Woods	021106	0238	13H Heath Ct		343	Cincinnati	OH	45225-1722	1
219-English Woods	021107	0238	13G Heath Ct		344	Cincinnati	OH	45225-1722	1
219-English Woods	021108	0238	13F Heath Ct		345	Cincinnati	OH	45225-1722	2
219-English Woods	021109	0238	13E Heath Ct		346	Cincinnati	OH	45225-1722	2
219-English Woods	021110	0238	13D Heath Ct		347	Cincinnati	OH	45225-1722	2
219-English Woods	021111	0238	13C Heath Ct		348	Cincinnati	OH	45225-1722	2
219-English Woods	021112	0238	13B Heath Ct		349	Cincinnati	OH	45225-1722	1
219-English Woods	021113	0238	13A Heath Ct		350	Cincinnati	OH	45225-1722	1
219-English Woods	021114	0239	11 Heath Ct Gh		351	Cincinnati	OH	45225-1721	4
219-English Woods	021115	0239	11F Heath Ct		353	Cincinnati	OH	45225-1721	2
219-English Woods	021116	0239	11E Heath Ct		354	Cincinnati	OH	45225-1721	2
219-English Woods	021117	0239	11D Heath Ct		355	Cincinnati	OH	45225-1721	2
219-English Woods	021118	0239	11C Heath Ct		356	Cincinnati	OH	45225-1721	2
219-English Woods	021119	0239	11 Heath Ct Ab		358	Cincinnati	OH	45225-1721	4
219-English Woods	021120	0240	10H Heath Ct		359	Cincinnati	OH	45225-1725	1
219-English Woods	021121	0240	10G Heath Ct		360	Cincinnati	OH	45225-1725	1
219-English Woods	021122	0240	10F Heath Ct		361	Cincinnati	OH	45225-1725	2
219-English Woods	021123	0240	10E Heath Ct		362	Cincinnati	OH	45225-1725	2
219-English Woods	021124	0240	10D Heath Ct		363	Cincinnati	OH	45225-1725	2
219-English Woods	021125	0240	10C Heath Ct		364	Cincinnati	OH	45225-1725	2
219-English Woods	021126	0240	10 Heath Ct Ab		366	Cincinnati	OH	45225-1725	4
219-English Woods	021127	0241	12J Heath Ct		367	Cincinnati	OH	45225-1726	1
219-English Woods	021128	0241	12I Heath Ct		368	Cincinnati	OH	45225-1726	1
219-English Woods	021129	0241	12H Heath Ct		369	Cincinnati	OH	45225-1726	2
219-English Woods	021130	0241	12G Heath Ct		370	Cincinnati	OH	45225-1726	3
219-English Woods	021131	0241	12F Heath Ct		371	Cincinnati	OH	45225-1726	2
219-English Woods	021132	0241	12E Heath Ct		372	Cincinnati	OH	45225-1726	2
219-English Woods	021133	0241	12D Heath Ct		373	Cincinnati	OH	45225-1726	3
219-English Woods	021134	0241	12C Heath Ct		374	Cincinnati	OH	45225-1726	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	021135	0241	12 Heath Ct Ab		376	Cincinnati	OH	45225-1726	4
219-English Woods	021136	0242	14 Heath Ct Ij		377	Cincinnati	OH	45225-1727	4
219-English Woods	021137	0242	14H Heath Ct		379	Cincinnati	OH	45225-1727	2
219-English Woods	021138	0242	14G Heath Ct		380	Cincinnati	OH	45225-1727	3
219-English Woods	021139	0242	14F Heath Ct		381	Cincinnati	OH	45225-1727	2
219-English Woods	021140	0242	14E Heath Ct		382	Cincinnati	OH	45225-1727	2
219-English Woods	021141	0242	14D Heath Ct		383	Cincinnati	OH	45225-1727	3
219-English Woods	021142	0242	14C Heath Ct		384	Cincinnati	OH	45225-1727	2
219-English Woods	021143	0242	14B Heath Ct		385	Cincinnati	OH	45225-1727	1
219-English Woods	021144	0242	14A Heath Ct		386	Cincinnati	OH	45225-1727	1
219-English Woods	021145	0243	16J Heath Ct		387	Cincinnati	OH	45225-1728	1
219-English Woods	021146	0243	16I Heath Ct		388	Cincinnati	OH	45225-1728	1
219-English Woods	021147	0243	16H Heath Ct		389	Cincinnati	OH	45225-1728	2
219-English Woods	021148	0243	16G Heath Ct		390	Cincinnati	OH	45225-1728	3
219-English Woods	021149	0243	16F Heath Ct		391	Cincinnati	OH	45225-1728	2
219-English Woods	021150	0243	16E Heath Ct		392	Cincinnati	OH	45225-1728	2
219-English Woods	021151	0243	16D Heath Ct		393	Cincinnati	OH	45225-1728	3
219-English Woods	021152	0243	16C Heath Ct		394	Cincinnati	OH	45225-1728	2
219-English Woods	021153	0243	16B Heath Ct		395	Cincinnati	OH	45225-1728	1
219-English Woods	021154	0243	16A Heath Ct		396	Cincinnati	OH	45225-1728	1
219-English Woods	021155	0244	18 Heath Ct Gh		397	Cincinnati	OH	45225-1729	3
219-English Woods	021156	0244	18F Heath Ct		399	Cincinnati	OH	45225-1729	3
219-English Woods	021157	0244	18E Heath Ct		400	Cincinnati	OH	45225-1729	2
219-English Woods	021158	0244	18D Heath Ct		401	Cincinnati	OH	45225-1729	2
219-English Woods	021159	0244	18C Heath Ct		402	Cincinnati	OH	45225-1729	2
219-English Woods	021160	0244	18B Heath Ct		403	Cincinnati	OH	45225-1729	1
219-English Woods	021161	0244	18A Heath Ct		404	Cincinnati	OH	45225-1729	1
219-English Woods	021162	0245	1974J Sutter Ave		405	Cincinnati	OH	45225-1712	1
219-English Woods	021163	0245	1974I Sutter Ave		406	Cincinnati	OH	45225-1712	1
219-English Woods	021164	0245	1974H Sutter Ave		407	Cincinnati	OH	45225-1712	2
219-English Woods	021165	0245	1974G Sutter Ave		408	Cincinnati	OH	45225-1712	3
219-English Woods	021166	0245	1974F Sutter Ave		409	Cincinnati	OH	45225-1712	2
219-English Woods	021167	0245	1974E Sutter Ave		410	Cincinnati	OH	45225-1712	2
219-English Woods	021168	0245	1974D Sutter Ave		411	Cincinnati	OH	45225-1712	3
219-English Woods	021169	0245	1974C Sutter Ave		412	Cincinnati	OH	45225-1712	2
219-English Woods	021170	0245	1974B Sutter Ave		413	Cincinnati	OH	45225-1712	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	021171	0245	1974A Sutter Ave		414	Cincinnati	OH	45225-1712	1
219-English Woods	021172	0246	1994H Sutter Ave		415	Cincinnati	OH	45225-1748	1
219-English Woods	021173	0246	1994G Sutter Ave		416	Cincinnati	OH	45225-1748	1
219-English Woods	021174	0246	1994F Sutter Ave		417	Cincinnati	OH	45225-1748	2
219-English Woods	021175	0246	1994E Sutter Ave		418	Cincinnati	OH	45225-1748	2
219-English Woods	021176	0246	1994D Sutter Ave		419	Cincinnati	OH	45225-1748	2
219-English Woods	021177	0246	1994C Sutter Ave		420	Cincinnati	OH	45225-1748	2
219-English Woods	021178	0246	1994B Sutter Ave		421	Cincinnati	OH	45225-1748	1
219-English Woods	021179	0246	1994A Sutter Ave		422	Cincinnati	OH	45225-1748	1
219-English Woods	021180	0247	1996J Sutter Ave		423	Cincinnati	OH	45225-1750	1
219-English Woods	021181	0247	1996I Sutter Ave		424	Cincinnati	OH	45225-1750	1
219-English Woods	021182	0247	1996H Sutter Ave		425	Cincinnati	OH	45225-1750	2
219-English Woods	021183	0247	1996G Sutter Ave		426	Cincinnati	OH	45225-1750	3
219-English Woods	021184	0247	1996F Sutter Ave		427	Cincinnati	OH	45225-1750	2
219-English Woods	021185	0247	1996E Sutter Ave		428	Cincinnati	OH	45225-1750	2
219-English Woods	021186	0247	1996D Sutter Ave		429	Cincinnati	OH	45225-1750	3
219-English Woods	021187	0247	1996C Sutter Ave		430	Cincinnati	OH	45225-1750	2
219-English Woods	021188	0247	1996B Sutter Ave		431	Cincinnati	OH	45225-1750	1
219-English Woods	021189	0247	1996A Sutter Ave		432	Cincinnati	OH	45225-1750	1
219-English Woods	021190	0248	1998H Sutter Ave		433	Cincinnati	OH	45225-1759	1
219-English Woods	021191	0248	1998G Sutter Ave		434	Cincinnati	OH	45225-1759	1
219-English Woods	021192	0248	1998F Sutter Ave		435	Cincinnati	OH	45225-1759	2
219-English Woods	021193	0248	1998E Sutter Ave		436	Cincinnati	OH	45225-1759	2
219-English Woods	021194	0248	1998D Sutter Ave		437	Cincinnati	OH	45225-1759	2
219-English Woods	021195	0248	1998C Sutter Ave		438	Cincinnati	OH	45225-1759	2
219-English Woods	021196	0248	1998B Sutter Ave		439	Cincinnati	OH	45225-1759	1
219-English Woods	021197	0248	1998A Sutter Ave		440	Cincinnati	OH	45225-1759	1
219-English Woods	021198	0249	25H Boltwood Ct		441	Cincinnati	OH	45225-1623	1
219-English Woods	021199	0249	25G Boltwood Ct		442	Cincinnati	OH	45225-1623	1
219-English Woods	021200	0249	25F Boltwood Ct		443	Cincinnati	OH	45225-1623	2
219-English Woods	021201	0249	25E Boltwood Ct		444	Cincinnati	OH	45225-1623	2
219-English Woods	021202	0249	25D Boltwood Ct		445	Cincinnati	OH	45225-1623	2
219-English Woods	021203	0249	25C Boltwood Ct		446	Cincinnati	OH	45225-1623	3
219-English Woods	021204	0249	25B Boltwood Ct		448	Cincinnati	OH	45225-1623	3
219-English Woods	021205	0250	23H Boltwood Ct		449	Cincinnati	OH	45225-1622	1
219-English Woods	021206	0250	23G Boltwood Ct		450	Cincinnati	OH	45225-1622	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	021207	0250	23F Boltwood Ct		451	Cincinnati	OH	45225-1622	2
219-English Woods	021208	0250	23E Boltwood Ct		452	Cincinnati	OH	45225-1622	2
219-English Woods	021209	0250	23D Boltwood Ct		453	Cincinnati	OH	45225-1622	2
219-English Woods	021210	0250	23C Boltwood Ct		454	Cincinnati	OH	45225-1622	2
219-English Woods	021211	0250	23B Boltwood Ct		455	Cincinnati	OH	45225-1622	1
219-English Woods	021212	0250	23A Boltwood Ct		456	Cincinnati	OH	45225-1622	1
219-English Woods	021213	0251	21H Boltwood Ct		457	Cincinnati	OH	45225-1621	1
219-English Woods	021214	0251	21G Boltwood Ct		458	Cincinnati	OH	45225-1621	1
219-English Woods	021215	0251	21F Boltwood Ct		459	Cincinnati	OH	45225-1621	2
219-English Woods	021216	0251	21E Boltwood Ct		460	Cincinnati	OH	45225-1621	2
219-English Woods	021217	0251	21D Boltwood Ct		461	Cincinnati	OH	45225-1621	2
219-English Woods	021218	0251	21C Boltwood Ct		462	Cincinnati	OH	45225-1621	2
219-English Woods	021219	0251	21B Boltwood Ct		463	Cincinnati	OH	45225-1621	1
219-English Woods	021220	0251	21A Boltwood Ct		464	Cincinnati	OH	45225-1621	1
219-English Woods	021221	0252	19H Boltwood Ct		465	Cincinnati	OH	45225-1620	1
219-English Woods	021222	0252	19G Boltwood Ct		466	Cincinnati	OH	45225-1620	1
219-English Woods	021223	0252	19F Boltwood Ct		467	Cincinnati	OH	45225-1620	2
219-English Woods	021224	0252	19E Boltwood Ct		468	Cincinnati	OH	45225-1620	2
219-English Woods	021225	0252	19D Boltwood Ct		469	Cincinnati	OH	45225-1620	2
219-English Woods	021226	0252	19C Boltwood Ct		470	Cincinnati	OH	45225-1620	2
219-English Woods	021227	0252	19B Boltwood Ct		471	Cincinnati	OH	45225-1620	1
219-English Woods	021228	0252	19A Boltwood Ct		472	Cincinnati	OH	45225-1620	1
219-English Woods	021229	0253	15I Boltwood Ct		473	Cincinnati	OH	45225-1618	3
219-English Woods	021230	0253	15H Boltwood Ct		475	Cincinnati	OH	45225-1618	3
219-English Woods	021231	0253	15G Boltwood Ct		476	Cincinnati	OH	45225-1618	3
219-English Woods	021232	0253	15F Boltwood Ct		477	Cincinnati	OH	45225-1618	2
219-English Woods	021233	0253	15E Boltwood Ct		478	Cincinnati	OH	45225-1618	2
219-English Woods	021234	0253	15D Boltwood Ct		479	Cincinnati	OH	45225-1618	3
219-English Woods	021235	0253	15C Boltwood Ct		480	Cincinnati	OH	45225-1618	2
219-English Woods	021236	0253	15B Boltwood Ct		482	Cincinnati	OH	45225-1618	4
219-English Woods	021237	0254	17J Boltwood Ct		483	Cincinnati	OH	45225-1619	1
219-English Woods	021238	0254	17I Boltwood Ct		484	Cincinnati	OH	45225-1619	1
219-English Woods	021239	0254	17H Boltwood Ct		485	Cincinnati	OH	45225-1619	2
219-English Woods	021240	0254	17G Boltwood Ct		486	Cincinnati	OH	45225-1619	3
219-English Woods	021241	0254	17F Boltwood Ct		487	Cincinnati	OH	45225-1619	2
219-English Woods	021242	0254	17E Boltwood Ct		488	Cincinnati	OH	45225-1619	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	021243	0254	17D Boltwood Ct		489	Cincinnati	OH	45225-1619	3
219-English Woods	021244	0254	17C Boltwood Ct		490	Cincinnati	OH	45225-1619	2
219-English Woods	021245	0254	17B Boltwood Ct		491	Cincinnati	OH	45225-1619	1
219-English Woods	021246	0254	17A Boltwood Ct		492	Cincinnati	OH	45225-1619	1
219-English Woods	021247	0255	13H Boltwood Ct		493	Cincinnati	OH	45225-1617	1
219-English Woods	021248	0255	13G Boltwood Ct		494	Cincinnati	OH	45225-1617	1
219-English Woods	021249	0255	13F Boltwood Ct		495	Cincinnati	OH	45225-1617	2
219-English Woods	021250	0255	13E Boltwood Ct		496	Cincinnati	OH	45225-1617	2
219-English Woods	021251	0255	13D Boltwood Ct		497	Cincinnati	OH	45225-1617	2
219-English Woods	021252	0255	13C Boltwood Ct		498	Cincinnati	OH	45225-1617	2
219-English Woods	021253	0255	13B Boltwood Ct		499	Cincinnati	OH	45225-1617	1
219-English Woods	021254	0255	13A Boltwood Ct		500	Cincinnati	OH	45225-1617	1
219-English Woods	021255	0256	11J Boltwood Ct		501	Cincinnati	OH	45225-1616	1
219-English Woods	021256	0256	11I Boltwood Ct		502	Cincinnati	OH	45225-1616	1
219-English Woods	021257	0256	11H Boltwood Ct		503	Cincinnati	OH	45225-1616	2
219-English Woods	021258	0256	11G Boltwood Ct		504	Cincinnati	OH	45225-1616	3
219-English Woods	021259	0256	11F Boltwood Ct		505	Cincinnati	OH	45225-1616	2
219-English Woods	021260	0256	11E Boltwood Ct		506	Cincinnati	OH	45225-1616	2
219-English Woods	021261	0256	11D Boltwood Ct		507	Cincinnati	OH	45225-1616	3
219-English Woods	021262	0256	11C Boltwood Ct		508	Cincinnati	OH	45225-1616	2
219-English Woods	021264	0256	11A Boltwood Ct		510	Cincinnati	OH	45225-1616	4
219-English Woods	021265	0257	10J Boltwood Ct		511	Cincinnati	OH	45225-1605	4
219-English Woods	021267	0257	10H Boltwood Ct		513	Cincinnati	OH	45225-1605	2
219-English Woods	021268	0257	10G Boltwood Ct		514	Cincinnati	OH	45225-1605	3
219-English Woods	021269	0257	10F Boltwood Ct		515	Cincinnati	OH	45225-1605	2
219-English Woods	021270	0257	10E Boltwood Ct		516	Cincinnati	OH	45225-1605	2
219-English Woods	021271	0257	10D Boltwood Ct		517	Cincinnati	OH	45225-1605	3
219-English Woods	021272	0257	10C Boltwood Ct		518	Cincinnati	OH	45225-1605	2
219-English Woods	021273	0257	10B Boltwood Ct		519	Cincinnati	OH	45225-1605	1
219-English Woods	021274	0257	10A Boltwood Ct		520	Cincinnati	OH	45225-1605	1
219-English Woods	021275	0258	12H Boltwood Ct		521	Cincinnati	OH	45225-1606	1
219-English Woods	021276	0258	12G Boltwood Ct		522	Cincinnati	OH	45225-1606	1
219-English Woods	021277	0258	12F Boltwood Ct		523	Cincinnati	OH	45225-1606	2
219-English Woods	021278	0258	12E Boltwood Ct		524	Cincinnati	OH	45225-1606	2
219-English Woods	021279	0258	12D Boltwood Ct		525	Cincinnati	OH	45225-1606	2
219-English Woods	021280	0258	12C Boltwood Ct		526	Cincinnati	OH	45225-1606	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	021281	0258	12B Boltwood Ct		527	Cincinnati	OH	45225-1606	1
219-English Woods	021282	0258	12A Boltwood Ct		528	Cincinnati	OH	45225-1606	1
219-English Woods	021283	0259	14J Boltwood Ct		529	Cincinnati	OH	45225-1607	1
219-English Woods	021284	0259	14I Boltwood Ct		530	Cincinnati	OH	45225-1607	1
219-English Woods	021285	0259	14H Boltwood Ct		531	Cincinnati	OH	45225-1607	2
219-English Woods	021286	0259	14G Boltwood Ct		532	Cincinnati	OH	45225-1607	3
219-English Woods	021287	0259	14F Boltwood Ct		533	Cincinnati	OH	45225-1607	2
219-English Woods	021288	0259	14E Boltwood Ct		534	Cincinnati	OH	45225-1607	2
219-English Woods	021289	0259	14D Boltwood Ct		535	Cincinnati	OH	45225-1607	3
219-English Woods	021290	0259	14C Boltwood Ct		536	Cincinnati	OH	45225-1607	2
219-English Woods	021292	0259	14A Boltwood Ct		538	Cincinnati	OH	45225-1607	4
219-English Woods	021293	0260	16J Boltwood Ct		539	Cincinnati	OH	45225-1608	1
219-English Woods	021294	0260	16I Boltwood Ct		540	Cincinnati	OH	45225-1608	1
219-English Woods	021295	0260	16H Boltwood Ct		541	Cincinnati	OH	45225-1608	2
219-English Woods	021296	0260	16G Boltwood Ct		542	Cincinnati	OH	45225-1608	3
219-English Woods	021297	0260	16F Boltwood Ct		543	Cincinnati	OH	45225-1608	2
219-English Woods	021298	0260	16E Boltwood Ct		544	Cincinnati	OH	45225-1608	2
219-English Woods	021299	0260	16D Boltwood Ct		545	Cincinnati	OH	45225-1608	3
219-English Woods	021300	0260	16C Boltwood Ct		546	Cincinnati	OH	45225-1608	2
219-English Woods	021301	0260	16B Boltwood Ct		547	Cincinnati	OH	45225-1608	1
219-English Woods	021302	0260	16A Boltwood Ct		548	Cincinnati	OH	45225-1608	1
219-English Woods	021303	0261	18A Boltwood Ct		549	Cincinnati	OH	45225-1609	1
219-English Woods	021304	0261	18B Boltwood Ct		550	Cincinnati	OH	45225-1609	2
400-Demolished Units	021305	0261	18C Boltwood Ct		551	Cincinnati	OH	45225-1609	1
219-English Woods	021306	0261	18D Boltwood Ct		552	Cincinnati	OH	45225-1609	1
219-English Woods	021307	0261	18E Boltwood Ct		553	Cincinnati	OH	45225-1609	2
219-English Woods	021308	0261	18F Boltwood Ct		554	Cincinnati	OH	45225-1609	2
219-English Woods	021309	0261	18G Boltwood Ct		555	Cincinnati	OH	45225-1609	3
219-English Woods	021310	0261	18H Boltwood Ct		556	Cincinnati	OH	45225-1609	2
219-English Woods	021311	0261	18I Boltwood Ct		557	Cincinnati	OH	45225-1609	1
219-English Woods	021312	0261	18J Boltwood Ct		558	Cincinnati	OH	45225-1609	1
219-English Woods	021313	0262	20 Boltwood Ct Ij		559	Cincinnati	OH	45225-1610	4
219-English Woods	021315	0262	20H Boltwood Ct		561	Cincinnati	OH	45225-1610	2
219-English Woods	021316	0262	20G Boltwood Ct		562	Cincinnati	OH	45225-1610	3
219-English Woods	021317	0262	20F Boltwood Ct		563	Cincinnati	OH	45225-1610	2
219-English Woods	021318	0262	20E Boltwood Ct		564	Cincinnati	OH	45225-1610	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	021319	0262	20D Boltwood Ct		565	Cincinnati	OH	45225-1610	1
400-Demolished Units	021320	0262	20C Boltwood Ct		566	Cincinnati	OH	45225-1610	1
219-English Woods	021321	0262	20B Boltwood Ct		567	Cincinnati	OH	45225-1610	2
219-English Woods	021322	0262	20A Boltwood Ct		568	Cincinnati	OH	45225-1610	1
219-English Woods	021323	0263	22A Boltwood Ct		569	Cincinnati	OH	45225-1611	1
219-English Woods	021324	0263	22B Boltwood Ct		570	Cincinnati	OH	45225-1611	2
400-Demolished Units	021325	0263	22C Boltwood Ct		571	Cincinnati	OH	45225-1611	1
219-English Woods	021326	0263	22D Boltwood Ct		572	Cincinnati	OH	45225-1611	1
219-English Woods	021327	0263	22E Boltwood Ct		573	Cincinnati	OH	45225-1611	2
219-English Woods	021328	0263	22F Boltwood Ct		574	Cincinnati	OH	45225-1611	2
219-English Woods	021329	0263	22G Boltwood Ct		575	Cincinnati	OH	45225-1611	3
219-English Woods	021330	0263	22H Boltwood Ct		576	Cincinnati	OH	45225-1611	2
219-English Woods	021332	0263	22J Boltwood Ct		578	Cincinnati	OH	45225-1611	4
219-English Woods	021333	0264	24J Boltwood Ct		579	Cincinnati	OH	45225-1612	4
219-English Woods	021335	0264	24H Boltwood Ct		581	Cincinnati	OH	45225-1612	2
219-English Woods	021336	0264	24G Boltwood Ct		582	Cincinnati	OH	45225-1612	3
219-English Woods	021337	0264	24F Boltwood Ct		583	Cincinnati	OH	45225-1612	2
219-English Woods	021338	0264	24E Boltwood Ct		584	Cincinnati	OH	45225-1612	2
219-English Woods	021339	0264	24D Boltwood Ct		585	Cincinnati	OH	45225-1612	1
219-English Woods	021341	0264	24B Boltwood Ct		587	Cincinnati	OH	45225-1612	2
219-English Woods	021342	0264	24A Boltwood Ct		588	Cincinnati	OH	45225-1612	1
219-English Woods	021343	0265	26J Boltwood Ct		589	Cincinnati	OH	45225-1613	1
219-English Woods	021344	0265	26I Boltwood Ct		590	Cincinnati	OH	45225-1613	1
219-English Woods	021345	0265	26H Boltwood Ct		591	Cincinnati	OH	45225-1613	2
219-English Woods	021346	0265	26G Boltwood Ct		592	Cincinnati	OH	45225-1613	3
219-English Woods	021347	0265	26F Boltwood Ct		593	Cincinnati	OH	45225-1613	2
219-English Woods	021348	0265	26E Boltwood Ct		594	Cincinnati	OH	45225-1613	2
219-English Woods	021349	0265	26D Boltwood Ct		595	Cincinnati	OH	45225-1613	3
219-English Woods	021350	0265	26C Boltwood Ct		596	Cincinnati	OH	45225-1613	2
219-English Woods	021351	0265	26B Boltwood Ct		597	Cincinnati	OH	45225-1613	1
219-English Woods	021352	0265	26A Boltwood Ct		598	Cincinnati	OH	45225-1613	1
219-English Woods	021353	0266	28H Boltwood Ct		599	Cincinnati	OH	45225-1614	1
219-English Woods	021354	0266	28G Boltwood Ct		600	Cincinnati	OH	45225-1614	1
219-English Woods	021355	0266	28F Boltwood Ct		601	Cincinnati	OH	45225-1614	2
219-English Woods	021356	0266	28E Boltwood Ct		602	Cincinnati	OH	45225-1614	2
219-English Woods	021357	0266	28D Boltwood Ct		603	Cincinnati	OH	45225-1614	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	021358	0266	28C Boltwood Ct		604	Cincinnati	OH	45225-1614	2
219-English Woods	021359	0266	28B Boltwood Ct		605	Cincinnati	OH	45225-1614	1
219-English Woods	021360	0266	28A Boltwood Ct		606	Cincinnati	OH	45225-1614	1
219-English Woods	021361	0267	30H Boltwood Ct		607	Cincinnati	OH	45225-1615	1
219-English Woods	021362	0267	30G Boltwood Ct		608	Cincinnati	OH	45225-1615	1
219-English Woods	021363	0267	30F Boltwood Ct		609	Cincinnati	OH	45225-1615	2
219-English Woods	021364	0267	30E Boltwood Ct		610	Cincinnati	OH	45225-1615	2
219-English Woods	021365	0267	30D Boltwood Ct		611	Cincinnati	OH	45225-1615	2
219-English Woods	021366	0267	30C Boltwood Ct		612	Cincinnati	OH	45225-1615	2
219-English Woods	021367	0267	30B Boltwood Ct		613	Cincinnati	OH	45225-1615	1
219-English Woods	021368	0267	30A Boltwood Ct		614	Cincinnati	OH	45225-1615	1
219-English Woods	021369	0268	2000H Sutter Ave		615	Cincinnati	OH	45225-1637	1
219-English Woods	021370	0268	2000G Sutter Ave		616	Cincinnati	OH	45225-1637	1
219-English Woods	021371	0268	2000F Sutter Ave		617	Cincinnati	OH	45225-1637	2
219-English Woods	021372	0268	2000E Sutter Ave		618	Cincinnati	OH	45225-1637	2
219-English Woods	021373	0268	2000D Sutter Ave		619	Cincinnati	OH	45225-1637	2
219-English Woods	021374	0268	2000C Sutter Ave		620	Cincinnati	OH	45225-1637	2
219-English Woods	021375	0268	2000B Sutter Ave		621	Cincinnati	OH	45225-1637	1
219-English Woods	021376	0268	2000A Sutter Ave		622	Cincinnati	OH	45225-1637	1
219-English Woods	021377	0269	2002H Sutter Ave		623	Cincinnati	OH	45225-1638	1
219-English Woods	021378	0269	2002G Sutter Ave		624	Cincinnati	OH	45225-1638	1
219-English Woods	021379	0269	2002F Sutter Ave		625	Cincinnati	OH	45225-1638	2
219-English Woods	021380	0269	2002E Sutter Ave		626	Cincinnati	OH	45225-1638	2
219-English Woods	021381	0269	2002D Sutter Ave		627	Cincinnati	OH	45225-1638	2
219-English Woods	021382	0269	2002C Sutter Ave		628	Cincinnati	OH	45225-1638	2
219-English Woods	021383	0269	2002B Sutter Ave		629	Cincinnati	OH	45225-1638	1
219-English Woods	021384	0269	2002A Sutter Ave		630	Cincinnati	OH	45225-1638	1
219-English Woods	021385	0270	2004H Sutter Ave		631	Cincinnati	OH	45225-1639	1
219-English Woods	021386	0270	2004G Sutter Ave		632	Cincinnati	OH	45225-1639	1
219-English Woods	021387	0270	2004F Sutter Ave		633	Cincinnati	OH	45225-1639	2
219-English Woods	021388	0270	2004E Sutter Ave		634	Cincinnati	OH	45225-1639	2
219-English Woods	021389	0270	2004D Sutter Ave		635	Cincinnati	OH	45225-1639	2
219-English Woods	021390	0270	2004C Sutter Ave		636	Cincinnati	OH	45225-1639	2
219-English Woods	021391	0270	2004B Sutter Ave		637	Cincinnati	OH	45225-1639	1
219-English Woods	021392	0270	2004A Sutter Ave		638	Cincinnati	OH	45225-1639	1
219-English Woods	021393	0271	2006H Sutter Ave		639	Cincinnati	OH	45225-1640	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	021394	0271	2006G Sutter Ave		640	Cincinnati	OH	45225-1640	1
219-English Woods	021395	0271	2006F Sutter Ave		641	Cincinnati	OH	45225-1640	2
219-English Woods	021396	0271	2006E Sutter Ave		642	Cincinnati	OH	45225-1640	2
219-English Woods	021397	0271	2006D Sutter Ave		643	Cincinnati	OH	45225-1640	2
219-English Woods	021398	0271	2006C Sutter Ave		644	Cincinnati	OH	45225-1640	2
219-English Woods	021399	0271	2006B Sutter Ave		645	Cincinnati	OH	45225-1640	1
219-English Woods	021400	0271	2006A Sutter Ave		646	Cincinnati	OH	45225-1640	1
219-English Woods	021401	0272	2008H Sutter Ave		647	Cincinnati	OH	45225-1641	1
219-English Woods	021402	0272	2008G Sutter Ave		648	Cincinnati	OH	45225-1641	1
219-English Woods	021403	0272	2008F Sutter Ave		649	Cincinnati	OH	45225-1641	2
219-English Woods	021404	0272	2008E Sutter Ave		650	Cincinnati	OH	45225-1641	2
219-English Woods	021405	0272	2008D Sutter Ave		651	Cincinnati	OH	45225-1641	2
219-English Woods	021406	0272	2008C Sutter Ave		652	Cincinnati	OH	45225-1641	2
219-English Woods	021407	0272	2008B Sutter Ave		653	Cincinnati	OH	45225-1641	1
219-English Woods	021408	0272	2008A Sutter Ave		654	Cincinnati	OH	45225-1641	1
219-English Woods	021409	0273	2010H Sutter Ave		655	Cincinnati	OH	45225-1642	1
219-English Woods	021410	0273	2010G Sutter Ave		656	Cincinnati	OH	45225-1642	1
219-English Woods	021411	0273	2010F Sutter Ave		657	Cincinnati	OH	45225-1642	2
219-English Woods	021412	0273	2010E Sutter Ave		658	Cincinnati	OH	45225-1642	2
219-English Woods	021413	0273	2010D Sutter Ave		659	Cincinnati	OH	45225-1642	2
219-English Woods	021414	0273	2010C Sutter Ave		660	Cincinnati	OH	45225-1642	2
219-English Woods	021415	0273	2010B Sutter Ave		661	Cincinnati	OH	45225-1642	1
219-English Woods	021416	0273	2010A Sutter Ave		662	Cincinnati	OH	45225-1642	1
219-English Woods	021417	0274	2012J Sutter Ave		663	Cincinnati	OH	45225-1643	1
219-English Woods	021418	0274	2012I Sutter Ave		664	Cincinnati	OH	45225-1643	1
219-English Woods	021419	0274	2012H Sutter Ave		665	Cincinnati	OH	45225-1643	2
219-English Woods	021420	0274	2012G Sutter Ave		666	Cincinnati	OH	45225-1643	3
219-English Woods	021421	0274	2012F Sutter Ave		667	Cincinnati	OH	45225-1643	2
219-English Woods	021422	0274	2012E Sutter Ave		668	Cincinnati	OH	45225-1643	2
219-English Woods	021423	0274	2012D Sutter Ave		669	Cincinnati	OH	45225-1643	3
219-English Woods	021424	0274	2012C Sutter Ave		670	Cincinnati	OH	45225-1643	2
219-English Woods	021425	0274	2012B Sutter Ave		671	Cincinnati	OH	45225-1643	1
219-English Woods	021426	0274	2012A Sutter Ave		672	Cincinnati	OH	45225-1643	1
219-English Woods	021427	0275	2014J Sutter Ave		673	Cincinnati	OH	45225-1644	1
219-English Woods	021428	0275	2014I Sutter Ave		674	Cincinnati	OH	45225-1644	1
219-English Woods	021429	0275	2014H Sutter Ave		675	Cincinnati	OH	45225-1644	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	021430	0275	2014G Sutter Ave		676	Cincinnati	OH	45225-1644	3
219-English Woods	021431	0275	2014F Sutter Ave		677	Cincinnati	OH	45225-1644	2
219-English Woods	021432	0275	2014E Sutter Ave		678	Cincinnati	OH	45225-1644	2
219-English Woods	021433	0275	2014D Sutter Ave		679	Cincinnati	OH	45225-1644	3
219-English Woods	021434	0275	2014C Sutter Ave		680	Cincinnati	OH	45225-1644	2
219-English Woods	021435	0275	2014A Sutter Ave		682	Cincinnati	OH	45225-1644	4
219-English Woods	021436	0276	2016H Sutter Ave		683	Cincinnati	OH	45225-1645	1
219-English Woods	021437	0276	2016G Sutter Ave		684	Cincinnati	OH	45225-1645	1
219-English Woods	021438	0276	2016F Sutter Ave		685	Cincinnati	OH	45225-1645	2
219-English Woods	021439	0276	2016E Sutter Ave		686	Cincinnati	OH	45225-1645	2
219-English Woods	021440	0276	2016D Sutter Ave		687	Cincinnati	OH	45225-1645	2
219-English Woods	021441	0276	2016C Sutter Ave		688	Cincinnati	OH	45225-1645	2
219-English Woods	021442	0276	2016B Sutter Ave		689	Cincinnati	OH	45225-1645	1
219-English Woods	021443	0276	2016A Sutter Ave		690	Cincinnati	OH	45225-1645	1
219-English Woods	021444	0277	2018H Sutter Ave		691	Cincinnati	OH	45225-1646	1
219-English Woods	021445	0277	2018G Sutter Ave		692	Cincinnati	OH	45225-1646	1
219-English Woods	021446	0277	2018F Sutter Ave		693	Cincinnati	OH	45225-1646	2
219-English Woods	021447	0277	2018E Sutter Ave		694	Cincinnati	OH	45225-1646	2
219-English Woods	021448	0277	2018D Sutter Ave		695	Cincinnati	OH	45225-1646	2
219-English Woods	021449	0277	2018C Sutter Ave		696	Cincinnati	OH	45225-1646	2
219-English Woods	021450	0277	2018B Sutter Ave		697	Cincinnati	OH	45225-1646	1
219-English Woods	021451	0277	2018A Sutter Ave		698	Cincinnati	OH	45225-1646	1
219-English Woods	021452	0278	2020J Sutter Ave		699	Cincinnati	OH	45225-1647	1
219-English Woods	021453	0278	2020I Sutter Ave		700	Cincinnati	OH	45225-1647	1
219-English Woods	021454	0278	2020H Sutter Ave		701	Cincinnati	OH	45225-1647	2
219-English Woods	021455	0278	2020G Sutter Ave		702	Cincinnati	OH	45225-1647	3
219-English Woods	021456	0278	2020F Sutter Ave		703	Cincinnati	OH	45225-1647	2
219-English Woods	021457	0278	2020E Sutter Ave		704	Cincinnati	OH	45225-1647	2
219-English Woods	021458	0278	2020D Sutter Ave		705	Cincinnati	OH	45225-1647	3
219-English Woods	021459	0278	2020C Sutter Ave		706	Cincinnati	OH	45225-1647	2
219-English Woods	021460	0278	2020B Sutter Ave		707	Cincinnati	OH	45225-1647	1
219-English Woods	021461	0278	2020A Sutter Ave		708	Cincinnati	OH	45225-1647	1
219-English Woods	021462	0279	2022H Sutter Ave		709	Cincinnati	OH	45225-1648	1
219-English Woods	021463	0279	2022G Sutter Ave		710	Cincinnati	OH	45225-1648	1
219-English Woods	021464	0279	2022F Sutter Ave		711	Cincinnati	OH	45225-1648	2
219-English Woods	021465	0279	2022E Sutter Ave		712	Cincinnati	OH	45225-1648	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	021466	0279	2022D Sutter Ave		713	Cincinnati	OH	45225-1648	2
219-English Woods	021467	0279	2022C Sutter Ave		714	Cincinnati	OH	45225-1648	2
219-English Woods	021468	0279	2022A Sutter Ave		716	Cincinnati	OH	45225-1648	4
219-English Woods	021469	0280	2024H Sutter Ave		717	Cincinnati	OH	45225-1649	1
219-English Woods	021470	0280	2024G Sutter Ave		718	Cincinnati	OH	45225-1649	1
219-English Woods	021471	0280	2024F Sutter Ave		719	Cincinnati	OH	45225-1649	2
219-English Woods	021472	0280	2024E Sutter Ave		720	Cincinnati	OH	45225-1649	2
219-English Woods	021473	0280	2024D Sutter Ave		721	Cincinnati	OH	45225-1649	2
219-English Woods	021474	0280	2024C Sutter Ave		722	Cincinnati	OH	45225-1649	2
219-English Woods	021475	0280	2024B Sutter Ave		723	Cincinnati	OH	45225-1649	1
219-English Woods	021476	0280	2024A Sutter Ave		724	Cincinnati	OH	45225-1649	1
219-English Woods	021477	0281	2026H Sutter Ave		725	Cincinnati	OH	45225-1650	1
219-English Woods	021478	0281	2026G Sutter Ave		726	Cincinnati	OH	45225-1650	1
219-English Woods	021479	0281	2026F Sutter Ave		727	Cincinnati	OH	45225-1650	2
219-English Woods	021480	0281	2026E Sutter Ave		728	Cincinnati	OH	45225-1650	2
219-English Woods	021481	0281	2026D Sutter Ave		729	Cincinnati	OH	45225-1650	2
219-English Woods	021482	0281	2026C Sutter Ave		730	Cincinnati	OH	45225-1650	2
219-English Woods	021483	0281	2026B Sutter Ave		731	Cincinnati	OH	45225-1650	1
219-English Woods	021484	0281	2026A Sutter Ave		732	Cincinnati	OH	45225-1650	1
219-English Woods	021485	0282	1991H Westwood Northern		733	Cincinnati	OH	45225-1546	1
219-English Woods	021486	0282	1991G Westwood Northern		734	Cincinnati	OH	45225-1546	1
219-English Woods	021487	0282	1991F Westwood Northern		735	Cincinnati	OH	45225-1546	2
219-English Woods	021488	0282	1991E Westwood Northern		736	Cincinnati	OH	45225-1546	2
219-English Woods	021489	0282	1991D Westwood Northern		737	Cincinnati	OH	45225-1546	2
219-English Woods	021490	0282	1991C Westwood Northern		738	Cincinnati	OH	45225-1546	2
219-English Woods	021491	0282	1991B Westwood Northern		739	Cincinnati	OH	45225-1546	1
219-English Woods	021492	0282	1991A Westwood Northern		740	Cincinnati	OH	45225-1546	1
219-English Woods	021493	0283	1989J Westwood Northern		741	Cincinnati	OH	45225-1547	1
219-English Woods	021494	0283	1989I Westwood Northern		742	Cincinnati	OH	45225-1547	1
219-English Woods	021495	0283	1989H Westwood Northern		743	Cincinnati	OH	45225-1547	2
219-English Woods	021496	0283	1989G Westwood Northern		744	Cincinnati	OH	45225-1547	3
219-English Woods	021497	0283	1989F Westwood Northern		745	Cincinnati	OH	45225-1547	2
219-English Woods	021498	0283	1989E Westwood Northern		746	Cincinnati	OH	45225-1547	2
219-English Woods	021499	0283	1989D Westwood Northern		747	Cincinnati	OH	45225-1547	3
219-English Woods	021500	0283	1989C Westwood Northern		748	Cincinnati	OH	45225-1547	2
219-English Woods	021501	0283	1989B Westwood Northern		749	Cincinnati	OH	45225-1547	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
219-English Woods	021502	0283	1989A Westwood Northern		750	Cincinnati	OH	45225-1547	1
400-Demolished Units	032715	0301	1503 John St		1040	Cincinnati	OH	45214-2647	1
400-Demolished Units	032716	0301	1503 John St		1041	Cincinnati	OH	45214-2647	1
400-Demolished Units	032717	0301	1503 John St		1042	Cincinnati	OH	45214-2647	1
400-Demolished Units	032718	0301	1503 John St		1043	Cincinnati	OH	45214-2647	1
400-Demolished Units	032720	0301	1503 John St		1045	Cincinnati	OH	45214-2647	2
400-Demolished Units	032721	0301	1503 John St		1046	Cincinnati	OH	45214-2681	1
400-Demolished Units	032723	0301	1503 John St		1048	Cincinnati	OH	45214-2681	2
400-Demolished Units	032724	0301	1503 John St		1049	Cincinnati	OH	45214-2681	1
400-Demolished Units	032726	0301	1503 John St		1051	Cincinnati	OH	45214-2681	2
400-Demolished Units	032727	0301	1505 John St		1052	Cincinnati	OH	45214-2646	1
400-Demolished Units	032728	0301	1505 John St		1053	Cincinnati	OH	45214-2646	1
400-Demolished Units	032729	0301	1505 John St		1054	Cincinnati	OH	45214-2646	1
400-Demolished Units	032730	0301	1505 John St		1055	Cincinnati	OH	45214-2646	1
400-Demolished Units	032731	0301	1505 John St		1056	Cincinnati	OH	45214-2682	1
400-Demolished Units	032732	0301	1505 John St		1057	Cincinnati	OH	45214-2682	1
400-Demolished Units	032733	0301	1505 John St		1058	Cincinnati	OH	45214-2682	1
400-Demolished Units	032734	0301	1505 John St		1059	Cincinnati	OH	45214-2682	1
400-Demolished Units	032735	0301	1507 John St		1060	Cincinnati	OH	45214-2645	3
400-Demolished Units	032736	0301	1507 John St		1061	Cincinnati	OH	45214-2645	3
400-Demolished Units	032737	0301	1507 John St		1062	Cincinnati	OH	45214-2645	3
400-Demolished Units	032738	0301	1507 John St		1063	Cincinnati	OH	45214-2646	3
400-Demolished Units	032739	0301	1507 John St		1064	Cincinnati	OH	45214-2683	3
400-Demolished Units	032740	0301	1507 John St		1065	Cincinnati	OH	45214-2683	3
400-Demolished Units	032741	0301	1507 John St		1066	Cincinnati	OH	45214-2683	3
400-Demolished Units	032742	0301	1507 John St		1067	Cincinnati	OH	45214-2683	3
400-Demolished Units	032743	0301	1509 John St		1068	Cincinnati	OH	45214-2644	1
400-Demolished Units	032744	0301	1509 John St		1069	Cincinnati	OH	45214-2644	1
400-Demolished Units	032745	0301	1509 John St		1070	Cincinnati	OH	45214-2644	1
400-Demolished Units	032746	0301	1509 John St		1071	Cincinnati	OH	45214-2644	1
400-Demolished Units	032747	0301	1509 John St		1072	Cincinnati	OH	45214-2684	1
400-Demolished Units	032748	0301	1509 John St		1073	Cincinnati	OH	45214-2684	1
400-Demolished Units	032749	0301	1509 John St		1074	Cincinnati	OH	45214-2684	1
400-Demolished Units	032750	0301	1509 John St		1075	Cincinnati	OH	45214-2684	1
400-Demolished Units	032751	0301	1511 John St		1076	Cincinnati	OH	45214-2643	2
400-Demolished Units	032752	0301	1511 John St		1077	Cincinnati	OH	45214-2643	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	032753	0301	1511 John St		1078	Cincinnati	OH	45214-2643	1
400-Demolished Units	032754	0301	1511 John St		1079	Cincinnati	OH	45214-2643	2
400-Demolished Units	032755	0301	1511 John St		1080	Cincinnati	OH	45214-2643	1
400-Demolished Units	032756	0301	1511 John St		1081	Cincinnati	OH	45214-2643	1
400-Demolished Units	032757	0301	1511 John St		1082	Cincinnati	OH	45214-2685	2
400-Demolished Units	032758	0301	1511 John St		1083	Cincinnati	OH	45214-2685	1
400-Demolished Units	032759	0301	1511 John St		1084	Cincinnati	OH	45214-2685	1
400-Demolished Units	032760	0301	1511 John St		1085	Cincinnati	OH	45214-2685	2
400-Demolished Units	032761	0301	1511 John St		1086	Cincinnati	OH	45214-2685	1
400-Demolished Units	032762	0301	1511 John St		1087	Cincinnati	OH	45214-2685	1
400-Demolished Units	032763	0302	1334 Linn St		1088	Cincinnati	OH	45214-2635	2
400-Demolished Units	032764	0302	1334 Linn St		1089	Cincinnati	OH	45214-2635	1
400-Demolished Units	032765	0302	1334 Linn St		1090	Cincinnati	OH	45214-2635	1
400-Demolished Units	032766	0302	1334 Linn St		1091	Cincinnati	OH	45214-2635	2
400-Demolished Units	032767	0302	1334 Linn St		1092	Cincinnati	OH	45214-2635	1
400-Demolished Units	032768	0302	1334 Linn St		1093	Cincinnati	OH	45214-2635	1
400-Demolished Units	032769	0302	1334 Linn St		1094	Cincinnati	OH	45214-2674	2
400-Demolished Units	032770	0302	1334 Linn St		1095	Cincinnati	OH	45214-2674	1
400-Demolished Units	032771	0302	1334 Linn St		1096	Cincinnati	OH	45214-2674	1
400-Demolished Units	032772	0302	1334 Linn St		1097	Cincinnati	OH	45214-2674	2
400-Demolished Units	032773	0302	1334 Linn St		1098	Cincinnati	OH	45214-2674	1
400-Demolished Units	032774	0302	1334 Linn St		1099	Cincinnati	OH	45214-2674	1
400-Demolished Units	032775	0302	1332 Linn St		1100	Cincinnati	OH	45214-2636	1
400-Demolished Units	032777	0302	1332 Linn St		1102	Cincinnati	OH	45214-2636	2
400-Demolished Units	032778	0302	1332 Linn St		1103	Cincinnati	OH	45214-2636	1
400-Demolished Units	032780	0302	1332 Linn St		1105	Cincinnati	OH	45214-2636	2
400-Demolished Units	032781	0302	1332 Linn St		1106	Cincinnati	OH	45214-2672	1
400-Demolished Units	032783	0302	1332 Linn St		1108	Cincinnati	OH	45214-2672	2
400-Demolished Units	032784	0302	1332 Linn St		1109	Cincinnati	OH	45214-2672	1
400-Demolished Units	032786	0302	1332 Linn St		1111	Cincinnati	OH	45214-2672	2
400-Demolished Units	032787	0302	1330 Linn St		1112	Cincinnati	OH	45214-2637	1
400-Demolished Units	032788	0302	1330 Linn St		1113	Cincinnati	OH	45214-2637	1
400-Demolished Units	032789	0302	1330 Linn St		1114	Cincinnati	OH	45214-2637	2
400-Demolished Units	032790	0302	1330 Linn St		1115	Cincinnati	OH	45214-2637	1
400-Demolished Units	032791	0302	1330 Linn St		1116	Cincinnati	OH	45214-2637	1
400-Demolished Units	032792	0302	1330 Linn St		1117	Cincinnati	OH	45214-2637	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	032793	0302	1330 Linn St		1118	Cincinnati	OH	45214-2679	1
400-Demolished Units	032794	0302	1330 Linn St		1119	Cincinnati	OH	45214-2679	1
400-Demolished Units	032795	0302	1330 Linn St		1120	Cincinnati	OH	45214-2679	2
400-Demolished Units	032796	0302	1330 Linn St		1121	Cincinnati	OH	45214-2679	1
400-Demolished Units	032797	0302	1330 Linn St		1122	Cincinnati	OH	45214-2679	1
400-Demolished Units	032798	0302	1330 Linn St		1123	Cincinnati	OH	45214-2679	2
400-Demolished Units	032800	0302	1328 Linn St		1125	Cincinnati	OH	45214-2678	4
400-Demolished Units	032801	0302	1328 Linn St		1126	Cincinnati	OH	45214-2678	1
400-Demolished Units	032802	0302	1328 Linn St		1127	Cincinnati	OH	45214-2678	2
400-Demolished Units	032803	0302	1328 Linn St		1128	Cincinnati	OH	45214-2678	1
400-Demolished Units	032804	0302	1328 Linn St		1129	Cincinnati	OH	45214-2638	2
400-Demolished Units	032805	0302	1328 Linn St		1130	Cincinnati	OH	45214-2638	1
400-Demolished Units	032806	0302	1328 Linn St		1131	Cincinnati	OH	45214-2638	2
400-Demolished Units	032807	0302	1326 Linn St		1132	Cincinnati	OH	45214-2639	4
400-Demolished Units	032809	0302	1326 Linn St		1134	Cincinnati	OH	45214-2639	2
400-Demolished Units	032810	0302	1326 Linn St		1135	Cincinnati	OH	45214-2639	1
400-Demolished Units	032811	0302	1326 Linn St		1136	Cincinnati	OH	45214-2639	2
400-Demolished Units	032812	0302	1326 Linn St		1137	Cincinnati	OH	45214-4145	1
400-Demolished Units	032813	0302	1326 Linn St		1138	Cincinnati	OH	45214-4145	2
400-Demolished Units	032814	0302	1326 Linn St		1139	Cincinnati	OH	45214-4145	1
400-Demolished Units	032815	0302	1324 Linn St		1140	Cincinnati	OH	45214-2640	2
400-Demolished Units	032816	0302	1324 Linn St		1141	Cincinnati	OH	45214-2640	1
400-Demolished Units	032817	0302	1324 Linn St		1142	Cincinnati	OH	45214-2640	1
400-Demolished Units	032818	0302	1324 Linn St		1143	Cincinnati	OH	45214-2640	2
400-Demolished Units	032819	0302	1324 Linn St		1144	Cincinnati	OH	45214-2640	1
400-Demolished Units	032820	0302	1324 Linn St		1145	Cincinnati	OH	45214-2640	1
400-Demolished Units	032821	0302	1324 Linn St		1146	Cincinnati	OH	45214-2677	2
400-Demolished Units	032822	0302	1324 Linn St		1147	Cincinnati	OH	45214-2677	1
400-Demolished Units	032823	0302	1324 Linn St		1148	Cincinnati	OH	45214-2677	1
400-Demolished Units	032824	0302	1324 Linn St		1149	Cincinnati	OH	45214-2677	2
400-Demolished Units	032825	0302	1324 Linn St		1150	Cincinnati	OH	45214-2677	1
400-Demolished Units	032826	0302	1324 Linn St		1151	Cincinnati	OH	45214-2677	1
400-Demolished Units	032827	0302	1322 Linn St		1152	Cincinnati	OH	45214-2632	3
400-Demolished Units	032828	0302	1322 Linn St		1153	Cincinnati	OH	45214-2632	3
400-Demolished Units	032829	0302	1322 Linn St		1154	Cincinnati	OH	45214-2632	3
400-Demolished Units	032830	0302	1322 Linn St		1155	Cincinnati	OH	45214-2632	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	032831	0302	1322 Linn St		1156	Cincinnati	OH	45214-2632	3
400-Demolished Units	032832	0302	1322 Linn St		1157	Cincinnati	OH	45214-2632	3
400-Demolished Units	032833	0302	1322 Linn St		1158	Cincinnati	OH	45214-2676	3
400-Demolished Units	032834	0302	1322 Linn St		1159	Cincinnati	OH	45214-2676	3
400-Demolished Units	032835	0302	1320 Linn St		1160	Cincinnati	OH	45214-2642	1
400-Demolished Units	032836	0302	1320 Linn St		1161	Cincinnati	OH	45214-2642	1
400-Demolished Units	032837	0302	1320 Linn St		1162	Cincinnati	OH	45214-2642	2
400-Demolished Units	032838	0302	1320 Linn St		1163	Cincinnati	OH	45214-2642	1
400-Demolished Units	032839	0302	1320 Linn St		1164	Cincinnati	OH	45214-2642	1
400-Demolished Units	032840	0302	1320 Linn St		1165	Cincinnati	OH	45214-2642	2
400-Demolished Units	032841	0302	1320 Linn St		1166	Cincinnati	OH	45214-2675	1
400-Demolished Units	032842	0302	1320 Linn St		1167	Cincinnati	OH	45214-2675	1
400-Demolished Units	032843	0302	1320 Linn St		1168	Cincinnati	OH	45214-2675	2
400-Demolished Units	032844	0302	1320 Linn St		1169	Cincinnati	OH	45214-2675	1
400-Demolished Units	032845	0302	1320 Linn St		1170	Cincinnati	OH	45214-2675	1
400-Demolished Units	032846	0302	1320 Linn St		1171	Cincinnati	OH	45214-2675	2
400-Demolished Units	032847	0303	1331 John St		1172	Cincinnati	OH	45214-2845	2
400-Demolished Units	032848	0303	1331 John St		1173	Cincinnati	OH	45214-2845	1
400-Demolished Units	032849	0303	1331 John St		1174	Cincinnati	OH	45214-2845	1
400-Demolished Units	032850	0303	1331 John St		1175	Cincinnati	OH	45214-2845	2
400-Demolished Units	032851	0303	1331 John St		1176	Cincinnati	OH	45214-2845	1
400-Demolished Units	032852	0303	1331 John St		1177	Cincinnati	OH	45214-2845	1
400-Demolished Units	032853	0303	1331 John St		1178	Cincinnati	OH	45214-2874	2
400-Demolished Units	032854	0303	1331 John St		1179	Cincinnati	OH	45214-2874	1
400-Demolished Units	032855	0303	1331 John St		1180	Cincinnati	OH	45214-2874	1
400-Demolished Units	032856	0303	1331 John St		1181	Cincinnati	OH	45214-2874	2
400-Demolished Units	032857	0303	1331 John St		1182	Cincinnati	OH	45214-2874	1
400-Demolished Units	032858	0303	1331 John St		1183	Cincinnati	OH	45214-2874	1
400-Demolished Units	032859	0303	1333 John St		1184	Cincinnati	OH	45214-2844	1
400-Demolished Units	032860	0303	1333 John St		1185	Cincinnati	OH	45214-2844	1
400-Demolished Units	032861	0303	1333 John St		1186	Cincinnati	OH	45214-2844	1
400-Demolished Units	032862	0303	1333 John St		1187	Cincinnati	OH	45214-2844	1
400-Demolished Units	032863	0303	1333 John St		1188	Cincinnati	OH	45214-2875	1
400-Demolished Units	032864	0303	1333 John St		1189	Cincinnati	OH	45214-2875	1
400-Demolished Units	032865	0303	1333 John St		1190	Cincinnati	OH	45214-2875	1
400-Demolished Units	032866	0303	1333 John St		1191	Cincinnati	OH	45214-2875	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	032867	0303	1335 John St		1192	Cincinnati	OH	45214-2843	1
400-Demolished Units	032868	0303	1335 John St		1193	Cincinnati	OH	45214-2843	1
400-Demolished Units	032869	0303	1335 John St		1194	Cincinnati	OH	45214-2843	2
400-Demolished Units	032870	0303	1335 John St		1195	Cincinnati	OH	45214-2843	1
400-Demolished Units	032871	0303	1335 John St		1196	Cincinnati	OH	45214-2843	1
400-Demolished Units	032872	0303	1335 John St		1197	Cincinnati	OH	45214-2843	2
400-Demolished Units	032873	0303	1335 John St		1198	Cincinnati	OH	45214-2876	1
400-Demolished Units	032874	0303	1335 John St		1199	Cincinnati	OH	45214-2876	1
400-Demolished Units	032875	0303	1335 John St		1200	Cincinnati	OH	45214-2876	2
400-Demolished Units	032876	0303	1335 John St		1201	Cincinnati	OH	45214-2876	1
400-Demolished Units	032877	0303	1335 John St		1202	Cincinnati	OH	45214-2876	1
400-Demolished Units	032878	0303	1335 John St		1203	Cincinnati	OH	45214-2876	2
400-Demolished Units	032880	0303	1337 John St		1205	Cincinnati	OH	45214-2842	4
400-Demolished Units	032881	0303	1337 John St		1206	Cincinnati	OH	45214-2842	1
400-Demolished Units	032882	0303	1337 John St		1207	Cincinnati	OH	45214-2842	2
400-Demolished Units	032883	0303	1337 John St		1208	Cincinnati	OH	45214-3019	1
400-Demolished Units	032884	0303	1337 John St		1209	Cincinnati	OH	45214-3019	2
400-Demolished Units	032885	0303	1337 John St		1210	Cincinnati	OH	45214-3019	1
400-Demolished Units	032886	0303	1337 John St		1211	Cincinnati	OH	45214-3019	2
400-Demolished Units	032887	0303	1339 John St		1212	Cincinnati	OH	45214-2841	4
400-Demolished Units	032889	0303	1339 John St		1214	Cincinnati	OH	45214-2841	2
400-Demolished Units	032890	0303	1339 John St		1215	Cincinnati	OH	45214-2841	1
400-Demolished Units	032891	0303	1339 John St		1216	Cincinnati	OH	45214-2877	2
400-Demolished Units	032892	0303	1339 John St		1217	Cincinnati	OH	45214-2877	1
400-Demolished Units	032893	0303	1339 John St		1218	Cincinnati	OH	45214-2877	2
400-Demolished Units	032894	0303	1339 John St		1219	Cincinnati	OH	45214-2877	1
400-Demolished Units	032895	0303	1341 John St		1220	Cincinnati	OH	45214-2840	2
400-Demolished Units	032896	0303	1341 John St		1221	Cincinnati	OH	45214-2840	1
400-Demolished Units	032897	0303	1341 John St		1222	Cincinnati	OH	45214-2840	1
400-Demolished Units	032898	0303	1341 John St		1223	Cincinnati	OH	45214-2840	2
400-Demolished Units	032899	0303	1341 John St		1224	Cincinnati	OH	45214-2840	1
400-Demolished Units	032900	0303	1341 John St		1225	Cincinnati	OH	45214-2840	1
400-Demolished Units	032901	0303	1341 John St		1226	Cincinnati	OH	45214-2878	2
400-Demolished Units	032902	0303	1341 John St		1227	Cincinnati	OH	45214-2878	1
400-Demolished Units	032903	0303	1341 John St		1228	Cincinnati	OH	45214-2878	1
400-Demolished Units	032904	0303	1341 John St		1229	Cincinnati	OH	45214-2878	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	032905	0303	1341 John St		1230	Cincinnati	OH	45214-2878	1
400-Demolished Units	032906	0303	1341 John St		1231	Cincinnati	OH	45214-2878	1
400-Demolished Units	032907	0303	1343 John St		1232	Cincinnati	OH	45214-2839	1
400-Demolished Units	032908	0303	1343 John St		1233	Cincinnati	OH	45214-2839	1
400-Demolished Units	032909	0303	1343 John St		1234	Cincinnati	OH	45214-2839	1
400-Demolished Units	032910	0303	1343 John St		1235	Cincinnati	OH	45214-2839	1
400-Demolished Units	032911	0303	1343 John St		1236	Cincinnati	OH	45214-2879	1
400-Demolished Units	032912	0303	1343 John St		1237	Cincinnati	OH	45214-2879	1
400-Demolished Units	032913	0303	1343 John St		1238	Cincinnati	OH	45214-2879	1
400-Demolished Units	032914	0303	1343 John St		1239	Cincinnati	OH	45214-2879	1
400-Demolished Units	032915	0303	1345 John St		1240	Cincinnati	OH	45214-2838	1
400-Demolished Units	032916	0303	1345 John St		1241	Cincinnati	OH	45214-2838	1
400-Demolished Units	032917	0303	1345 John St		1242	Cincinnati	OH	45214-2838	2
400-Demolished Units	032918	0303	1345 John St		1243	Cincinnati	OH	45214-2838	1
400-Demolished Units	032919	0303	1345 John St		1244	Cincinnati	OH	45214-2838	1
400-Demolished Units	032920	0303	1345 John St		1245	Cincinnati	OH	45214-2838	2
400-Demolished Units	032921	0303	1345 John St		1246	Cincinnati	OH	45214-2880	1
400-Demolished Units	032922	0303	1345 John St		1247	Cincinnati	OH	45214-2880	1
400-Demolished Units	032923	0303	1345 John St		1248	Cincinnati	OH	45214-2880	2
400-Demolished Units	032924	0303	1345 John St		1249	Cincinnati	OH	45214-2880	1
400-Demolished Units	032925	0303	1345 John St		1250	Cincinnati	OH	45214-2880	1
400-Demolished Units	032926	0303	1345 John St		1251	Cincinnati	OH	45214-2880	2
400-Demolished Units	032927	0304	1329 John St		1252	Cincinnati	OH	45214-2846	1
400-Demolished Units	032928	0304	1329 John St		1253	Cincinnati	OH	45214-2846	1
400-Demolished Units	032929	0304	1329 John St		1254	Cincinnati	OH	45214-2846	2
400-Demolished Units	032930	0304	1329 John St		1255	Cincinnati	OH	45214-2846	1
400-Demolished Units	032931	0304	1329 John St		1256	Cincinnati	OH	45214-2846	1
400-Demolished Units	032932	0304	1329 John St		1257	Cincinnati	OH	45214-2846	2
400-Demolished Units	032933	0304	1329 John St		1258	Cincinnati	OH	45214-2873	1
400-Demolished Units	032934	0304	1329 John St		1259	Cincinnati	OH	45214-2873	1
400-Demolished Units	032935	0304	1329 John St		1260	Cincinnati	OH	45214-2873	2
400-Demolished Units	032936	0304	1329 John St		1261	Cincinnati	OH	45214-2873	1
400-Demolished Units	032937	0304	1329 John St		1262	Cincinnati	OH	45214-2873	1
400-Demolished Units	032938	0304	1329 John St		1263	Cincinnati	OH	45214-2873	2
400-Demolished Units	032940	0304	1327 John St		1265	Cincinnati	OH	45214-2847	4
400-Demolished Units	032941	0304	1327 John St		1266	Cincinnati	OH	45214-2847	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	032942	0304	1327 John St		1267	Cincinnati	OH	45214-2847	2
400-Demolished Units	032943	0304	1327 John St		1268	Cincinnati	OH	45214-2847	1
400-Demolished Units	032944	0304	1327 John St		1269	Cincinnati	OH	45214-2847	2
400-Demolished Units	032945	0304	1327 John St		1270	Cincinnati	OH	45214-2847	1
400-Demolished Units	032946	0304	1327 John St		1271	Cincinnati	OH	45214-2847	2
400-Demolished Units	032947	0304	1325 John St		1272	Cincinnati	OH	45214-2848	4
400-Demolished Units	032949	0304	1325 John St		1274	Cincinnati	OH	45214-2848	2
400-Demolished Units	032950	0304	1325 John St		1275	Cincinnati	OH	45214-2848	1
400-Demolished Units	032951	0304	1325 John St		1276	Cincinnati	OH	45214-2871	2
400-Demolished Units	032952	0304	1325 John St		1277	Cincinnati	OH	45214-2871	1
400-Demolished Units	032953	0304	1325 John St		1278	Cincinnati	OH	45214-2871	2
400-Demolished Units	032954	0304	1325 John St		1279	Cincinnati	OH	45214-2871	1
400-Demolished Units	032955	0304	1323 John St		1280	Cincinnati	OH	45214-2849	2
400-Demolished Units	032956	0304	1323 John St		1281	Cincinnati	OH	45214-2849	1
400-Demolished Units	032957	0304	1323 John St		1282	Cincinnati	OH	45214-2849	1
400-Demolished Units	032958	0304	1323 John St		1283	Cincinnati	OH	45214-2849	2
400-Demolished Units	032959	0304	1323 John St		1284	Cincinnati	OH	45214-2849	1
400-Demolished Units	032960	0304	1323 John St		1285	Cincinnati	OH	45214-2849	1
400-Demolished Units	032961	0304	1323 John St		1286	Cincinnati	OH	45214-2870	2
400-Demolished Units	032962	0304	1323 John St		1287	Cincinnati	OH	45214-2870	1
400-Demolished Units	032963	0304	1323 John St		1288	Cincinnati	OH	45214-2870	1
400-Demolished Units	032964	0304	1323 John St		1289	Cincinnati	OH	45214-2870	2
400-Demolished Units	032965	0304	1323 John St		1290	Cincinnati	OH	45214-2870	1
400-Demolished Units	032966	0304	1323 John St		1291	Cincinnati	OH	45214-2870	1
400-Demolished Units	032967	0304	1321 John St		1292	Cincinnati	OH	45214-2850	1
400-Demolished Units	032968	0304	1321 John St		1293	Cincinnati	OH	45214-2850	1
400-Demolished Units	032969	0304	1321 John St		1294	Cincinnati	OH	45214-2850	2
400-Demolished Units	032970	0304	1321 John St		1295	Cincinnati	OH	45214-2850	1
400-Demolished Units	032971	0304	1321 John St		1296	Cincinnati	OH	45214-2850	1
400-Demolished Units	032972	0304	1321 John St		1297	Cincinnati	OH	45214-2850	2
400-Demolished Units	032973	0304	1321 John St		1298	Cincinnati	OH	45214-2869	1
400-Demolished Units	032974	0304	1321 John St		1299	Cincinnati	OH	45214-2869	1
400-Demolished Units	032975	0304	1321 John St		1300	Cincinnati	OH	45214-2869	2
400-Demolished Units	032976	0304	1321 John St		1301	Cincinnati	OH	45214-2869	1
400-Demolished Units	032977	0304	1321 John St		1302	Cincinnati	OH	45214-2869	1
400-Demolished Units	032978	0304	1321 John St		1303	Cincinnati	OH	45214-2869	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	044361	0405	501 Ezzard Charles Dr		1304	Cincinnati	OH	45203-1408	2
400-Demolished Units	044362	0405	503 Ezzard Charles Dr		1305	Cincinnati	OH	45203-1408	3
400-Demolished Units	044363	0405	505 Ezzard Charles Dr		1306	Cincinnati	OH	45203-1408	3
400-Demolished Units	044364	0405	507 Ezzard Charles Dr		1307	Cincinnati	OH	45203-1408	2
400-Demolished Units	044365	0405	509 Ezzard Charles Dr		1308	Cincinnati	OH	45203-1408	3
400-Demolished Units	044366	0405	511 Ezzard Charles Dr		1309	Cincinnati	OH	45203-1408	3
400-Demolished Units	044367	0405	513 Ezzard Charles Dr		1310	Cincinnati	OH	45203-1408	2
400-Demolished Units	044368	0405	515 Ezzard Charles Dr		1311	Cincinnati	OH	45203-1408	3
400-Demolished Units	044369	0405	517 Ezzard Charles Dr		1312	Cincinnati	OH	45203-1408	3
400-Demolished Units	044370	0404	519 Ezzard Charles Dr		1313	Cincinnati	OH	45203-3134	1
400-Demolished Units	044371	0404	519 Ezzard Charles Dr		1314	Cincinnati	OH	45203-1452	1
400-Demolished Units	044372	0404	519 Ezzard Charles Dr		1315	Cincinnati	OH	45203-1452	1
400-Demolished Units	044373	0404	519 Ezzard Charles Dr		1316	Cincinnati	OH	45203-1452	1
400-Demolished Units	044374	0404	519 Ezzard Charles Dr		1317	Cincinnati	OH	45203-1452	2
400-Demolished Units	044375	0404	519 Ezzard Charles Dr		1318	Cincinnati	OH	45203-1452	2
400-Demolished Units	044378	0404	521 Ezzard Charles Dr		1321	Cincinnati	OH	45203-1404	3
400-Demolished Units	044379	0404	521 Ezzard Charles Dr		1322	Cincinnati	OH	45203-1404	3
400-Demolished Units	044382	0404	521 Ezzard Charles Dr		1325	Cincinnati	OH	45203-1454	3
400-Demolished Units	044383	0404	521 Ezzard Charles Dr		1326	Cincinnati	OH	45203-1454	3
400-Demolished Units	044386	0404	523 Ezzard Charles Dr		1329	Cincinnati	OH	45203-3136	1
400-Demolished Units	044387	0404	523 Ezzard Charles Dr		1330	Cincinnati	OH	45203-3136	1
400-Demolished Units	044388	0404	523 Ezzard Charles Dr		1331	Cincinnati	OH	45203-1454	1
400-Demolished Units	044389	0404	523 Ezzard Charles Dr		1332	Cincinnati	OH	45203-1454	1
400-Demolished Units	044390	0404	523 Ezzard Charles Dr		1333	Cincinnati	OH	45203-1454	2
400-Demolished Units	044391	0404	523 Ezzard Charles Dr		1334	Cincinnati	OH	45203-1454	2
400-Demolished Units	044394	0403	526 Clark St		1337	Cincinnati	OH	45203-3173	1
400-Demolished Units	044395	0403	526 Clark St		1338	Cincinnati	OH	45203-3173	1
400-Demolished Units	044396	0403	526 Clark St		1339	Cincinnati	OH	45203-3173	2
400-Demolished Units	044397	0403	526 Clark St		1340	Cincinnati	OH	45203-3173	3
400-Demolished Units	044398	0403	526 Clark St		1341	Cincinnati	OH	45203-3173	1
400-Demolished Units	044399	0403	526 Clark St		1342	Cincinnati	OH	45203-3173	2
400-Demolished Units	044400	0403	526 Clark St		1343	Cincinnati	OH	45203-1448	1
400-Demolished Units	044401	0403	526 Clark St		1344	Cincinnati	OH	45203-1448	1
400-Demolished Units	044402	0403	526 Clark St		1345	Cincinnati	OH	45203-1448	2
400-Demolished Units	044403	0403	526 Clark St		1346	Cincinnati	OH	45203-1448	1
400-Demolished Units	044404	0403	526 Clark St		1347	Cincinnati	OH	45203-1448	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	044405	0403	526 Clark St		1348	Cincinnati	OH	45203-1448	2
400-Demolished Units	044406	0403	524 Clark St		1349	Cincinnati	OH	45203-3175	1
400-Demolished Units	044407	0403	524 Clark St		1350	Cincinnati	OH	45203-3175	2
400-Demolished Units	044408	0403	524 Clark St		1351	Cincinnati	OH	45203-3175	1
400-Demolished Units	044409	0403	524 Clark St		1352	Cincinnati	OH	45203-3175	2
400-Demolished Units	044410	0403	524 Clark St		1353	Cincinnati	OH	45203-3175	1
400-Demolished Units	044411	0403	524 Clark St		1354	Cincinnati	OH	45203-3175	1
400-Demolished Units	044412	0403	524 Clark St		1355	Cincinnati	OH	45203-1449	2
400-Demolished Units	044414	0403	524 Clark St		1357	Cincinnati	OH	45203-1449	1
400-Demolished Units	044415	0403	524 Clark St		1358	Cincinnati	OH	45203-1449	2
400-Demolished Units	044417	0403	524 Clark St		1360	Cincinnati	OH	45203-1449	1
400-Demolished Units	044418	0403	522 Clark St		1361	Cincinnati	OH	45203-3177	2
400-Demolished Units	044419	0403	522 Clark St		1362	Cincinnati	OH	45203-3177	2
400-Demolished Units	044420	0403	522 Clark St		1363	Cincinnati	OH	45203-3177	2
400-Demolished Units	044421	0403	522 Clark St		1364	Cincinnati	OH	45203-3177	1
400-Demolished Units	044422	0403	522 Clark St		1365	Cincinnati	OH	45203-1450	2
400-Demolished Units	044423	0403	522 Clark St		1366	Cincinnati	OH	45203-1450	2
400-Demolished Units	044424	0403	522 Clark St		1367	Cincinnati	OH	45203-1450	2
400-Demolished Units	044425	0403	522 Clark St		1368	Cincinnati	OH	45203-1450	2
400-Demolished Units	044426	0403	520 Clark St		1369	Cincinnati	OH	45203-3179	1
400-Demolished Units	044427	0403	520 Clark St		1370	Cincinnati	OH	45203-3179	1
400-Demolished Units	044428	0403	520 Clark St		1371	Cincinnati	OH	45203-3179	1
400-Demolished Units	044429	0403	520 Clark St		1372	Cincinnati	OH	45203-3179	1
400-Demolished Units	044430	0403	520 Clark St		1373	Cincinnati	OH	45203-1451	1
400-Demolished Units	044431	0403	520 Clark St		1374	Cincinnati	OH	45203-1451	1
400-Demolished Units	044432	0403	520 Clark St		1375	Cincinnati	OH	45203-1451	1
400-Demolished Units	044433	0403	520 Clark St		1376	Cincinnati	OH	45203-1451	1
400-Demolished Units	044434	0401	1229 John St		1377	Cincinnati	OH	45203-1411	2
400-Demolished Units	044435	0401	1227 John St		1378	Cincinnati	OH	45203-1411	2
400-Demolished Units	044436	0401	1225 John St		1379	Cincinnati	OH	45203-1411	2
400-Demolished Units	044437	0401	1223 John St		1380	Cincinnati	OH	45203-1411	4
400-Demolished Units	044438	0401	1221 John St		1381	Cincinnati	OH	45203-1411	4
400-Demolished Units	044439	0401	1219 John St		1382	Cincinnati	OH	45203-1411	4
400-Demolished Units	044440	0401	1217 John St		1383	Cincinnati	OH	45203-1411	4
400-Demolished Units	044441	0401	1215 John St		1384	Cincinnati	OH	45203-1411	4
400-Demolished Units	044442	0401	1213 John St		1385	Cincinnati	OH	45203-1411	4

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	044443	0401	1211 John St		1386	Cincinnati	OH	45203-1411	4
400-Demolished Units	044444	0401	1209 John St		1387	Cincinnati	OH	45203-1411	4
400-Demolished Units	044445	0401	1207 John St		1388	Cincinnati	OH	45203-1411	4
400-Demolished Units	044446	0401	1205 John St		1389	Cincinnati	OH	45203-1411	2
400-Demolished Units	044447	0401	1203 John St		1390	Cincinnati	OH	45203-1411	2
400-Demolished Units	044448	0401	1201 John St		1391	Cincinnati	OH	45203-1411	2
400-Demolished Units	044449	0402	502 Clark St		1392	Cincinnati	OH	45203-1402	3
400-Demolished Units	044450	0402	504 Clark St		1393	Cincinnati	OH	45203-1402	3
400-Demolished Units	044451	0402	506 Clark St		1394	Cincinnati	OH	45203-1402	2
400-Demolished Units	044452	0402	508 Clark St		1395	Cincinnati	OH	45203-1402	3
400-Demolished Units	044453	0402	510 Clark St		1396	Cincinnati	OH	45203-1402	3
400-Demolished Units	044454	0402	512 Clark St		1397	Cincinnati	OH	45203-1402	2
400-Demolished Units	044455	0402	514 Clark St		1398	Cincinnati	OH	45203-1402	3
400-Demolished Units	044456	0402	516 Clark St		1399	Cincinnati	OH	45203-1402	3
400-Demolished Units	044457	0402	518 Clark St		1400	Cincinnati	OH	45203-1402	2
400-Demolished Units	044458	0408	534 Clark St		1401	Cincinnati	OH	45203-3165	1
400-Demolished Units	044459	0408	534 Clark St		1402	Cincinnati	OH	45203-3165	1
400-Demolished Units	044460	0408	534 Clark St		1403	Cincinnati	OH	45203-3165	1
400-Demolished Units	044461	0408	534 Clark St		1404	Cincinnati	OH	45203-3165	1
400-Demolished Units	044462	0408	534 Clark St		1405	Cincinnati	OH	45203-1444	1
400-Demolished Units	044463	0408	534 Clark St		1406	Cincinnati	OH	45203-1444	1
400-Demolished Units	044464	0408	534 Clark St		1407	Cincinnati	OH	45203-1444	1
400-Demolished Units	044465	0408	534 Clark St		1408	Cincinnati	OH	45203-1444	1
400-Demolished Units	044466	0408	532 Clark St		1409	Cincinnati	OH	45203-3167	2
400-Demolished Units	044467	0408	532 Clark St		1410	Cincinnati	OH	45203-3167	2
400-Demolished Units	044468	0408	532 Clark St		1411	Cincinnati	OH	45203-3167	2
400-Demolished Units	044469	0408	532 Clark St		1412	Cincinnati	OH	45203-3167	2
400-Demolished Units	044470	0408	532 Clark St		1413	Cincinnati	OH	45203-1445	2
400-Demolished Units	044471	0408	532 Clark St		1414	Cincinnati	OH	45203-1445	2
400-Demolished Units	044472	0408	532 Clark St		1415	Cincinnati	OH	45203-1445	2
400-Demolished Units	044473	0408	532 Clark St		1416	Cincinnati	OH	45203-1445	2
400-Demolished Units	044474	0408	530 Clark St		1417	Cincinnati	OH	45203-3169	2
400-Demolished Units	044476	0408	530 Clark St		1419	Cincinnati	OH	45203-3169	1
400-Demolished Units	044477	0408	530 Clark St		1420	Cincinnati	OH	45203-3169	2
400-Demolished Units	044478	0408	530 Clark St		1421	Cincinnati	OH	45203-3169	0
400-Demolished Units	044479	0408	530 Clark St		1422	Cincinnati	OH	45203-3169	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	044480	0408	530 Clark St		1423	Cincinnati	OH	45203-1446	2
400-Demolished Units	044482	0408	530 Clark St		1425	Cincinnati	OH	45203-1446	1
400-Demolished Units	044483	0408	530 Clark St		1426	Cincinnati	OH	45203-1446	2
400-Demolished Units	044485	0408	530 Clark St		1428	Cincinnati	OH	45203-1446	1
400-Demolished Units	044486	0408	528 Clark St		1429	Cincinnati	OH	45203-3171	2
400-Demolished Units	044487	0408	528 Clark St		1430	Cincinnati	OH	45203-3171	1
400-Demolished Units	044488	0408	528 Clark St		1431	Cincinnati	OH	45203-3171	1
400-Demolished Units	044489	0408	528 Clark St		1432	Cincinnati	OH	45203-3171	2
400-Demolished Units	044490	0408	528 Clark St		1433	Cincinnati	OH	45203-3171	1
400-Demolished Units	044491	0408	528 Clark St		1434	Cincinnati	OH	45203-3171	1
400-Demolished Units	044492	0408	528 Clark St		1435	Cincinnati	OH	45203-1447	2
400-Demolished Units	044493	0408	528 Clark St		1436	Cincinnati	OH	45203-1447	0
400-Demolished Units	044494	0408	528 Clark St		1437	Cincinnati	OH	45203-1447	3
400-Demolished Units	044495	0408	528 Clark St		1438	Cincinnati	OH	45203-1447	2
400-Demolished Units	044496	0408	528 Clark St		1439	Cincinnati	OH	45203-1447	1
400-Demolished Units	044497	0408	528 Clark St		1440	Cincinnati	OH	45203-1447	3
400-Demolished Units	044498	0407	525 Ezzard Charles Dr		1441	Cincinnati	OH	45203-3138	1
400-Demolished Units	044499	0407	525 Ezzard Charles Dr		1442	Cincinnati	OH	45203-3138	1
400-Demolished Units	044500	0407	525 Ezzard Charles Dr		1443	Cincinnati	OH	45203-1455	1
400-Demolished Units	044501	0407	525 Ezzard Charles Dr		1444	Cincinnati	OH	45203-1455	1
400-Demolished Units	044502	0407	525 Ezzard Charles Dr		1445	Cincinnati	OH	45203-1455	1
400-Demolished Units	044503	0407	525 Ezzard Charles Dr		1446	Cincinnati	OH	45203-1455	1
400-Demolished Units	044504	0407	525 Ezzard Charles Dr		1447	Cincinnati	OH	45203-1455	1
400-Demolished Units	044505	0407	525 Ezzard Charles Dr		1448	Cincinnati	OH	45203-1455	1
400-Demolished Units	044506	0407	527 Ezzard Charles Dr		1449	Cincinnati	OH	45203-3140	3
400-Demolished Units	044507	0407	527 Ezzard Charles Dr		1450	Cincinnati	OH	45203-1456	3
400-Demolished Units	044510	0407	527 Ezzard Charles Dr		1453	Cincinnati	OH	45203-1456	3
400-Demolished Units	044511	0407	527 Ezzard Charles Dr		1454	Cincinnati	OH	45203-1456	3
400-Demolished Units	044514	0407	529 Ezzard Charles Dr		1457	Cincinnati	OH	45203-1457	1
400-Demolished Units	044515	0407	529 Ezzard Charles Dr		1458	Cincinnati	OH	45203-3152	1
400-Demolished Units	044516	0407	529 Ezzard Charles Dr		1459	Cincinnati	OH	45203-1457	1
400-Demolished Units	044517	0407	529 Ezzard Charles Dr		1460	Cincinnati	OH	45203-1457	1
400-Demolished Units	044518	0407	529 Ezzard Charles Dr		1461	Cincinnati	OH	45203-1457	1
400-Demolished Units	044519	0407	529 Ezzard Charles Dr		1462	Cincinnati	OH	45203-1457	1
400-Demolished Units	044520	0407	529 Ezzard Charles Dr		1463	Cincinnati	OH	45203-1457	1
400-Demolished Units	044521	0407	529 Ezzard Charles Dr		1464	Cincinnati	OH	45203-1457	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	044522	0406	531 Ezzard Charles Dr		1465	Cincinnati	OH	45203-3123	2
400-Demolished Units	044523	0406	533 Ezzard Charles Dr		1466	Cincinnati	OH	45203-3123	3
400-Demolished Units	044524	0406	535 Ezzard Charles Dr		1467	Cincinnati	OH	45203-3123	3
400-Demolished Units	044525	0406	537 Ezzard Charles Dr		1468	Cincinnati	OH	45203-3123	2
400-Demolished Units	044526	0406	539 Ezzard Charles Dr		1469	Cincinnati	OH	45203-3123	3
400-Demolished Units	044527	0406	541 Ezzard Charles Dr		1470	Cincinnati	OH	45203-3123	3
400-Demolished Units	044528	0406	543 Ezzard Charles Dr		1471	Cincinnati	OH	45203-3123	2
400-Demolished Units	044529	0406	545 Ezzard Charles Dr		1472	Cincinnati	OH	45203-3123	3
400-Demolished Units	044530	0406	547 Ezzard Charles Dr		1473	Cincinnati	OH	45203-3123	3
400-Demolished Units	044531	0411	549 Ezzard Charles Dr		1474	Cincinnati	OH	45203-3124	3
400-Demolished Units	044532	0411	551 Ezzard Charles Dr		1475	Cincinnati	OH	45203-3124	3
400-Demolished Units	044533	0411	553 Ezzard Charles Dr		1476	Cincinnati	OH	45203-3124	2
400-Demolished Units	044534	0411	555 Ezzard Charles Dr		1477	Cincinnati	OH	45203-3124	3
400-Demolished Units	044535	0411	557 Ezzard Charles Dr		1478	Cincinnati	OH	45203-3124	3
400-Demolished Units	044536	0411	559 Ezzard Charles Dr		1479	Cincinnati	OH	45203-3124	2
400-Demolished Units	044537	0411	561 Ezzard Charles Dr		1480	Cincinnati	OH	45203-3124	3
400-Demolished Units	044538	0411	563 Ezzard Charles Dr		1481	Cincinnati	OH	45203-3124	3
400-Demolished Units	044539	0411	565 Ezzard Charles Dr		1482	Cincinnati	OH	45203-3124	2
400-Demolished Units	044540	0411	567 Ezzard Charles Dr		1483	Cincinnati	OH	45203-3124	2
400-Demolished Units	044541	0411	569 Ezzard Charles Dr		1484	Cincinnati	OH	45203-3124	2
400-Demolished Units	044542	0411	571 Ezzard Charles Dr		1485	Cincinnati	OH	45203-3124	2
400-Demolished Units	044543	0410	576 Clark St		1486	Cincinnati	OH	45203-3113	2
400-Demolished Units	044544	0410	574 Clark St		1487	Cincinnati	OH	45203-3113	2
400-Demolished Units	044545	0410	572 Clark St		1488	Cincinnati	OH	45203-3113	2
400-Demolished Units	044546	0410	570 Clark St		1489	Cincinnati	OH	45203-3113	2
400-Demolished Units	044547	0410	568 Clark St		1490	Cincinnati	OH	45203-3113	3
400-Demolished Units	044548	0410	566 Clark St		1491	Cincinnati	OH	45203-3113	3
400-Demolished Units	044549	0410	564 Clark St		1492	Cincinnati	OH	45203-3113	2
400-Demolished Units	044550	0410	562 Clark St		1493	Cincinnati	OH	45203-3113	3
400-Demolished Units	044551	0410	560 Clark St		1494	Cincinnati	OH	45203-3113	3
400-Demolished Units	044552	0410	558 Clark St		1495	Cincinnati	OH	45203-3113	2
400-Demolished Units	044553	0410	556 Clark St		1496	Cincinnati	OH	45203-3113	3
400-Demolished Units	044554	0410	554 Clark St		1497	Cincinnati	OH	45203-3113	3
400-Demolished Units	044555	0409	536 Clark St		1498	Cincinnati	OH	45203-3100	2
400-Demolished Units	044556	0409	538 Clark St		1499	Cincinnati	OH	45203-3100	3
400-Demolished Units	044557	0409	540 Clark St		1500	Cincinnati	OH	45203-3100	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	044558	0409	542 Clark St		1501	Cincinnati	OH	45203-3100	2
400-Demolished Units	044559	0409	544 Clark St		1502	Cincinnati	OH	45203-3100	3
400-Demolished Units	044560	0409	546 Clark St		1503	Cincinnati	OH	45203-3100	3
400-Demolished Units	044561	0409	548 Clark St		1504	Cincinnati	OH	45203-3100	2
400-Demolished Units	044562	0409	550 Clark St		1505	Cincinnati	OH	45203-3100	3
400-Demolished Units	044563	0409	552 Clark St		1506	Cincinnati	OH	45203-3100	3
400-Demolished Units	044564	0413	600 Clark St		1507	Cincinnati	OH	45203-3188	2
400-Demolished Units	044565	0413	598 Clark St		1508	Cincinnati	OH	45203-3114	2
400-Demolished Units	044566	0413	596 Clark St		1509	Cincinnati	OH	45203-3114	2
400-Demolished Units	044567	0413	594 Clark St		1510	Cincinnati	OH	45203-3114	2
400-Demolished Units	044568	0413	592 Clark St		1511	Cincinnati	OH	45203-3114	3
400-Demolished Units	044569	0413	590 Clark St		1512	Cincinnati	OH	45203-3114	3
400-Demolished Units	044570	0413	588 Clark St		1513	Cincinnati	OH	45203-3114	2
400-Demolished Units	044571	0413	586 Clark St		1514	Cincinnati	OH	45203-3114	3
400-Demolished Units	044572	0413	584 Clark St		1515	Cincinnati	OH	45203-3114	3
400-Demolished Units	044573	0413	582 Clark St		1516	Cincinnati	OH	45203-3114	2
400-Demolished Units	044574	0413	580 Clark St		1517	Cincinnati	OH	45203-3114	3
400-Demolished Units	044575	0413	578 Clark St		1518	Cincinnati	OH	45203-3114	3
400-Demolished Units	044576	0412	573 Ezzard Charles Dr		1519	Cincinnati	OH	45203-3125	2
400-Demolished Units	044577	0412	575 Ezzard Charles Dr		1520	Cincinnati	OH	45203-3125	2
400-Demolished Units	044578	0412	577 Ezzard Charles Dr		1521	Cincinnati	OH	45203-3125	2
400-Demolished Units	044579	0412	579 Ezzard Charles Dr		1522	Cincinnati	OH	45203-3125	4
400-Demolished Units	044580	0412	581 Ezzard Charles Dr		1523	Cincinnati	OH	45203-3125	4
400-Demolished Units	044581	0412	583 Ezzard Charles Dr		1524	Cincinnati	OH	45203-3125	4
400-Demolished Units	044582	0412	585 Ezzard Charles Dr		1525	Cincinnati	OH	45203-3125	4
400-Demolished Units	044583	0412	587 Ezzard Charles Dr		1526	Cincinnati	OH	45203-3125	4
400-Demolished Units	044584	0412	589 Ezzard Charles Dr		1527	Cincinnati	OH	45203-3125	4
400-Demolished Units	044585	0412	591 Ezzard Charles Dr		1528	Cincinnati	OH	45203-3125	4
400-Demolished Units	044586	0412	593 Ezzard Charles Dr		1529	Cincinnati	OH	45203-3125	4
400-Demolished Units	044587	0412	595 Ezzard Charles Dr		1530	Cincinnati	OH	45203-3125	4
400-Demolished Units	044588	0412	597 Ezzard Charles Dr		1531	Cincinnati	OH	45203-3125	2
400-Demolished Units	044589	0412	599 Ezzard Charles Dr		1532	Cincinnati	OH	45203-3125	2
400-Demolished Units	044590	0412	601 Ezzard Charles Dr		1533	Cincinnati	OH	45203-3125	2
400-Demolished Units	044591	0415	603 Ezzard Charles Dr		1534	Cincinnati	OH	45203-3101	1
400-Demolished Units	044592	0415	603 Ezzard Charles Dr		1535	Cincinnati	OH	45203-3101	1
400-Demolished Units	044593	0415	603 Ezzard Charles Dr		1536	Cincinnati	OH	45203-3101	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	044594	0415	603 Ezzard Charles Dr		1537	Cincinnati	OH	45203-3101	1
400-Demolished Units	044595	0415	603 Ezzard Charles Dr		1538	Cincinnati	OH	45203-3101	1
400-Demolished Units	044596	0415	603 Ezzard Charles Dr		1539	Cincinnati	OH	45203-3101	2
400-Demolished Units	044597	0415	603 Ezzard Charles Dr		1540	Cincinnati	OH	45203-1458	1
400-Demolished Units	044598	0415	603 Ezzard Charles Dr		1541	Cincinnati	OH	45203-1459	1
400-Demolished Units	044599	0415	603 Ezzard Charles Dr		1542	Cincinnati	OH	45203-1460	2
400-Demolished Units	044600	0415	603 Ezzard Charles Dr		1543	Cincinnati	OH	45203-1461	1
400-Demolished Units	044601	0415	603 Ezzard Charles Dr		1544	Cincinnati	OH	45203-1462	1
400-Demolished Units	044602	0415	603 Ezzard Charles Dr		1545	Cincinnati	OH	45203-1463	2
400-Demolished Units	044603	0415	605 Ezzard Charles Dr		1546	Cincinnati	OH	45203-3104	1
400-Demolished Units	044604	0415	605 Ezzard Charles Dr		1547	Cincinnati	OH	45203-3104	1
400-Demolished Units	044605	0415	605 Ezzard Charles Dr		1548	Cincinnati	OH	45203-3104	1
400-Demolished Units	044606	0415	605 Ezzard Charles Dr		1549	Cincinnati	OH	45203-3104	1
400-Demolished Units	044607	0415	605 Ezzard Charles Dr		1550	Cincinnati	OH	45203-3104	1
400-Demolished Units	044608	0415	605 Ezzard Charles Dr		1551	Cincinnati	OH	45203-3104	1
400-Demolished Units	044609	0415	605 Ezzard Charles Dr		1552	Cincinnati	OH	45203-1459	2
400-Demolished Units	044611	0415	605 Ezzard Charles Dr		1554	Cincinnati	OH	45203-1459	1
400-Demolished Units	044612	0415	605 Ezzard Charles Dr		1555	Cincinnati	OH	45203-1459	2
400-Demolished Units	044614	0415	605 Ezzard Charles Dr		1557	Cincinnati	OH	45203-1459	1
400-Demolished Units	044615	0415	607 Ezzard Charles Dr		1558	Cincinnati	OH	45203-3106	2
400-Demolished Units	044616	0415	607 Ezzard Charles Dr		1559	Cincinnati	OH	45203-3106	2
400-Demolished Units	044617	0415	607 Ezzard Charles Dr		1560	Cincinnati	OH	45203-3106	2
400-Demolished Units	044618	0415	607 Ezzard Charles Dr		1561	Cincinnati	OH	45203-3106	2
400-Demolished Units	044619	0415	607 Ezzard Charles Dr		1562	Cincinnati	OH	45203-1460	2
400-Demolished Units	044620	0415	607 Ezzard Charles Dr		1563	Cincinnati	OH	45203-1460	2
400-Demolished Units	044621	0415	607 Ezzard Charles Dr		1564	Cincinnati	OH	45203-1460	2
400-Demolished Units	044622	0415	607 Ezzard Charles Dr		1565	Cincinnati	OH	45203-1460	2
400-Demolished Units	044623	0415	609 Ezzard Charles Dr		1566	Cincinnati	OH	45203-3108	1
400-Demolished Units	044624	0415	609 Ezzard Charles Dr		1567	Cincinnati	OH	45203-3108	1
400-Demolished Units	044625	0415	609 Ezzard Charles Dr		1568	Cincinnati	OH	45203-3108	1
400-Demolished Units	044626	0415	609 Ezzard Charles Dr		1569	Cincinnati	OH	45203-3108	1
400-Demolished Units	044627	0415	609 Ezzard Charles Dr		1570	Cincinnati	OH	45203-1461	1
400-Demolished Units	044628	0415	609 Ezzard Charles Dr		1571	Cincinnati	OH	45203-1461	1
400-Demolished Units	044629	0415	609 Ezzard Charles Dr		1572	Cincinnati	OH	45203-1461	1
400-Demolished Units	044630	0415	609 Ezzard Charles Dr		1573	Cincinnati	OH	45203-1461	1
400-Demolished Units	044631	0414	606 Clark St		1574	Cincinnati	OH	45203-3159	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	044632	0414	606 Clark St		1575	Cincinnati	OH	45203-3159	1
400-Demolished Units	044633	0414	606 Clark St		1576	Cincinnati	OH	45203-3159	1
400-Demolished Units	044634	0414	606 Clark St		1577	Cincinnati	OH	45203-3159	1
400-Demolished Units	044635	0414	606 Clark St		1578	Cincinnati	OH	45203-1441	1
400-Demolished Units	044636	0414	606 Clark St		1579	Cincinnati	OH	45203-1441	1
400-Demolished Units	044637	0414	606 Clark St		1580	Cincinnati	OH	45203-1441	1
400-Demolished Units	044638	0414	606 Clark St		1581	Cincinnati	OH	45203-1441	1
400-Demolished Units	044639	0414	604 Clark St		1582	Cincinnati	OH	45203-3161	2
400-Demolished Units	044640	0414	604 Clark St		1583	Cincinnati	OH	45203-3161	2
400-Demolished Units	044641	0414	604 Clark St		1584	Cincinnati	OH	45203-3161	2
400-Demolished Units	044642	0414	604 Clark St		1585	Cincinnati	OH	45203-3161	1
400-Demolished Units	044643	0414	604 Clark St		1586	Cincinnati	OH	45203-1442	2
400-Demolished Units	044644	0414	604 Clark St		1587	Cincinnati	OH	45203-1442	2
400-Demolished Units	044645	0414	604 Clark St		1588	Cincinnati	OH	45203-1442	2
400-Demolished Units	044646	0414	604 Clark St		1589	Cincinnati	OH	45203-1442	2
400-Demolished Units	044647	0414	602 Clark St		1590	Cincinnati	OH	45203-3163	1
400-Demolished Units	044648	0414	602 Clark St		1591	Cincinnati	OH	45203-3163	1
400-Demolished Units	044649	0414	602 Clark St		1592	Cincinnati	OH	45203-3163	1
400-Demolished Units	044650	0414	602 Clark St		1593	Cincinnati	OH	45203-3163	1
400-Demolished Units	044651	0414	602 Clark St		1594	Cincinnati	OH	45203-1443	1
400-Demolished Units	044652	0414	602 Clark St		1595	Cincinnati	OH	45203-1443	1
400-Demolished Units	044653	0414	602 Clark St		1596	Cincinnati	OH	45203-1443	1
400-Demolished Units	044654	0414	602 Clark St		1597	Cincinnati	OH	45203-1443	1
400-Demolished Units	044655	0417	612 Clark St		1598	Cincinnati	OH	45203-3153	1
400-Demolished Units	044656	0417	612 Clark St		1599	Cincinnati	OH	45203-3153	1
400-Demolished Units	044657	0417	612 Clark St		1600	Cincinnati	OH	45203-3153	1
400-Demolished Units	044658	0417	612 Clark St		1601	Cincinnati	OH	45203-3153	1
400-Demolished Units	044659	0417	612 Clark St		1602	Cincinnati	OH	45203-1438	1
400-Demolished Units	044660	0417	612 Clark St		1603	Cincinnati	OH	45203-1438	1
400-Demolished Units	044661	0417	612 Clark St		1604	Cincinnati	OH	45203-1438	1
400-Demolished Units	044662	0417	612 Clark St		1605	Cincinnati	OH	45203-1438	1
400-Demolished Units	044663	0417	610 Clark St		1606	Cincinnati	OH	45203-3155	2
400-Demolished Units	044664	0417	610 Clark St		1607	Cincinnati	OH	45203-3155	2
400-Demolished Units	044665	0417	610 Clark St		1608	Cincinnati	OH	45203-3155	1
400-Demolished Units	044666	0417	610 Clark St		1609	Cincinnati	OH	45203-3155	2
400-Demolished Units	044667	0417	610 Clark St		1610	Cincinnati	OH	45203-1439	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	044668	0417	610 Clark St		1611	Cincinnati	OH	45203-1439	2
400-Demolished Units	044669	0417	610 Clark St		1612	Cincinnati	OH	45203-1439	2
400-Demolished Units	044670	0417	610 Clark St		1613	Cincinnati	OH	45203-1439	2
400-Demolished Units	044671	0417	608 Clark St		1614	Cincinnati	OH	45203-3157	1
400-Demolished Units	044672	0417	608 Clark St		1615	Cincinnati	OH	45203-3157	1
400-Demolished Units	044673	0417	608 Clark St		1616	Cincinnati	OH	45203-3157	1
400-Demolished Units	044674	0417	608 Clark St		1617	Cincinnati	OH	45203-3157	1
400-Demolished Units	044675	0417	608 Clark St		1618	Cincinnati	OH	45203-1440	1
400-Demolished Units	044676	0417	608 Clark St		1619	Cincinnati	OH	45203-1440	1
400-Demolished Units	044677	0417	608 Clark St		1620	Cincinnati	OH	45203-1440	1
400-Demolished Units	044678	0417	608 Clark St		1621	Cincinnati	OH	45203-1440	1
400-Demolished Units	044679	0416	611 Ezzard Charles Dr		1622	Cincinnati	OH	45203-3110	1
400-Demolished Units	044680	0416	611 Ezzard Charles Dr		1623	Cincinnati	OH	45203-3110	1
400-Demolished Units	044681	0416	611 Ezzard Charles Dr		1624	Cincinnati	OH	45203-3110	1
400-Demolished Units	044682	0416	611 Ezzard Charles Dr		1625	Cincinnati	OH	45203-3110	1
400-Demolished Units	044683	0416	611 Ezzard Charles Dr		1626	Cincinnati	OH	45203-1462	1
400-Demolished Units	044684	0416	611 Ezzard Charles Dr		1627	Cincinnati	OH	45203-1462	1
400-Demolished Units	044685	0416	611 Ezzard Charles Dr		1628	Cincinnati	OH	45203-1462	1
400-Demolished Units	044686	0416	611 Ezzard Charles Dr		1629	Cincinnati	OH	45203-1462	1
400-Demolished Units	044687	0416	613 Ezzard Charles Dr		1630	Cincinnati	OH	45203-3112	2
400-Demolished Units	044688	0416	613 Ezzard Charles Dr		1631	Cincinnati	OH	45203-3112	2
400-Demolished Units	044689	0416	613 Ezzard Charles Dr		1632	Cincinnati	OH	45203-3112	2
400-Demolished Units	044690	0416	613 Ezzard Charles Dr		1633	Cincinnati	OH	45203-3112	2
400-Demolished Units	044691	0416	613 Ezzard Charles Dr		1634	Cincinnati	OH	45203-1463	2
400-Demolished Units	044692	0416	613 Ezzard Charles Dr		1635	Cincinnati	OH	45203-1463	2
400-Demolished Units	044693	0416	613 Ezzard Charles Dr		1636	Cincinnati	OH	45203-1463	2
400-Demolished Units	044694	0416	613 Ezzard Charles Dr		1637	Cincinnati	OH	45203-1463	2
400-Demolished Units	044695	0416	615 Ezzard Charles Dr		1638	Cincinnati	OH	45203-3130	2
400-Demolished Units	044696	0416	615 Ezzard Charles Dr		1639	Cincinnati	OH	45203-3130	0
400-Demolished Units	044697	0416	615 Ezzard Charles Dr		1640	Cincinnati	OH	45203-3130	1
400-Demolished Units	044698	0416	615 Ezzard Charles Dr		1641	Cincinnati	OH	45203-3130	2
400-Demolished Units	044699	0416	615 Ezzard Charles Dr		1642	Cincinnati	OH	45203-3130	1
400-Demolished Units	044700	0416	615 Ezzard Charles Dr		1643	Cincinnati	OH	45203-3130	1
400-Demolished Units	044701	0416	615 Ezzard Charles Dr		1644	Cincinnati	OH	45203-1464	2
400-Demolished Units	044703	0416	615 Ezzard Charles Dr		1646	Cincinnati	OH	45203-1464	1
400-Demolished Units	044704	0416	615 Ezzard Charles Dr		1647	Cincinnati	OH	45203-1464	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	044706	0416	615 Ezzard Charles Dr		1649	Cincinnati	OH	45203-1464	1
400-Demolished Units	044707	0416	617 Ezzard Charles Dr		1650	Cincinnati	OH	45203-3132	2
400-Demolished Units	044708	0416	617 Ezzard Charles Dr		1651	Cincinnati	OH	45203-3132	1
400-Demolished Units	044709	0416	617 Ezzard Charles Dr		1652	Cincinnati	OH	45203-3132	1
400-Demolished Units	044710	0416	617 Ezzard Charles Dr		1653	Cincinnati	OH	45203-3132	2
400-Demolished Units	044711	0416	617 Ezzard Charles Dr		1654	Cincinnati	OH	45203-3132	1
400-Demolished Units	044712	0416	617 Ezzard Charles Dr		1655	Cincinnati	OH	45203-3132	1
400-Demolished Units	044713	0416	617 Ezzard Charles Dr		1656	Cincinnati	OH	45203-1465	2
400-Demolished Units	044714	0416	617 Ezzard Charles Dr		1657	Cincinnati	OH	45203-1465	1
400-Demolished Units	044715	0416	617 Ezzard Charles Dr		1658	Cincinnati	OH	45203-1465	1
400-Demolished Units	044716	0416	617 Ezzard Charles Dr		1659	Cincinnati	OH	45203-1465	2
400-Demolished Units	044717	0416	617 Ezzard Charles Dr		1660	Cincinnati	OH	45203-1465	1
400-Demolished Units	044718	0416	617 Ezzard Charles Dr		1661	Cincinnati	OH	45203-1465	1
400-Demolished Units	044719	0419	619 Ezzard Charles Dr		1662	Cincinnati	OH	45203-3127	2
400-Demolished Units	044720	0419	621 Ezzard Charles Dr		1663	Cincinnati	OH	45203-3127	2
400-Demolished Units	044721	0419	623 Ezzard Charles Dr		1664	Cincinnati	OH	45203-3127	2
400-Demolished Units	044722	0419	625 Ezzard Charles Dr		1665	Cincinnati	OH	45203-3127	4
400-Demolished Units	044723	0419	627 Ezzard Charles Dr		1666	Cincinnati	OH	45203-3127	4
400-Demolished Units	044724	0419	629 Ezzard Charles Dr		1667	Cincinnati	OH	45203-3127	4
400-Demolished Units	044725	0419	631 Ezzard Charles Dr		1668	Cincinnati	OH	45203-3127	4
400-Demolished Units	044726	0419	633 Ezzard Charles Dr		1669	Cincinnati	OH	45203-3127	4
400-Demolished Units	044727	0419	635 Ezzard Charles Dr		1670	Cincinnati	OH	45203-3127	4
400-Demolished Units	044728	0419	637 Ezzard Charles Dr		1671	Cincinnati	OH	45203-3127	4
400-Demolished Units	044729	0419	639 Ezzard Charles Dr		1672	Cincinnati	OH	45203-3127	4
400-Demolished Units	044730	0419	641 Ezzard Charles Dr		1673	Cincinnati	OH	45203-3127	4
400-Demolished Units	044731	0419	643 Ezzard Charles Dr		1674	Cincinnati	OH	45203-3127	2
400-Demolished Units	044732	0419	645 Ezzard Charles Dr		1675	Cincinnati	OH	45203-3127	2
400-Demolished Units	044733	0419	647 Ezzard Charles Dr		1676	Cincinnati	OH	45203-3127	2
400-Demolished Units	044734	0418	636 Clark St		1677	Cincinnati	OH	45203-3116	3
400-Demolished Units	044735	0418	634 Clark St		1678	Cincinnati	OH	45203-3116	3
400-Demolished Units	044736	0418	632 Clark St		1679	Cincinnati	OH	45203-3116	2
400-Demolished Units	044737	0418	630 Clark St		1680	Cincinnati	OH	45203-3116	3
400-Demolished Units	044738	0418	628 Clark St		1681	Cincinnati	OH	45203-3116	3
400-Demolished Units	044739	0418	626 Clark St		1682	Cincinnati	OH	45203-3116	2
400-Demolished Units	044740	0418	624 Clark St		1683	Cincinnati	OH	45203-3116	3
400-Demolished Units	044741	0418	622 Clark St		1684	Cincinnati	OH	45203-3116	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	044742	0418	620 Clark St		1685	Cincinnati	OH	45203-3116	2
400-Demolished Units	044743	0418	618 Clark St		1686	Cincinnati	OH	45203-3116	2
400-Demolished Units	044744	0418	616 Clark St		1687	Cincinnati	OH	45203-3116	2
400-Demolished Units	044745	0418	614 Clark St		1688	Cincinnati	OH	45203-3116	2
400-Demolished Units	044746	0422	700 Clark St		1689	Cincinnati	OH	45203-1304	2
400-Demolished Units	044747	0422	702 Clark St		1690	Cincinnati	OH	45203-1304	3
400-Demolished Units	044748	0422	704 Clark St		1691	Cincinnati	OH	45203-1304	3
400-Demolished Units	044749	0422	706 Clark St		1692	Cincinnati	OH	45203-1304	2
400-Demolished Units	044750	0422	708 Clark St		1693	Cincinnati	OH	45203-1304	3
400-Demolished Units	044751	0422	710 Clark St		1694	Cincinnati	OH	45203-1304	3
400-Demolished Units	044752	0422	712 Clark St		1695	Cincinnati	OH	45203-1304	2
400-Demolished Units	044753	0422	714 Clark St		1696	Cincinnati	OH	45203-1304	3
400-Demolished Units	044754	0422	716 Clark St		1697	Cincinnati	OH	45203-1304	3
400-Demolished Units	044755	0421	660 Clark St		1698	Cincinnati	OH	45203-3117	3
400-Demolished Units	044756	0421	658 Clark St		1699	Cincinnati	OH	45203-3117	3
400-Demolished Units	044757	0421	656 Clark St		1700	Cincinnati	OH	45203-3117	2
400-Demolished Units	044758	0421	654 Clark St		1701	Cincinnati	OH	45203-3117	3
400-Demolished Units	044759	0421	652 Clark St		1702	Cincinnati	OH	45203-3117	3
400-Demolished Units	044760	0421	650 Clark St		1703	Cincinnati	OH	45203-3117	2
400-Demolished Units	044761	0421	648 Clark St		1704	Cincinnati	OH	45203-3117	3
400-Demolished Units	044762	0421	646 Clark St		1705	Cincinnati	OH	45203-3117	3
400-Demolished Units	044763	0421	644 Clark St		1706	Cincinnati	OH	45203-3117	2
400-Demolished Units	044764	0421	642 Clark St		1707	Cincinnati	OH	45203-3117	2
400-Demolished Units	044765	0421	640 Clark St		1708	Cincinnati	OH	45203-3117	2
400-Demolished Units	044766	0421	638 Clark St		1709	Cincinnati	OH	45203-3117	2
400-Demolished Units	044767	0420	649 Ezzard Charles Dr		1710	Cincinnati	OH	45203-	2
400-Demolished Units	044768	0420	651 Ezzard Charles Dr		1711	Cincinnati	OH	45203-	2
400-Demolished Units	044769	0420	653 Ezzard Charles Dr		1712	Cincinnati	OH	45203-	2
400-Demolished Units	044770	0420	655 Ezzard Charles Dr		1713	Cincinnati	OH	45203-	2
400-Demolished Units	044771	0420	657 Ezzard Charles Dr		1714	Cincinnati	OH	45203-	3
400-Demolished Units	044772	0420	659 Ezzard Charles Dr		1715	Cincinnati	OH	45203-	3
400-Demolished Units	044773	0420	661 Ezzard Charles Dr		1716	Cincinnati	OH	45203-	2
400-Demolished Units	044774	0420	663 Ezzard Charles Dr		1717	Cincinnati	OH	45203-	3
400-Demolished Units	044775	0420	665 Ezzard Charles Dr		1718	Cincinnati	OH	45203-	3
400-Demolished Units	044776	0420	667 Ezzard Charles Dr		1719	Cincinnati	OH	45203-	2
400-Demolished Units	044777	0420	669 Ezzard Charles Dr		1720	Cincinnati	OH	45203-	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	044778	0420	671 Ezzard Charles Dr		1721	Cincinnati	OH	45203-	3
400-Demolished Units	044779	0425	701 Ezzard Charles Dr		1722	Cincinnati	OH	45203-	2
400-Demolished Units	044780	0425	703 Ezzard Charles Dr		1723	Cincinnati	OH	45203-	3
400-Demolished Units	044781	0425	705 Ezzard Charles Dr		1724	Cincinnati	OH	45203-	3
400-Demolished Units	044782	0425	707 Ezzard Charles Dr		1725	Cincinnati	OH	45203-	2
400-Demolished Units	044783	0425	709 Ezzard Charles Dr		1726	Cincinnati	OH	45203-	3
400-Demolished Units	044784	0425	711 Ezzard Charles Dr		1727	Cincinnati	OH	45203-	3
400-Demolished Units	044785	0425	713 Ezzard Charles Dr		1728	Cincinnati	OH	45203-	2
400-Demolished Units	044786	0425	715 Ezzard Charles Dr		1729	Cincinnati	OH	45203-	3
400-Demolished Units	044787	0414	717 Ezzard Charles Dr		1730	Cincinnati	OH	45203-	3
400-Demolished Units	044788	0424	719 Ezzard Charles Dr		1731	Cincinnati	OH	45203-	0
400-Demolished Units	044789	0424	719 Ezzard Charles Dr		101	Cincinnati	OH	45203-	3
400-Demolished Units	044790	0424	719 Ezzard Charles Dr		1733	Cincinnati	OH	45203-	0
400-Demolished Units	044791	0424	719 Ezzard Charles Dr		201	Cincinnati	OH	45203-	3
400-Demolished Units	044792	0424	719 Ezzard Charles Dr		1735	Cincinnati	OH	45203-	0
400-Demolished Units	044793	0424	719 Ezzard Charles Dr		301	Cincinnati	OH	45203-	3
400-Demolished Units	044794	0424	719 Ezzard Charles Dr		1737	Cincinnati	OH	45203-	0
400-Demolished Units	044795	0424	719 Ezzard Charles Dr		401	Cincinnati	OH	45203-	3
400-Demolished Units	044796	0424	721 Ezzard Charles Dr		1739	Cincinnati	OH	45203-	0
400-Demolished Units	044797	0424	721 Ezzard Charles Dr		101	Cincinnati	OH	45203-	3
400-Demolished Units	044798	0424	721 Ezzard Charles Dr		201	Cincinnati	OH	45203-	3
400-Demolished Units	044799	0424	721 Ezzard Charles Dr		1742	Cincinnati	OH	45203-	0
400-Demolished Units	044800	0424	721 Ezzard Charles Dr		301	Cincinnati	OH	45203-	3
400-Demolished Units	044801	0424	721 Ezzard Charles Dr		1744	Cincinnati	OH	45203-	0
400-Demolished Units	044802	0424	721 Ezzard Charles Dr		401	Cincinnati	OH	45203-	3
400-Demolished Units	044803	0424	721 Ezzard Charles Dr		1746	Cincinnati	OH	45203-	0
400-Demolished Units	044804	0424	723 Ezzard Charles Dr		1747	Cincinnati	OH	45203-	0
400-Demolished Units	044805	0424	723 Ezzard Charles Dr		101	Cincinnati	OH	45203-	3
400-Demolished Units	044806	0424	723 Ezzard Charles Dr		1749	Cincinnati	OH	45203-	0
400-Demolished Units	044807	0424	723 Ezzard Charles Dr		201	Cincinnati	OH	45203-	3
400-Demolished Units	044808	0424	723 Ezzard Charles Dr		1751	Cincinnati	OH	45203-	0
400-Demolished Units	044809	0424	723 Ezzard Charles Dr		301	Cincinnati	OH	45203-	3
400-Demolished Units	044810	0424	723 Ezzard Charles Dr		1753	Cincinnati	OH	45203-	0
400-Demolished Units	044811	0424	723 Ezzard Charles Dr		401	Cincinnati	OH	45203-	3
400-Demolished Units	044812	0423	724 Clark St		101	Cincinnati	OH	45203-1375	1
400-Demolished Units	044813	0423	724 Clark St		102	Cincinnati	OH	45203-1375	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	044814	0423	724 Clark St		103	Cincinnati	OH	45203-1375	2
400-Demolished Units	044815	0423	724 Clark St		201	Cincinnati	OH	45203-1375	1
400-Demolished Units	044816	0423	724 Clark St		202	Cincinnati	OH	45203-1375	1
400-Demolished Units	044817	0423	724 Clark St		203	Cincinnati	OH	45203-1375	2
400-Demolished Units	044818	0423	724 Clark St		301	Cincinnati	OH	45203-1375	1
400-Demolished Units	044819	0423	724 Clark St		302	Cincinnati	OH	45203-1375	1
400-Demolished Units	044820	0423	724 Clark St		303	Cincinnati	OH	45203-1375	2
400-Demolished Units	044821	0423	724 Clark St		401	Cincinnati	OH	45203-1375	1
400-Demolished Units	044822	0423	724 Clark St		402	Cincinnati	OH	45203-1375	1
400-Demolished Units	044823	0423	724 Clark St		403	Cincinnati	OH	45203-1375	2
400-Demolished Units	044824	0423	722 Clark St		101	Cincinnati	OH	45203-3017	2
400-Demolished Units	044825	0423	722 Clark St		1768	Cincinnati	OH	45203-3017	0
400-Demolished Units	044826	0423	722 Clark St		102	Cincinnati	OH	45203-3017	1
400-Demolished Units	044827	0423	722 Clark St		201	Cincinnati	OH	45203-3017	4
400-Demolished Units	044828	0423	722 Clark St		1771	Cincinnati	OH	45203-3017	0
400-Demolished Units	044829	0423	722 Clark St		1772	Cincinnati	OH	45203-3017	0
400-Demolished Units	044830	0423	722 Clark St		301	Cincinnati	OH	45203-1376	2
400-Demolished Units	044832	0423	722 Clark St		302	Cincinnati	OH	45203-1376	2
400-Demolished Units	044833	0423	722 Clark St		401	Cincinnati	OH	45203-1376	4
400-Demolished Units	044835	0423	722 Clark St		1778	Cincinnati	OH	45203-1376	0
400-Demolished Units	044836	0423	720 Clark St		1779	Cincinnati	OH	45203-1377	0
400-Demolished Units	044837	0423	720 Clark St		101	Cincinnati	OH	45203-1377	3
400-Demolished Units	044838	0423	720 Clark St		1781	Cincinnati	OH	45203-1377	0
400-Demolished Units	044839	0423	720 Clark St		201	Cincinnati	OH	45203-1377	3
400-Demolished Units	044840	0423	720 Clark St		1783	Cincinnati	OH	45203-1377	0
400-Demolished Units	044841	0423	720 Clark St		301	Cincinnati	OH	45203-1377	2
400-Demolished Units	044842	0423	720 Clark St		1785	Cincinnati	OH	45203-1377	0
400-Demolished Units	044843	0423	720 Clark St		401	Cincinnati	OH	45203-1377	3
400-Demolished Units	044844	0423	718 Clark St		101	Cincinnati	OH	45203-1378	3
400-Demolished Units	044845	0423	718 Clark St		1788	Cincinnati	OH	45203-1378	0
400-Demolished Units	044846	0423	718 Clark St		201	Cincinnati	OH	45203-1378	3
400-Demolished Units	044847	0423	718 Clark St		1790	Cincinnati	OH	45203-1378	0
400-Demolished Units	044848	0423	718 Clark St		301	Cincinnati	OH	45203-1378	3
400-Demolished Units	044849	0423	718 Clark St		1792	Cincinnati	OH	45203-1378	0
400-Demolished Units	044850	0423	718 Clark St		401	Cincinnati	OH	45203-1378	3
400-Demolished Units	044851	0423	718 Clark St		1794	Cincinnati	OH	45203-1378	0

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	044852	0426	732 Clark St		1795	Cincinnati	OH	45203-1378	0
400-Demolished Units	044853	0426	732 Clark St		101	Cincinnati	OH	45203-1371	3
400-Demolished Units	044854	0426	732 Clark St		1797	Cincinnati	OH	45203-1371	0
400-Demolished Units	044855	0426	732 Clark St		201	Cincinnati	OH	45203-1371	3
400-Demolished Units	044856	0426	732 Clark St		1799	Cincinnati	OH	45203-1371	0
400-Demolished Units	044857	0426	732 Clark St		301	Cincinnati	OH	45203-1371	3
400-Demolished Units	044858	0426	732 Clark St		1801	Cincinnati	OH	45203-1371	0
400-Demolished Units	044859	0426	732 Clark St		401	Cincinnati	OH	45203-1371	3
400-Demolished Units	044860	0426	730 Clark St		101	Cincinnati	OH	45203-1372	3
400-Demolished Units	044861	0426	730 Clark St		1804	Cincinnati	OH	45203-1372	0
400-Demolished Units	044862	0426	730 Clark St		201	Cincinnati	OH	45203-1372	3
400-Demolished Units	044863	0426	730 Clark St		1806	Cincinnati	OH	45203-1372	0
400-Demolished Units	044864	0426	730 Clark St		301	Cincinnati	OH	45203-1372	3
400-Demolished Units	044865	0426	730 Clark St		1808	Cincinnati	OH	45203-1372	0
400-Demolished Units	044866	0426	730 Clark St		401	Cincinnati	OH	45203-1372	3
400-Demolished Units	044867	0426	730 Clark St		1810	Cincinnati	OH	45203-1372	0
400-Demolished Units	044868	0426	728 Clark St		101	Cincinnati	OH	45203-1373	3
400-Demolished Units	044869	0426	728 Clark St		1812	Cincinnati	OH	45203-1373	0
400-Demolished Units	044870	0426	728 Clark St		102	Cincinnati	OH	45203-1373	1
400-Demolished Units	044871	0426	728 Clark St		1814	Cincinnati	OH	45203-1373	0
400-Demolished Units	044872	0426	728 Clark St		1815	Cincinnati	OH	45203-1373	0
400-Demolished Units	044873	0426	728 Clark St		201	Cincinnati	OH	45203-1373	4
400-Demolished Units	044874	0426	728 Clark St		301	Cincinnati	OH	45203-3013	3
400-Demolished Units	044876	0426	728 Clark St		302	Cincinnati	OH	45203-3013	1
400-Demolished Units	044877	0426	728 Clark St		1820	Cincinnati	OH	45203-3013	0
400-Demolished Units	044879	0426	728 Clark St		401	Cincinnati	OH	45203-3013	4
400-Demolished Units	044880	0426	726 Clark St		101	Cincinnati	OH	45203-3015	2
400-Demolished Units	044881	0426	726 Clark St		102	Cincinnati	OH	45203-3015	1
400-Demolished Units	044882	0426	726 Clark St		103	Cincinnati	OH	45203-1374	1
400-Demolished Units	044883	0426	726 Clark St		201	Cincinnati	OH	45203-1374	2
400-Demolished Units	044884	0426	726 Clark St		202	Cincinnati	OH	45203-1374	1
400-Demolished Units	044885	0426	726 Clark St		203	Cincinnati	OH	45203-1374	1
400-Demolished Units	044886	0426	726 Clark St		301	Cincinnati	OH	45203-1374	2
400-Demolished Units	044887	0426	726 Clark St		302	Cincinnati	OH	45203-1374	1
400-Demolished Units	044888	0426	726 Clark St		303	Cincinnati	OH	45203-1374	1
400-Demolished Units	044889	0426	726 Clark St		401	Cincinnati	OH	45203-1374	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	044890	0426	726 Clark St		402	Cincinnati	OH	45203-1374	1
400-Demolished Units	044891	0426	726 Clark St		403	Cincinnati	OH	45203-1374	1
400-Demolished Units	044892	0428	774 Clark St		1835	Cincinnati	OH	45203-3041	2
400-Demolished Units	044893	0428	772 Clark St		1836	Cincinnati	OH	45203-3041	2
400-Demolished Units	044894	0428	770 Clark St		1837	Cincinnati	OH	45203-3041	2
400-Demolished Units	044895	0428	768 Clark St		1838	Cincinnati	OH	45203-3041	2
400-Demolished Units	044896	0428	766 Clark St		1839	Cincinnati	OH	45203-3041	3
400-Demolished Units	044897	0428	764 Clark St		1840	Cincinnati	OH	45203-3041	3
400-Demolished Units	044898	0428	762 Clark St		1841	Cincinnati	OH	45203-3041	2
400-Demolished Units	044899	0428	760 Clark St		1842	Cincinnati	OH	45203-3041	3
400-Demolished Units	044900	0428	758 Clark St		1843	Cincinnati	OH	45203-3041	3
400-Demolished Units	044901	0428	756 Clark St		1844	Cincinnati	OH	45203-3041	2
400-Demolished Units	044902	0428	754 Clark St		1845	Cincinnati	OH	45203-3041	3
400-Demolished Units	044903	0428	752 Clark St		1846	Cincinnati	OH	45203-3041	3
400-Demolished Units	044904	0427	734 Clark St		1847	Cincinnati	OH	45203-3000	2
400-Demolished Units	044905	0427	736 Clark St		1848	Cincinnati	OH	45203-3000	3
400-Demolished Units	044906	0427	738 Clark St		1849	Cincinnati	OH	45203-3000	3
400-Demolished Units	044907	0427	740 Clark St		1850	Cincinnati	OH	45203-3000	2
400-Demolished Units	044908	0427	742 Clark St		1851	Cincinnati	OH	45203-3000	3
400-Demolished Units	044909	0427	744 Clark St		1852	Cincinnati	OH	45203-3000	3
400-Demolished Units	044910	0427	746 Clark St		1853	Cincinnati	OH	45203-3000	2
400-Demolished Units	044911	0427	748 Clark St		1854	Cincinnati	OH	45203-3000	3
400-Demolished Units	044912	0427	750 Clark St		1855	Cincinnati	OH	45203-3000	3
400-Demolished Units	044913	0429	798 Clark St		1856	Cincinnati	OH	45203-3042	2
400-Demolished Units	044914	0429	796 Clark St		1857	Cincinnati	OH	45203-3042	2
400-Demolished Units	044915	0429	794 Clark St		1858	Cincinnati	OH	45203-3042	2
400-Demolished Units	044916	0429	792 Clark St		1859	Cincinnati	OH	45203-3042	2
400-Demolished Units	044917	0429	790 Clark St		1860	Cincinnati	OH	45203-3042	3
400-Demolished Units	044918	0429	788 Clark St		1861	Cincinnati	OH	45203-3042	3
400-Demolished Units	044919	0429	786 Clark St		1862	Cincinnati	OH	45203-3042	2
400-Demolished Units	044920	0429	784 Clark St		1863	Cincinnati	OH	45203-3042	3
400-Demolished Units	044921	0429	782 Clark St		1864	Cincinnati	OH	45203-3042	3
400-Demolished Units	044922	0429	780 Clark St		1865	Cincinnati	OH	45203-3042	2
400-Demolished Units	044923	0429	778 Clark St		1866	Cincinnati	OH	45203-3042	3
400-Demolished Units	044924	0429	776 Clark St		1867	Cincinnati	OH	45203-3042	3
400-Demolished Units	044925	0432	1101 Cutter St		1868	Cincinnati	OH	45203-	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	044926	0430	1099 Cutter St		1869	Cincinnati	OH	45203-	2
400-Demolished Units	044927	0430	1097 Cutter St		1870	Cincinnati	OH	45203-	2
400-Demolished Units	044928	0430	1095 Cutter St		1871	Cincinnati	OH	45203-	4
400-Demolished Units	044929	0430	1093 Cutter St		1872	Cincinnati	OH	45203-	4
400-Demolished Units	044930	0430	1091 Cutter St		1873	Cincinnati	OH	45203-	4
400-Demolished Units	044931	0430	1089 Cutter St		1874	Cincinnati	OH	45203-	4
400-Demolished Units	044932	0430	1087 Cutter St		1875	Cincinnati	OH	45203-	4
400-Demolished Units	044933	0430	1085 Cutter St		1876	Cincinnati	OH	45203-	4
400-Demolished Units	044934	0430	1083 Cutter St		1877	Cincinnati	OH	45203-	4
400-Demolished Units	044935	0430	1081 Cutter St		1878	Cincinnati	OH	45203-	4
400-Demolished Units	044936	0430	1079 Cutter St		1879	Cincinnati	OH	45203-	4
400-Demolished Units	044937	0430	1077 Cutter St		1880	Cincinnati	OH	45203-	2
400-Demolished Units	044938	0430	1075 Cutter St		1881	Cincinnati	OH	45203-	2
400-Demolished Units	044939	0430	1073 Cutter St		1882	Cincinnati	OH	45203-	2
400-Demolished Units	044940	0432	1103 Cutter St		1883	Cincinnati	OH	45203-	2
400-Demolished Units	044941	0432	1105 Cutter St		1884	Cincinnati	OH	45203-	2
400-Demolished Units	044942	0432	1107 Cutter St		1885	Cincinnati	OH	45203-	2
400-Demolished Units	044943	0432	1109 Cutter St		1886	Cincinnati	OH	45203-	2
400-Demolished Units	044944	0432	1111 Cutter St		1887	Cincinnati	OH	45203-	3
400-Demolished Units	044945	0432	1113 Cutter St		1888	Cincinnati	OH	45203-	3
400-Demolished Units	044946	0432	1115 Cutter St		1889	Cincinnati	OH	45203-	2
400-Demolished Units	044947	0432	1117 Cutter St		1890	Cincinnati	OH	45203-	3
400-Demolished Units	044948	0432	1119 Cutter St		1891	Cincinnati	OH	45203-	3
400-Demolished Units	044949	0432	1121 Cutter St		1892	Cincinnati	OH	45203-	2
400-Demolished Units	044950	0432	1123 Cutter St		1893	Cincinnati	OH	45203-	3
400-Demolished Units	044951	0432	1125 Cutter St		1894	Cincinnati	OH	45203-	3
400-Demolished Units	044952	0431	701 Clark St		1895	Cincinnati	OH	45203-	3
400-Demolished Units	044953	0431	703 Clark St		1896	Cincinnati	OH	45203-	3
400-Demolished Units	044954	0431	705 Clark St		1897	Cincinnati	OH	45203-	2
400-Demolished Units	044955	0431	707 Clark St		1898	Cincinnati	OH	45203-	3
400-Demolished Units	044956	0431	709 Clark St		1899	Cincinnati	OH	45203-	3
400-Demolished Units	044957	0431	711 Clark St		1900	Cincinnati	OH	45203-	2
400-Demolished Units	044958	0431	713 Clark St		1901	Cincinnati	OH	45203-	3
400-Demolished Units	044959	0431	715 Clark St		1902	Cincinnati	OH	45203-	3
400-Demolished Units	044960	0431	717 Clark St		1903	Cincinnati	OH	45203-	2
400-Demolished Units	044961	0433	719 Clark St		101	Cincinnati	OH	45203-	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	044962	0433	719 Clark St		1905	Cincinnati	OH	45203-	0
400-Demolished Units	044963	0433	719 Clark St		201	Cincinnati	OH	45203-	3
400-Demolished Units	044964	0433	719 Clark St		1907	Cincinnati	OH	45203-	0
400-Demolished Units	044965	0433	719 Clark St		301	Cincinnati	OH	45203-	3
400-Demolished Units	044966	0433	719 Clark St		1909	Cincinnati	OH	45203-	0
400-Demolished Units	044967	0433	719 Clark St		401	Cincinnati	OH	45203-	3
400-Demolished Units	044968	0433	719 Clark St		1911	Cincinnati	OH	45203-	0
400-Demolished Units	044969	0433	721 Clark St		101	Cincinnati	OH	45203-	3
400-Demolished Units	044970	0433	721 Clark St		1913	Cincinnati	OH	45203-	2
400-Demolished Units	044971	0433	721 Clark St		201	Cincinnati	OH	45203-	3
400-Demolished Units	044972	0433	721 Clark St		1915	Cincinnati	OH	45203-	0
400-Demolished Units	044973	0433	721 Clark St		301	Cincinnati	OH	45203-	3
400-Demolished Units	044974	0433	721 Clark St		1917	Cincinnati	OH	45203-	0
400-Demolished Units	044975	0433	721 Clark St		401	Cincinnati	OH	45203-	3
400-Demolished Units	044976	0433	721 Clark St		1919	Cincinnati	OH	45203-	0
400-Demolished Units	044977	0433	723 Clark St		101	Cincinnati	OH	45203-	2
400-Demolished Units	044978	0433	723 Clark St		1921	Cincinnati	OH	45203-	0
400-Demolished Units	044979	0433	723 Clark St		102	Cincinnati	OH	45203-	1
400-Demolished Units	044980	0433	723 Clark St		201	Cincinnati	OH	45203-	4
400-Demolished Units	044981	0433	723 Clark St		1924	Cincinnati	OH	45203-	0
400-Demolished Units	044982	0433	723 Clark St		1925	Cincinnati	OH	45203-	0
400-Demolished Units	044983	0433	723 Clark St		301	Cincinnati	OH	45203-	2
400-Demolished Units	044985	0433	723 Clark St		302	Cincinnati	OH	45203-	1
400-Demolished Units	044986	0433	723 Clark St		401	Cincinnati	OH	45203-	4
400-Demolished Units	044988	0414	723 Clark St		1931	Cincinnati	OH	45203-	0
400-Demolished Units	044989	0433	725 Clark St		101	Cincinnati	OH	45203-	2
400-Demolished Units	044990	0433	725 Clark St		102	Cincinnati	OH	45203-	1
400-Demolished Units	044991	0433	725 Clark St		103	Cincinnati	OH	45203-	1
400-Demolished Units	044992	0433	725 Clark St		201	Cincinnati	OH	45203-	2
400-Demolished Units	044993	0433	725 Clark St		202	Cincinnati	OH	45203-	1
400-Demolished Units	044994	0433	725 Clark St		203	Cincinnati	OH	45203-	1
400-Demolished Units	044995	0433	725 Clark St		301	Cincinnati	OH	45203-	2
400-Demolished Units	044996	0433	725 Clark St		302	Cincinnati	OH	45203-	1
400-Demolished Units	044997	0433	725 Clark St		303	Cincinnati	OH	45203-	1
400-Demolished Units	044998	0414	725 Clark St		401	Cincinnati	OH	45203-	2
400-Demolished Units	044999	0433	725 Clark St		402	Cincinnati	OH	45203-	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	045000	0433	725 Clark St		403	Cincinnati	OH	45203-	1
400-Demolished Units	045001	0434	727 Clark St		101	Cincinnati	OH	45203-	1
400-Demolished Units	045002	0434	727 Clark St		102	Cincinnati	OH	45203-	1
400-Demolished Units	045003	0434	727 Clark St		103	Cincinnati	OH	45203-	2
400-Demolished Units	045004	0434	727 Clark St		201	Cincinnati	OH	45203-	1
400-Demolished Units	045005	0434	727 Clark St		202	Cincinnati	OH	45203-	1
400-Demolished Units	045006	0434	727 Clark St		203	Cincinnati	OH	45203-	2
400-Demolished Units	045007	0434	727 Clark St		301	Cincinnati	OH	45203-	1
400-Demolished Units	045008	0434	727 Clark St		302	Cincinnati	OH	45203-	1
400-Demolished Units	045009	0434	727 Clark St		303	Cincinnati	OH	45203-	2
400-Demolished Units	045010	0434	727 Clark St		401	Cincinnati	OH	45203-	1
400-Demolished Units	045011	0434	727 Clark St		402	Cincinnati	OH	45203-	1
400-Demolished Units	045012	0434	727 Clark St		403	Cincinnati	OH	45203-	2
400-Demolished Units	045013	0434	729 Clark St		101	Cincinnati	OH	45203-	2
400-Demolished Units	045014	0434	729 Clark St		1957	Cincinnati	OH	45203-	0
400-Demolished Units	045015	0434	729 Clark St		102	Cincinnati	OH	45203-	1
400-Demolished Units	045016	0434	729 Clark St		201	Cincinnati	OH	45203-	4
400-Demolished Units	045017	0434	729 Clark St		1960	Cincinnati	OH	45203-	0
400-Demolished Units	045018	0434	729 Clark St		1961	Cincinnati	OH	45203-	0
400-Demolished Units	045019	0434	729 Clark St		301	Cincinnati	OH	45203-	2
400-Demolished Units	045021	0434	729 Clark St		302	Cincinnati	OH	45203-	2
400-Demolished Units	045022	0434	729 Clark St		401	Cincinnati	OH	45203-	4
400-Demolished Units	045024	0434	729 Clark St		1967	Cincinnati	OH	45203-	0
400-Demolished Units	045025	0434	731 Clark St		1968	Cincinnati	OH	45203-	0
400-Demolished Units	045026	0434	731 Clark St		101	Cincinnati	OH	45203-	3
400-Demolished Units	045027	0434	731 Clark St		1970	Cincinnati	OH	45203-	0
400-Demolished Units	045028	0434	731 Clark St		201	Cincinnati	OH	45203-	3
400-Demolished Units	045029	0434	731 Clark St		1972	Cincinnati	OH	45203-	0
400-Demolished Units	045030	0434	731 Clark St		301	Cincinnati	OH	45203-	2
400-Demolished Units	045031	0434	731 Clark St		1974	Cincinnati	OH	45203-	0
400-Demolished Units	045032	0414	731 Clark St		401	Cincinnati	OH	45203-	3
400-Demolished Units	045033	0434	733 Clark St		101	Cincinnati	OH	45203-	3
400-Demolished Units	045034	0434	733 Clark St		1977	Cincinnati	OH	45203-	0
400-Demolished Units	045035	0434	733 Clark St		201	Cincinnati	OH	45203-	3
400-Demolished Units	045036	0434	733 Clark St		1979	Cincinnati	OH	45203-	0
400-Demolished Units	045037	0434	733 Clark St		301	Cincinnati	OH	45203-	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	045038	0434	733 Clark St		1981	Cincinnati	OH	45203-	0
400-Demolished Units	045039	0434	733 Clark St		401	Cincinnati	OH	45203-	3
400-Demolished Units	045040	0434	733 Clark St		1983	Cincinnati	OH	45203-	0
400-Demolished Units	045041	0434	735 Clark St		1984	Cincinnati	OH	45203-	3
400-Demolished Units	045042	0434	737 Clark St		1985	Cincinnati	OH	45203-	3
400-Demolished Units	045043	0436	739 Clark St		1986	Cincinnati	OH	45203-	2
400-Demolished Units	045044	0436	741 Clark St		1987	Cincinnati	OH	45203-	3
400-Demolished Units	045045	0436	743 Clark St		1988	Cincinnati	OH	45203-	3
400-Demolished Units	045046	0436	745 Clark St		1989	Cincinnati	OH	45203-	2
400-Demolished Units	045047	0436	747 Clark St		1990	Cincinnati	OH	45203-	3
400-Demolished Units	045048	0436	749 Clark St		1991	Cincinnati	OH	45203-	3
400-Demolished Units	045049	0436	751 Clark St		1992	Cincinnati	OH	45203-	2
400-Demolished Units	045050	0435	753 Clark St		1993	Cincinnati	OH	45203-	3
400-Demolished Units	045051	0435	755 Clark St		1994	Cincinnati	OH	45203-	3
400-Demolished Units	045052	0435	757 Clark St		1995	Cincinnati	OH	45203-	2
400-Demolished Units	045053	0435	759 Clark St		1996	Cincinnati	OH	45203-	3
400-Demolished Units	045054	0435	761 Clark St		1997	Cincinnati	OH	45203-	3
400-Demolished Units	045055	0435	763 Clark St		1998	Cincinnati	OH	45203-	2
400-Demolished Units	045056	0435	765 Clark St		1999	Cincinnati	OH	45203-	3
400-Demolished Units	045057	0435	767 Clark St		2000	Cincinnati	OH	45203-	3
400-Demolished Units	045058	0435	769 Clark St		2001	Cincinnati	OH	45203-	2
400-Demolished Units	045059	0414	771 Clark St		2002	Cincinnati	OH	45203-	2
400-Demolished Units	045060	0435	773 Clark St		2003	Cincinnati	OH	45203-	2
400-Demolished Units	045061	0435	775 Clark St		2004	Cincinnati	OH	45203-	2
400-Demolished Units	045062	0437	777 Clark St		2005	Cincinnati	OH	45203-	3
400-Demolished Units	045063	0437	779 Clark St		2006	Cincinnati	OH	45203-	3
400-Demolished Units	045064	0437	781 Clark St		2007	Cincinnati	OH	45203-	2
400-Demolished Units	045065	0437	783 Clark St		2008	Cincinnati	OH	45203-	3
400-Demolished Units	045066	0437	785 Clark St		2009	Cincinnati	OH	45203-	3
400-Demolished Units	045067	0437	787 Clark St		2010	Cincinnati	OH	45203-	2
400-Demolished Units	045068	0414	789 Clark St		2011	Cincinnati	OH	45203-	3
400-Demolished Units	045069	0437	791 Clark St		2012	Cincinnati	OH	45203-	3
400-Demolished Units	045070	0437	793 Clark St		2013	Cincinnati	OH	45203-	2
400-Demolished Units	045071	0437	795 Clark St		2014	Cincinnati	OH	45203-	2
400-Demolished Units	045072	0414	797 Clark St		2015	Cincinnati	OH	45203-	2
400-Demolished Units	045073	0437	799 Clark St		2016	Cincinnati	OH	45203-	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	045074	0438	1100 Linn St		2017	Cincinnati	OH	45203-	2
400-Demolished Units	045075	0438	1100 Linn St		2018	Cincinnati	OH	45203-	2
400-Demolished Units	045076	0438	1100 Linn St		2019	Cincinnati	OH	45203-	2
400-Demolished Units	045077	0438	1100 Linn St		2020	Cincinnati	OH	45203-	2
400-Demolished Units	045078	0438	1100 Linn St		2021	Cincinnati	OH	45203-	2
400-Demolished Units	045079	0438	1100 Linn St		2022	Cincinnati	OH	45203-	2
400-Demolished Units	045080	0438	1100 Linn St		2023	Cincinnati	OH	45203-	2
400-Demolished Units	045081	0438	1100 Linn St		2024	Cincinnati	OH	45203-	2
400-Demolished Units	045082	0438	1098 Linn St		2025	Cincinnati	OH	45203-	2
400-Demolished Units	045084	0438	1098 Linn St		2027	Cincinnati	OH	45203-	1
400-Demolished Units	045085	0438	1098 Linn St		2028	Cincinnati	OH	45203-	1
400-Demolished Units	045086	0438	1098 Linn St		2029	Cincinnati	OH	45203-	1
400-Demolished Units	045087	0438	1098 Linn St		2030	Cincinnati	OH	45203-	1
400-Demolished Units	045088	0438	1098 Linn St		2031	Cincinnati	OH	45203-	1
400-Demolished Units	045089	0438	1098 Linn St		2032	Cincinnati	OH	45203-	1
400-Demolished Units	045090	0414	1098 Linn St		2033	Cincinnati	OH	45203-	1
400-Demolished Units	045091	0438	1098 Linn St		2034	Cincinnati	OH	45203-	2
400-Demolished Units	045093	0438	1098 Linn St		2036	Cincinnati	OH	45203-	1
400-Demolished Units	045094	0438	1096 Linn St		2037	Cincinnati	OH	45203-	2
400-Demolished Units	045095	0438	1096 Linn St		2038	Cincinnati	OH	45203-	2
400-Demolished Units	045096	0438	1096 Linn St		2039	Cincinnati	OH	45203-	2
400-Demolished Units	045097	0438	1096 Linn St		2040	Cincinnati	OH	45203-	2
400-Demolished Units	045098	0438	1096 Linn St		2041	Cincinnati	OH	45203-	2
400-Demolished Units	045099	0438	1096 Linn St		2042	Cincinnati	OH	45203-	2
400-Demolished Units	045100	0438	1096 Linn St		2043	Cincinnati	OH	45203-	2
400-Demolished Units	045101	0438	1096 Linn St		2044	Cincinnati	OH	45203-	2
400-Demolished Units	045102	0439	1094 Linn St		2045	Cincinnati	OH	45203-	2
400-Demolished Units	045103	0439	1092 Linn St		2046	Cincinnati	OH	45203-	3
400-Demolished Units	045104	0439	1090 Linn St		2047	Cincinnati	OH	45203-	3
400-Demolished Units	045105	0439	1088 Linn St		2048	Cincinnati	OH	45203-	2
400-Demolished Units	045106	0439	1086 Linn St		2049	Cincinnati	OH	45203-	3
400-Demolished Units	045107	0439	1084 Linn St		2050	Cincinnati	OH	45203-	3
400-Demolished Units	045108	0439	1082 Linn St		2051	Cincinnati	OH	45203-	2
400-Demolished Units	045109	0439	1080 Linn St		2052	Cincinnati	OH	45203-	3
400-Demolished Units	045110	0439	1078 Linn St		2053	Cincinnati	OH	45203-	3
400-Demolished Units	045111	0440	1076 Linn St		2054	Cincinnati	OH	45203-	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	045112	0440	1074 Linn St		2055	Cincinnati	OH	45203-	2
400-Demolished Units	045113	0440	1072 Linn St		2056	Cincinnati	OH	45203-	2
400-Demolished Units	045114	0440	1070 Linn St		2057	Cincinnati	OH	45203-	2
400-Demolished Units	045115	0440	1068 Linn St		2058	Cincinnati	OH	45203-	3
400-Demolished Units	045116	0440	1066 Linn St		2059	Cincinnati	OH	45203-	3
400-Demolished Units	045117	0440	1064 Linn St		2060	Cincinnati	OH	45203-	2
400-Demolished Units	045118	0440	1062 Linn St		2061	Cincinnati	OH	45203-	3
400-Demolished Units	045119	0440	1060 Linn St		2062	Cincinnati	OH	45203-	3
400-Demolished Units	045120	0440	1058 Linn St		2063	Cincinnati	OH	45203-	2
400-Demolished Units	045121	0440	1056 Linn St		2064	Cincinnati	OH	45203-	3
400-Demolished Units	045122	0440	1054 Linn St		2065	Cincinnati	OH	45203-	3
400-Demolished Units	045123	0441	1052 Linn St		101	Cincinnati	OH	45203-	3
400-Demolished Units	045124	0441	1052 Linn St		2067	Cincinnati	OH	45203-	2
400-Demolished Units	045125	0441	1052 Linn St		201	Cincinnati	OH	45203-	3
400-Demolished Units	045126	0441	1052 Linn St		2069	Cincinnati	OH	45203-	0
400-Demolished Units	045127	0441	1052 Linn St		301	Cincinnati	OH	45203-	3
400-Demolished Units	045128	0441	1052 Linn St		2071	Cincinnati	OH	45203-	2
400-Demolished Units	045129	0441	1052 Linn St		401	Cincinnati	OH	45203-	3
400-Demolished Units	045130	0441	1052 Linn St		2073	Cincinnati	OH	45203-	2
400-Demolished Units	045131	0441	1050 Linn St		101	Cincinnati	OH	45203-	1
400-Demolished Units	045132	0441	1050 Linn St		102	Cincinnati	OH	45203-	1
400-Demolished Units	045133	0441	1050 Linn St		103	Cincinnati	OH	45203-	1
400-Demolished Units	045134	0441	1050 Linn St		201	Cincinnati	OH	45203-	1
400-Demolished Units	045135	0441	1050 Linn St		202	Cincinnati	OH	45203-	1
400-Demolished Units	045136	0441	1050 Linn St		203	Cincinnati	OH	45203-	1
400-Demolished Units	045137	0441	1050 Linn St		301	Cincinnati	OH	45203-	1
400-Demolished Units	045138	0441	1050 Linn St		302	Cincinnati	OH	45203-	1
400-Demolished Units	045139	0441	1050 Linn St		303	Cincinnati	OH	45203-	1
400-Demolished Units	045140	0441	1050 Linn St		401	Cincinnati	OH	45203-	1
400-Demolished Units	045141	0441	1050 Linn St		402	Cincinnati	OH	45203-	1
400-Demolished Units	045142	0441	1050 Linn St		403	Cincinnati	OH	45203-	1
400-Demolished Units	045143	0441	1048 Linn St		101	Cincinnati	OH	45203-	3
400-Demolished Units	045144	0441	1048 Linn St		2087	Cincinnati	OH	45203-	0
400-Demolished Units	045145	0441	1048 Linn St		201	Cincinnati	OH	45203-	3
400-Demolished Units	045146	0441	1048 Linn St		2089	Cincinnati	OH	45203-	0
400-Demolished Units	045147	0441	1048 Linn St		301	Cincinnati	OH	45203-	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	045148	0441	1048 Linn St		2091	Cincinnati	OH	45203-	2
400-Demolished Units	045149	0441	1048 Linn St		401	Cincinnati	OH	45203-	3
400-Demolished Units	045150	0441	1048 Linn St		2093	Cincinnati	OH	45203-	0
400-Demolished Units	045151	0442	1046 Linn St		2094	Cincinnati	OH	45203-	3
400-Demolished Units	045152	0442	1044 Linn St		2095	Cincinnati	OH	45203-	3
400-Demolished Units	045153	0442	1042 Linn St		2096	Cincinnati	OH	45203-	2
400-Demolished Units	045154	0442	1040 Linn St		2097	Cincinnati	OH	45203-	3
400-Demolished Units	045155	0442	1038 Linn St		2098	Cincinnati	OH	45203-	3
400-Demolished Units	045156	0442	1036 Linn St		2099	Cincinnati	OH	45203-	2
400-Demolished Units	045157	0442	1034 Linn St		2100	Cincinnati	OH	45203-	3
400-Demolished Units	045158	0442	1032 Linn St		2101	Cincinnati	OH	45203-	3
400-Demolished Units	045159	0442	1030 Linn St		2102	Cincinnati	OH	45203-	2
400-Demolished Units	045160	0442	1028 Linn St		2103	Cincinnati	OH	45203-	2
400-Demolished Units	045161	0442	1026 Linn St		2104	Cincinnati	OH	45203-	2
400-Demolished Units	045162	0442	1024 Linn St		2105	Cincinnati	OH	45203-	2
400-Demolished Units	045163	0443	1022 Linn St		2106	Cincinnati	OH	45203-	2
400-Demolished Units	045164	0443	1020 Linn St		2107	Cincinnati	OH	45203-	3
400-Demolished Units	045165	0443	1018 Linn St		2108	Cincinnati	OH	45203-	3
400-Demolished Units	045166	0443	1016 Linn St		2109	Cincinnati	OH	45203-	2
400-Demolished Units	045167	0443	1014 Linn St		2110	Cincinnati	OH	45203-	3
400-Demolished Units	045168	0443	1012 Linn St		2111	Cincinnati	OH	45203-	3
400-Demolished Units	045169	0443	1010 Linn St		2112	Cincinnati	OH	45203-	2
400-Demolished Units	045170	0443	1008 Linn St		2113	Cincinnati	OH	45203-	3
400-Demolished Units	045171	0443	1006 Linn St		2114	Cincinnati	OH	45203-	3
400-Demolished Units	045172	0444	1004 Linn St		2115	Cincinnati	OH	45203-	2
400-Demolished Units	045173	0444	1004 Linn St		2116	Cincinnati	OH	45203-	2
400-Demolished Units	045174	0444	1004 Linn St		2117	Cincinnati	OH	45203-	2
400-Demolished Units	045175	0444	1004 Linn St		2118	Cincinnati	OH	45203-	2
400-Demolished Units	045176	0444	1004 Linn St		2119	Cincinnati	OH	45203-	2
400-Demolished Units	045177	0444	1004 Linn St		2120	Cincinnati	OH	45203-	2
400-Demolished Units	045178	0444	1004 Linn St		2121	Cincinnati	OH	45203-	2
400-Demolished Units	045179	0444	1004 Linn St		2122	Cincinnati	OH	45203-	2
400-Demolished Units	045180	0444	1002 Linn St		2123	Cincinnati	OH	45203-	2
400-Demolished Units	045182	0444	1002 Linn St		2125	Cincinnati	OH	45203-	1
400-Demolished Units	045183	0444	1002 Linn St		2126	Cincinnati	OH	45203-	1
400-Demolished Units	045184	0444	1002 Linn St		2127	Cincinnati	OH	45203-	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	045185	0444	1002 Linn St		2128	Cincinnati	OH	45203-	1
400-Demolished Units	045186	0444	1002 Linn St		2129	Cincinnati	OH	45203-	2
400-Demolished Units	045188	0444	1002 Linn St		2131	Cincinnati	OH	45203-	1
400-Demolished Units	045189	0444	1002 Linn St		2132	Cincinnati	OH	45203-	2
400-Demolished Units	045191	0444	1002 Linn St		2134	Cincinnati	OH	45203-	1
400-Demolished Units	045192	0444	1000 Linn St		2135	Cincinnati	OH	45203-	2
400-Demolished Units	045193	0444	1000 Linn St		2136	Cincinnati	OH	45203-	2
400-Demolished Units	045194	0444	1000 Linn St		2137	Cincinnati	OH	45203-	2
400-Demolished Units	045195	0444	1000 Linn St		2138	Cincinnati	OH	45203-	2
400-Demolished Units	045196	0444	1000 Linn St		2139	Cincinnati	OH	45203-	2
400-Demolished Units	045197	0444	1000 Linn St		2140	Cincinnati	OH	45203-	2
400-Demolished Units	045198	0444	1000 Linn St		2141	Cincinnati	OH	45203-	2
400-Demolished Units	045199	0444	1000 Linn St		2142	Cincinnati	OH	45203-	2
400-Demolished Units	045200	0445	798 W Court St		2143	Cincinnati	OH	45203-	2
400-Demolished Units	045201	0414	796 W Court St		2144	Cincinnati	OH	45203-	2
400-Demolished Units	045202	0445	794 W Court St		2145	Cincinnati	OH	45203-	2
400-Demolished Units	045203	0445	792 W Court St		2146	Cincinnati	OH	45203-	2
400-Demolished Units	045204	0445	790 W Court St		2147	Cincinnati	OH	45203-	3
400-Demolished Units	045205	0445	788 W Court St		2148	Cincinnati	OH	45203-	3
400-Demolished Units	045206	0445	786 W Court St		2149	Cincinnati	OH	45203-	2
400-Demolished Units	045207	0445	784 W Court St		2150	Cincinnati	OH	45203-	3
400-Demolished Units	045208	0445	782 W Court St		2151	Cincinnati	OH	45203-	3
400-Demolished Units	045209	0445	780 W Court St		2152	Cincinnati	OH	45203-	2
400-Demolished Units	045210	0445	778 W Court St		2153	Cincinnati	OH	45203-	3
400-Demolished Units	045211	0445	776 W Court St		2154	Cincinnati	OH	45203-	3
400-Demolished Units	045212	0447	774 W Court St		2155	Cincinnati	OH	45203-	2
400-Demolished Units	045213	0447	772 W Court St		2156	Cincinnati	OH	45203-	2
400-Demolished Units	045214	0447	770 W Court St		2157	Cincinnati	OH	45203-	2
400-Demolished Units	045215	0414	768 W Court St		2158	Cincinnati	OH	45203-	2
400-Demolished Units	045216	0447	766 W Court St		2159	Cincinnati	OH	45203-	3
400-Demolished Units	045217	0447	764 W Court St		2160	Cincinnati	OH	45203-	3
400-Demolished Units	045218	0447	762 W Court St		2161	Cincinnati	OH	45203-	2
400-Demolished Units	045219	0447	760 W Court St		2162	Cincinnati	OH	45203-	3
400-Demolished Units	045220	0447	758 W Court St		2163	Cincinnati	OH	45203-	3
400-Demolished Units	045221	0447	756 W Court St		2164	Cincinnati	OH	45203-	2
400-Demolished Units	045222	0447	754 W Court St		2165	Cincinnati	OH	45203-	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	045223	0447	752 W Court St		2166	Cincinnati	OH	45203-	3
400-Demolished Units	045224	0446	750 W Court St		2167	Cincinnati	OH	45203-	3
400-Demolished Units	045225	0446	748 W Court St		2168	Cincinnati	OH	45203-	3
400-Demolished Units	045226	0446	746 W Court St		2169	Cincinnati	OH	45203-	2
400-Demolished Units	045227	0446	744 W Court St		2170	Cincinnati	OH	45203-	3
400-Demolished Units	045228	0446	742 W Court St		2171	Cincinnati	OH	45203-	3
400-Demolished Units	045229	0446	740 W Court St		2172	Cincinnati	OH	45203-	2
400-Demolished Units	045230	0446	738 W Court St		2173	Cincinnati	OH	45203-	3
400-Demolished Units	045231	0446	736 W Court St		2174	Cincinnati	OH	45203-	3
400-Demolished Units	045232	0446	734 W Court St		2175	Cincinnati	OH	45203-	2
400-Demolished Units	045233	0448	732 W Court St		2176	Cincinnati	OH	45203-	1
400-Demolished Units	045234	0448	732 W Court St		2177	Cincinnati	OH	45203-	1
400-Demolished Units	045235	0448	732 W Court St		2178	Cincinnati	OH	45203-	1
400-Demolished Units	045236	0448	732 W Court St		2179	Cincinnati	OH	45203-	1
400-Demolished Units	045237	0448	732 W Court St		2180	Cincinnati	OH	45203-	1
400-Demolished Units	045238	0448	732 W Court St		2181	Cincinnati	OH	45203-	1
400-Demolished Units	045239	0448	732 W Court St		2182	Cincinnati	OH	45203-	1
400-Demolished Units	045240	0448	732 W Court St		2183	Cincinnati	OH	45203-	1
400-Demolished Units	045241	0448	730 W Court St		2184	Cincinnati	OH	45203-	2
400-Demolished Units	045242	0448	730 W Court St		2185	Cincinnati	OH	45203-	2
400-Demolished Units	045243	0448	730 W Court St		2186	Cincinnati	OH	45203-	2
400-Demolished Units	045244	0448	730 W Court St		2187	Cincinnati	OH	45203-	2
400-Demolished Units	045245	0448	730 W Court St		2188	Cincinnati	OH	45203-	2
400-Demolished Units	045246	0448	730 W Court St		2189	Cincinnati	OH	45203-	2
400-Demolished Units	045247	0448	730 W Court St		2190	Cincinnati	OH	45203-	2
400-Demolished Units	045248	0448	730 W Court St		2191	Cincinnati	OH	45203-	2
400-Demolished Units	045249	0448	728 W Court St		2192	Cincinnati	OH	45203-	2
400-Demolished Units	045251	0448	728 W Court St		2194	Cincinnati	OH	45203-	1
400-Demolished Units	045252	0448	728 W Court St		2195	Cincinnati	OH	45203-	1
400-Demolished Units	045253	0448	728 W Court St		2196	Cincinnati	OH	45203-	1
400-Demolished Units	045254	0448	728 W Court St		2197	Cincinnati	OH	45203-	1
400-Demolished Units	045255	0448	728 W Court St		2198	Cincinnati	OH	45203-	1
400-Demolished Units	045256	0448	728 W Court St		2199	Cincinnati	OH	45203-	1
400-Demolished Units	045257	0448	728 W Court St		2200	Cincinnati	OH	45203-	1
400-Demolished Units	045258	0448	728 W Court St		2201	Cincinnati	OH	45203-	2
400-Demolished Units	045260	0448	728 W Court St		2203	Cincinnati	OH	45203-	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	045261	0448	726 W Court St		2204	Cincinnati	OH	45203-	2
400-Demolished Units	045262	0448	726 W Court St		2205	Cincinnati	OH	45203-	1
400-Demolished Units	045263	0448	726 W Court St		2206	Cincinnati	OH	45203-	1
400-Demolished Units	045264	0448	726 W Court St		2207	Cincinnati	OH	45203-	2
400-Demolished Units	045265	0448	726 W Court St		2208	Cincinnati	OH	45203-	1
400-Demolished Units	045266	0448	726 W Court St		2209	Cincinnati	OH	45203-	1
400-Demolished Units	045267	0448	726 W Court St		2210	Cincinnati	OH	45203-	2
400-Demolished Units	045268	0448	726 W Court St		2211	Cincinnati	OH	45203-	1
400-Demolished Units	045269	0448	726 W Court St		2212	Cincinnati	OH	45203-	1
400-Demolished Units	045270	0448	726 W Court St		2213	Cincinnati	OH	45203-	2
400-Demolished Units	045271	0448	726 W Court St		2214	Cincinnati	OH	45203-	1
400-Demolished Units	045272	0448	726 W Court St		2215	Cincinnati	OH	45203-	1
400-Demolished Units	045273	0449	724 W Court St		2216	Cincinnati	OH	45203-	1
400-Demolished Units	045274	0449	724 W Court St		2217	Cincinnati	OH	45203-	1
400-Demolished Units	045275	0449	724 W Court St		2218	Cincinnati	OH	45203-	2
400-Demolished Units	045276	0449	724 W Court St		2219	Cincinnati	OH	45203-	1
400-Demolished Units	045277	0449	724 W Court St		2220	Cincinnati	OH	45203-	1
400-Demolished Units	045278	0449	724 W Court St		2221	Cincinnati	OH	45203-	2
400-Demolished Units	045279	0449	724 W Court St		2222	Cincinnati	OH	45203-	1
400-Demolished Units	045280	0449	724 W Court St		2223	Cincinnati	OH	45203-	1
400-Demolished Units	045281	0449	724 W Court St		2224	Cincinnati	OH	45203-	2
400-Demolished Units	045282	0449	724 W Court St		2225	Cincinnati	OH	45203-	1
400-Demolished Units	045283	0449	724 W Court St		2226	Cincinnati	OH	45203-	1
400-Demolished Units	045284	0449	724 W Court St		2227	Cincinnati	OH	45203-	2
400-Demolished Units	045285	0449	722 W Court St		2228	Cincinnati	OH	45203-	2
400-Demolished Units	045287	0449	722 W Court St		2230	Cincinnati	OH	45203-	1
400-Demolished Units	045288	0449	722 W Court St		2231	Cincinnati	OH	45203-	0
400-Demolished Units	045289	0449	722 W Court St		2232	Cincinnati	OH	45203-	2
400-Demolished Units	045290	0449	722 W Court St		2233	Cincinnati	OH	45203-	1
400-Demolished Units	045291	0449	722 W Court St		2234	Cincinnati	OH	45203-	2
400-Demolished Units	045293	0449	722 W Court St		2236	Cincinnati	OH	45203-	1
400-Demolished Units	045294	0449	722 W Court St		2237	Cincinnati	OH	45203-	2
400-Demolished Units	045296	0449	722 W Court St		2239	Cincinnati	OH	45203-	1
400-Demolished Units	045297	0449	720 W Court St		2240	Cincinnati	OH	45203-	2
400-Demolished Units	045298	0449	720 W Court St		2241	Cincinnati	OH	45203-	2
400-Demolished Units	045299	0449	720 W Court St		2242	Cincinnati	OH	45203-	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	045300	0449	720 W Court St		2243	Cincinnati	OH	45203-	2
400-Demolished Units	045301	0449	720 W Court St		2244	Cincinnati	OH	45203-	2
400-Demolished Units	045302	0449	720 W Court St		2245	Cincinnati	OH	45203-	2
400-Demolished Units	045303	0449	720 W Court St		2246	Cincinnati	OH	45203-	2
400-Demolished Units	045304	0449	720 W Court St		2247	Cincinnati	OH	45203-	2
400-Demolished Units	045305	0449	718 W Court St		2248	Cincinnati	OH	45203-	1
400-Demolished Units	045306	0449	718 W Court St		2249	Cincinnati	OH	45203-	1
400-Demolished Units	045307	0449	718 W Court St		2250	Cincinnati	OH	45203-	1
400-Demolished Units	045308	0449	718 W Court St		2251	Cincinnati	OH	45203-	1
400-Demolished Units	045309	0449	718 W Court St		2252	Cincinnati	OH	45203-	1
400-Demolished Units	045310	0449	718 W Court St		2253	Cincinnati	OH	45203-	1
400-Demolished Units	045311	0449	718 W Court St		2254	Cincinnati	OH	45203-	1
400-Demolished Units	045312	0449	718 W Court St		2255	Cincinnati	OH	45203-	1
400-Demolished Units	045313	0451	716 W Court St		2256	Cincinnati	OH	45203-	3
400-Demolished Units	045314	0451	714 W Court St		2257	Cincinnati	OH	45203-	3
400-Demolished Units	045315	0451	712 W Court St		2258	Cincinnati	OH	45203-	2
400-Demolished Units	045316	0451	710 W Court St		2259	Cincinnati	OH	45203-	3
400-Demolished Units	045317	0451	708 W Court St		2260	Cincinnati	OH	45203-	3
400-Demolished Units	045318	0451	706 W Court St		2261	Cincinnati	OH	45203-	2
400-Demolished Units	045319	0451	704 W Court St		2262	Cincinnati	OH	45203-	3
400-Demolished Units	045320	0451	702 W Court St		2263	Cincinnati	OH	45203-	3
400-Demolished Units	045321	0451	700 W Court St		2264	Cincinnati	OH	45203-	2
400-Demolished Units	045322	0450	1043 Cutter St		2265	Cincinnati	OH	45203-	2
400-Demolished Units	045323	0450	1045 Cutter St		2266	Cincinnati	OH	45203-	2
400-Demolished Units	045324	0450	1047 Cutter St		2267	Cincinnati	OH	45203-	2
400-Demolished Units	045325	0450	1049 Cutter St		2268	Cincinnati	OH	45203-	4
400-Demolished Units	045326	0450	1051 Cutter St		2269	Cincinnati	OH	45203-	4
400-Demolished Units	045327	0450	1053 Cutter St		2270	Cincinnati	OH	45203-	4
400-Demolished Units	045328	0450	1055 Cutter St		2271	Cincinnati	OH	45203-	4
400-Demolished Units	045329	0450	1057 Cutter St		2272	Cincinnati	OH	45203-	4
400-Demolished Units	045330	0450	1059 Cutter St		2273	Cincinnati	OH	45203-	4
400-Demolished Units	045331	0450	1061 Cutter St		2274	Cincinnati	OH	45203-	4
400-Demolished Units	045332	0450	1063 Cutter St		2275	Cincinnati	OH	45203-	4
400-Demolished Units	045333	0450	1065 Cutter St		2276	Cincinnati	OH	45203-	4
400-Demolished Units	045334	0450	1067 Cutter St		2277	Cincinnati	OH	45203-	2
400-Demolished Units	045335	0450	1069 Cutter St		2278	Cincinnati	OH	45203-	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	045336	0450	1071 Cutter St		2279	Cincinnati	OH	45203-	2
400-Demolished Units	045337	0453	1039 Cutter St		2280	Cincinnati	OH	45203-	1
400-Demolished Units	045338	0453	1039 Cutter St		2281	Cincinnati	OH	45203-	1
400-Demolished Units	045339	0453	1039 Cutter St		2282	Cincinnati	OH	45203-	1
400-Demolished Units	045340	0453	1039 Cutter St		2283	Cincinnati	OH	45203-	1
400-Demolished Units	045341	0453	1039 Cutter St		2284	Cincinnati	OH	45203-	1
400-Demolished Units	045342	0453	1039 Cutter St		2285	Cincinnati	OH	45203-	1
400-Demolished Units	045343	0453	1039 Cutter St		2286	Cincinnati	OH	45203-	1
400-Demolished Units	045344	0453	1039 Cutter St		2287	Cincinnati	OH	45203-	1
400-Demolished Units	045345	0453	1037 Cutter St		2288	Cincinnati	OH	45203-	2
400-Demolished Units	045346	0453	1037 Cutter St		2289	Cincinnati	OH	45203-	2
400-Demolished Units	045347	0453	1037 Cutter St		2290	Cincinnati	OH	45203-	2
400-Demolished Units	045348	0453	1037 Cutter St		2291	Cincinnati	OH	45203-	2
400-Demolished Units	045349	0453	1037 Cutter St		2292	Cincinnati	OH	45203-	2
400-Demolished Units	045350	0453	1037 Cutter St		2293	Cincinnati	OH	45203-	2
400-Demolished Units	045351	0453	1037 Cutter St		2294	Cincinnati	OH	45203-	2
400-Demolished Units	045352	0453	1037 Cutter St		2295	Cincinnati	OH	45203-	2
400-Demolished Units	045353	0453	1035 Cutter St		2296	Cincinnati	OH	45203-	1
400-Demolished Units	045354	0453	1035 Cutter St		2297	Cincinnati	OH	45203-	1
400-Demolished Units	045355	0453	1035 Cutter St		2298	Cincinnati	OH	45203-	1
400-Demolished Units	045356	0453	1035 Cutter St		2299	Cincinnati	OH	45203-	1
400-Demolished Units	045357	0453	1035 Cutter St		2300	Cincinnati	OH	45203-	1
400-Demolished Units	045358	0453	1035 Cutter St		2301	Cincinnati	OH	45203-	1
400-Demolished Units	045359	0453	1035 Cutter St		2302	Cincinnati	OH	45203-	1
400-Demolished Units	045360	0453	1035 Cutter St		2303	Cincinnati	OH	45203-	1
400-Demolished Units	045361	0452	1029 Cutter St		2304	Cincinnati	OH	45203-	2
400-Demolished Units	045362	0452	1027 Cutter St		2305	Cincinnati	OH	45203-	2
400-Demolished Units	045363	0452	1025 Cutter St		2306	Cincinnati	OH	45203-	2
400-Demolished Units	045364	0452	1023 Cutter St		2307	Cincinnati	OH	45203-	4
400-Demolished Units	045365	0452	1021 Cutter St		2308	Cincinnati	OH	45203-	4
400-Demolished Units	045366	0452	1019 Cutter St		2309	Cincinnati	OH	45203-	4
400-Demolished Units	045367	0452	1017 Cutter St		2310	Cincinnati	OH	45203-	4
400-Demolished Units	045368	0452	1015 Cutter St		2311	Cincinnati	OH	45203-	4
400-Demolished Units	045369	0452	1013 Cutter St		2312	Cincinnati	OH	45203-	4
400-Demolished Units	045370	0452	1011 Cutter St		2313	Cincinnati	OH	45203-	4
400-Demolished Units	045371	0452	1009 Cutter St		2314	Cincinnati	OH	45203-	4

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	045372	0452	1007 Cutter St		2315	Cincinnati	OH	45203-	4
400-Demolished Units	045373	0452	1005 Cutter St		2316	Cincinnati	OH	45203-	2
400-Demolished Units	045374	0452	1003 Cutter St		2317	Cincinnati	OH	45203-	2
400-Demolished Units	045375	0452	1001 Cutter St		2318	Cincinnati	OH	45203-	2
217-Millvale	055401	05B01	3107 Moosewood Ave		801	Cincinnati	OH	45225-1236	6
217-Millvale	055403	05B01	3111 Moosewood Ave		803	Cincinnati	OH	45225-1236	4
217-Millvale	055404	05B01	3113 Moosewood Ave		804	Cincinnati	OH	45225-1236	1
217-Millvale	055405	05B01	3115 Moosewood Ave		805	Cincinnati	OH	45225-1236	4
217-Millvale	055406	05B01	3117 Moosewood Ave		806	Cincinnati	OH	45225-1236	1
217-Millvale	055407	05B01	3119 Moosewood Ave		807	Cincinnati	OH	45225-1236	3
217-Millvale	055408	05B01	3121 Moosewood Ave		808	Cincinnati	OH	45225-1236	2
217-Millvale	055409	05B02	3127 Moosewood Ave		809	Cincinnati	OH	45225-1236	4
217-Millvale	055410	05B02	3129 Moosewood Ave		810	Cincinnati	OH	45225-1236	1
217-Millvale	055411	05B02	3131 Moosewood Ave		811	Cincinnati	OH	45225-1236	4
217-Millvale	055412	05B02	3133 Moosewood Ave		812	Cincinnati	OH	45225-1236	1
217-Millvale	055413	05B02	3135 Moosewood Ave		813	Cincinnati	OH	45225-1236	4
217-Millvale	055414	05B02	3137 Moosewood Ave		814	Cincinnati	OH	45225-1236	1
217-Millvale	055415	05B02	3139 Moosewood Ave		815	Cincinnati	OH	45225-1236	3
217-Millvale	055416	05B02	3141 Moosewood Ave		816	Cincinnati	OH	45225-1236	2
217-Millvale	055417	05A01	3147 Moosewood Ave		817	Cincinnati	OH	45225-1236	3
217-Millvale	055418	05A01	3149 Moosewood Ave		818	Cincinnati	OH	45225-1236	2
217-Millvale	055419	05A01	3151 Moosewood Ave		819	Cincinnati	OH	45225-1236	3
217-Millvale	055420	05A01	3153 Moosewood Ave		820	Cincinnati	OH	45225-1236	4
217-Millvale	055421	05A02	3155 Moosewood Ave		821	Cincinnati	OH	45225-1236	3
217-Millvale	055423	05A02	3159 Moosewood Ave		823	Cincinnati	OH	45225-1236	3
217-Millvale	055424	05A02	3161 Moosewood Ave		824	Cincinnati	OH	45225-1236	4
217-Millvale	055425	05B03	3163 Moosewood Ave		825	Cincinnati	OH	45225-1236	3
217-Millvale	055426	05B03	3165 Moosewood Ave		826	Cincinnati	OH	45225-1236	2
217-Millvale	055427	05B03	3167 Moosewood Ave		827	Cincinnati	OH	45225-1236	3
217-Millvale	055428	05B03	3169 Moosewood Ave		828	Cincinnati	OH	45225-1236	2
217-Millvale	055429	05B03	3171 Moosewood Ave		829	Cincinnati	OH	45225-1236	3
217-Millvale	055430	05B03	3173 Moosewood Ave		830	Cincinnati	OH	45225-1236	2
217-Millvale	055431	05B03	3175 Moosewood Ave		831	Cincinnati	OH	45225-1236	3
217-Millvale	055432	05B03	3177 Moosewood Ave		832	Cincinnati	OH	45225-1236	2
217-Millvale	055433	05A03	3207 Bowling Green Ct		833	Cincinnati	OH	45225-1206	3
217-Millvale	055434	05A03	3209 Bowling Green Ct		834	Cincinnati	OH	45225-1206	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
217-Millvale	055435	05A03	3211 Bowling Green Ct		835	Cincinnati	OH	45225-1206	3
217-Millvale	055436	05A03	3213 Bowling Green Ct		836	Cincinnati	OH	45225-1206	2
217-Millvale	055437	05B04	3215 Bowling Green Ct		837	Cincinnati	OH	45225-1206	3
217-Millvale	055438	05B04	3217 Bowling Green Ct		838	Cincinnati	OH	45225-1206	2
217-Millvale	055439	05B04	3219 Bowling Green Ct		839	Cincinnati	OH	45225-1206	3
217-Millvale	055440	05B04	3221 Bowling Green Ct		840	Cincinnati	OH	45225-1206	2
217-Millvale	055441	05B04	3223 Bowling Green Ct		841	Cincinnati	OH	45225-1206	3
217-Millvale	055442	05B04	3225 Bowling Green Ct		842	Cincinnati	OH	45225-1206	2
217-Millvale	055443	05B04	3227 Bowling Green Ct		843	Cincinnati	OH	45225-1206	3
217-Millvale	055444	05B04	3229 Bowling Green Ct		844	Cincinnati	OH	45225-1206	2
217-Millvale	055445	05A04	3231 Bowling Green Ct		845	Cincinnati	OH	45225-1206	3
217-Millvale	055446	05A04	3233 Bowling Green Ct		846	Cincinnati	OH	45225-1206	2
217-Millvale	055447	05A04	3235 Bowling Green Ct		847	Cincinnati	OH	45225-1206	3
217-Millvale	055448	05A04	3237 Bowling Green Ct		848	Cincinnati	OH	45225-1206	2
217-Millvale	055449	05B05	3241 Bowling Green Ct		849	Cincinnati	OH	45225-1206	3
217-Millvale	055450	05B05	3243 Bowling Green Ct		850	Cincinnati	OH	45225-1206	2
217-Millvale	055451	05B05	3245 Bowling Green Ct		851	Cincinnati	OH	45225-1206	3
217-Millvale	055452	05B05	3247 Bowling Green Ct		852	Cincinnati	OH	45225-1206	2
217-Millvale	055453	05B05	3249 Bowling Green Ct		853	Cincinnati	OH	45225-1206	3
217-Millvale	055454	05B05	3251 Bowling Green Ct		854	Cincinnati	OH	45225-1206	2
217-Millvale	055455	05B05	3253 Bowling Green Ct		855	Cincinnati	OH	45225-1206	3
217-Millvale	055456	05B05	3255 Bowling Green Ct		856	Cincinnati	OH	45225-1206	2
217-Millvale	055457	05B06	3257 Bowling Green Ct		857	Cincinnati	OH	45225-1206	3
217-Millvale	055458	05B06	3259 Bowling Green Ct		858	Cincinnati	OH	45225-1206	3
217-Millvale	055459	05B06	3261 Bowling Green Ct		859	Cincinnati	OH	45225-1206	3
217-Millvale	055460	05B06	3263 Bowling Green Ct		860	Cincinnati	OH	45225-1206	4
217-Millvale	055461	05B06	3265 Bowling Green Ct		861	Cincinnati	OH	45225-1206	3
217-Millvale	055462	05B06	3267 Bowling Green Ct		862	Cincinnati	OH	45225-1206	2
217-Millvale	055463	05B06	3269 Bowling Green Ct		863	Cincinnati	OH	45225-1206	3
217-Millvale	055464	05B06	3271 Bowling Green Ct		864	Cincinnati	OH	45225-1206	2
217-Millvale	055465	05B07	3273 Bowling Green Ct		865	Cincinnati	OH	45225-1206	3
217-Millvale	055466	05B07	3275 Bowling Green Ct		866	Cincinnati	OH	45225-1206	3
217-Millvale	055467	05B07	3277 Bowling Green Ct		867	Cincinnati	OH	45225-1206	3
217-Millvale	055468	05B07	3279 Bowling Green Ct		868	Cincinnati	OH	45225-1206	5
217-Millvale	055469	05B07	3281 Bowling Green Ct		869	Cincinnati	OH	45225-1206	3
217-Millvale	055470	05B07	3283 Bowling Green Ct		870	Cincinnati	OH	45225-1206	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
217-Millvale	055471	05B07	3285 Bowling Green Ct		871	Cincinnati	OH	45225-1206	3
217-Millvale	055472	05B07	3287 Bowling Green Ct		872	Cincinnati	OH	45225-1206	2
217-Millvale	055473	05A05	3301 Bowling Green Ct		873	Cincinnati	OH	45225-1208	3
217-Millvale	055474	05A05	3315 Bowling Green Ct		874	Cincinnati	OH	45225-1208	2
217-Millvale	055475	05A05	3317 Bowling Green Ct		875	Cincinnati	OH	45225-1208	3
217-Millvale	055476	05A05	3331 Bowling Green Ct		876	Cincinnati	OH	45225-1208	2
217-Millvale	055477	05B08	3339 Bowling Green Ct		877	Cincinnati	OH	45225-1208	3
217-Millvale	055478	05B08	3341 Bowling Green Ct		878	Cincinnati	OH	45225-1208	2
217-Millvale	055479	05B08	3343 Bowling Green Ct		879	Cincinnati	OH	45225-1208	3
217-Millvale	055480	05B08	3345 Bowling Green Ct		880	Cincinnati	OH	45225-1208	2
217-Millvale	055481	05B08	3347 Bowling Green Ct		881	Cincinnati	OH	45225-1208	3
217-Millvale	055482	05B08	3349 Bowling Green Ct		882	Cincinnati	OH	45225-1208	2
217-Millvale	055483	05B08	3351 Bowling Green Ct		883	Cincinnati	OH	45225-1208	3
217-Millvale	055484	05B08	3353 Bowling Green Ct		884	Cincinnati	OH	45225-1208	2
217-Millvale	055485	05B09	3355 Bowling Green Ct		885	Cincinnati	OH	45225-1208	3
217-Millvale	055486	05B09	3357 Bowling Green Ct		886	Cincinnati	OH	45225-1208	2
217-Millvale	055487	05B09	3359 Bowling Green Ct		887	Cincinnati	OH	45225-1208	3
217-Millvale	055488	05B09	3361 Bowling Green Ct		888	Cincinnati	OH	45225-1208	2
217-Millvale	055489	05B09	3363 Bowling Green Ct		889	Cincinnati	OH	45225-1208	3
217-Millvale	055490	05B09	3365 Bowling Green Ct		890	Cincinnati	OH	45225-1208	2
217-Millvale	055491	05B09	3367 Bowling Green Ct		891	Cincinnati	OH	45225-1208	3
217-Millvale	055492	05B09	3369 Bowling Green Ct		892	Cincinnati	OH	45225-1208	2
217-Millvale	055493	05B10	3370 Bowling Green Ct		893	Cincinnati	OH	45225-1209	3
217-Millvale	055494	05B10	3368 Bowling Green Ct		894	Cincinnati	OH	45225-1209	2
217-Millvale	055495	05B10	3366 Bowling Green Ct		895	Cincinnati	OH	45225-1209	3
217-Millvale	055496	05B10	3364 Bowling Green Ct		896	Cincinnati	OH	45225-1209	2
217-Millvale	055497	05B10	3362 Bowling Green Ct		897	Cincinnati	OH	45225-1209	3
217-Millvale	055498	05B10	3360 Bowling Green Ct		898	Cincinnati	OH	45225-1209	2
217-Millvale	055499	05B10	3358 Bowling Green Ct		899	Cincinnati	OH	45225-1209	3
217-Millvale	055500	05B10	3356 Bowling Green Ct		900	Cincinnati	OH	45225-1209	2
217-Millvale	055501	05B11	3354 Bowling Green Ct		901	Cincinnati	OH	45225-1209	3
217-Millvale	055502	05B11	3352 Bowling Green Ct		902	Cincinnati	OH	45225-1209	2
217-Millvale	055503	05B11	3350 Bowling Green Ct		903	Cincinnati	OH	45225-1209	3
217-Millvale	055504	05B11	3348 Bowling Green Ct		904	Cincinnati	OH	45225-1209	2
217-Millvale	055505	05B11	3346 Bowling Green Ct		905	Cincinnati	OH	45225-1209	3
217-Millvale	055506	05B11	3344 Bowling Green Ct		906	Cincinnati	OH	45225-1209	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
217-Millvale	055507	05B11	3342 Bowling Green Ct		907	Cincinnati	OH	45225-1209	3
217-Millvale	055508	05B11	3340 Bowling Green Ct		908	Cincinnati	OH	45225-1209	2
217-Millvale	055509	05A06	3338 Bowling Green Ct		909	Cincinnati	OH	45225-1209	3
217-Millvale	055510	05A06	3336 Bowling Green Ct		910	Cincinnati	OH	45225-1209	2
217-Millvale	055511	05A06	3334 Bowling Green Ct		911	Cincinnati	OH	45225-1209	3
217-Millvale	055512	05A06	3332 Bowling Green Ct		912	Cincinnati	OH	45225-1209	2
217-Millvale	055513	05B12	3330 Bowling Green Ct		913	Cincinnati	OH	45225-1209	3
217-Millvale	055514	05B12	3328 Bowling Green Ct		914	Cincinnati	OH	45225-1209	2
217-Millvale	055515	05B12	3326 Bowling Green Ct		915	Cincinnati	OH	45225-1209	3
217-Millvale	055516	05B12	3324 Bowling Green Ct		916	Cincinnati	OH	45225-1209	2
217-Millvale	055517	05B12	3322 Bowling Green Ct		917	Cincinnati	OH	45225-1209	3
217-Millvale	055518	05B12	3320 Bowling Green Ct		918	Cincinnati	OH	45225-1209	2
217-Millvale	055519	05B12	3318 Bowling Green Ct		919	Cincinnati	OH	45225-1209	3
217-Millvale	055520	05B12	3316 Bowling Green Ct		920	Cincinnati	OH	45225-1209	2
217-Millvale	055521	05B13	3314 Bowling Green Ct		921	Cincinnati	OH	45225-1209	3
217-Millvale	055522	05B13	3312 Bowling Green Ct		922	Cincinnati	OH	45225-1209	2
217-Millvale	055523	05B13	3310 Bowling Green Ct		923	Cincinnati	OH	45225-1209	3
217-Millvale	055524	05B13	3308 Bowling Green Ct		924	Cincinnati	OH	45225-1209	2
217-Millvale	055525	05B13	3306 Bowling Green Ct		925	Cincinnati	OH	45225-1209	3
217-Millvale	055526	05B13	3304 Bowling Green Ct		926	Cincinnati	OH	45225-1209	2
217-Millvale	055527	05B13	3302 Bowling Green Ct		927	Cincinnati	OH	45225-1209	3
217-Millvale	055528	05B13	3300 Bowling Green Ct		928	Cincinnati	OH	45225-1209	2
217-Millvale	055529	05A07	3288 Bowling Green Ct		929	Cincinnati	OH	45225-1207	3
217-Millvale	055530	05A07	3286 Bowling Green Ct		930	Cincinnati	OH	45225-1207	2
217-Millvale	055531	05A07	3284 Bowling Green Ct		931	Cincinnati	OH	45225-1207	3
217-Millvale	055532	05A07	3282 Bowling Green Ct		932	Cincinnati	OH	45225-1207	2
217-Millvale	055533	05B14	3272 Bowling Green Ct		933	Cincinnati	OH	45225-1207	3
217-Millvale	055534	05B14	3270 Bowling Green Ct		934	Cincinnati	OH	45225-1207	2
217-Millvale	055535	05B14	3268 Bowling Green Ct		935	Cincinnati	OH	45225-1207	3
217-Millvale	055536	05B14	3266 Bowling Green Ct		936	Cincinnati	OH	45225-1207	2
217-Millvale	055537	05B14	3264 Bowling Green Ct		937	Cincinnati	OH	45225-1207	3
217-Millvale	055538	05B14	3262 Bowling Green Ct		938	Cincinnati	OH	45225-1207	2
217-Millvale	055539	05B14	3260 Bowling Green Ct		939	Cincinnati	OH	45225-1207	3
217-Millvale	055540	05B14	3258 Bowling Green Ct		940	Cincinnati	OH	45225-1207	2
217-Millvale	055541	05B15	3256 Bowling Green Ct		941	Cincinnati	OH	45225-1207	3
217-Millvale	055542	05B15	3254 Bowling Green Ct		942	Cincinnati	OH	45225-1207	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
217-Millvale	055543	05B15	3252 Bowling Green Ct		943	Cincinnati	OH	45225-1207	4
217-Millvale	055544	05B15	3250 Bowling Green Ct		944	Cincinnati	OH	45225-1207	3
217-Millvale	055545	05B15	3248 Bowling Green Ct		945	Cincinnati	OH	45225-1207	2
217-Millvale	055546	05B15	3246 Bowling Green Ct		946	Cincinnati	OH	45225-1207	2
217-Millvale	055547	05B15	3244 Bowling Green Ct		947	Cincinnati	OH	45225-1207	3
217-Millvale	055548	05B15	3242 Bowling Green Ct		948	Cincinnati	OH	45225-1207	2
217-Millvale	055549	05B16	3240 Bowling Green Ct		949	Cincinnati	OH	45225-1207	3
217-Millvale	055550	05B16	3238 Bowling Green Ct		950	Cincinnati	OH	45225-1207	2
217-Millvale	055551	05B16	3236 Bowling Green Ct		951	Cincinnati	OH	45225-1207	3
217-Millvale	055552	05B16	3234 Bowling Green Ct		952	Cincinnati	OH	45225-1207	2
217-Millvale	055553	05B16	3232 Bowling Green Ct		953	Cincinnati	OH	45225-1207	3
217-Millvale	055554	05B16	3230 Bowling Green Ct		954	Cincinnati	OH	45225-1207	2
217-Millvale	055555	05B16	3228 Bowling Green Ct		955	Cincinnati	OH	45225-1207	3
217-Millvale	055556	05B16	3226 Bowling Green Ct		956	Cincinnati	OH	45225-1207	2
217-Millvale	055557	05A08	3214 Bowling Green Ct		957	Cincinnati	OH	45225-1207	3
217-Millvale	055558	05A08	3212 Bowling Green Ct		958	Cincinnati	OH	45225-1207	2
217-Millvale	055559	05A08	3210 Bowling Green Ct		959	Cincinnati	OH	45225-1207	3
217-Millvale	055560	05A08	3208 Bowling Green Ct		960	Cincinnati	OH	45225-1207	2
217-Millvale	055561	05B17	3221 Moosewood Ave		961	Cincinnati	OH	45225-1223	3
217-Millvale	055562	05B17	3223 Moosewood Ave		962	Cincinnati	OH	45225-1223	2
217-Millvale	055563	05B17	3225 Moosewood Ave		963	Cincinnati	OH	45225-1223	3
217-Millvale	055564	05B17	3227 Moosewood Ave		964	Cincinnati	OH	45225-1223	2
217-Millvale	055565	05B17	3229 Moosewood Ave		965	Cincinnati	OH	45225-1223	3
217-Millvale	055566	05B17	3231 Moosewood Ave		966	Cincinnati	OH	45225-1223	2
217-Millvale	055567	05B17	3233 Moosewood Ave		967	Cincinnati	OH	45225-1223	3
217-Millvale	055568	05B17	3235 Moosewood Ave		968	Cincinnati	OH	45225-1223	2
217-Millvale	055569	05B18	3237 Moosewood Ave		969	Cincinnati	OH	45225-1223	4
217-Millvale	055570	05B18	3239 Moosewood Ave		970	Cincinnati	OH	45225-1223	1
217-Millvale	055571	05B18	3241 Moosewood Ave		971	Cincinnati	OH	45225-1223	4
217-Millvale	055572	05B18	3243 Moosewood Ave		972	Cincinnati	OH	45225-1223	1
217-Millvale	055573	05B18	3245 Moosewood Ave		973	Cincinnati	OH	45225-1223	4
217-Millvale	055574	05B18	3247 Moosewood Ave		974	Cincinnati	OH	45225-1223	1
217-Millvale	055575	05B18	3249 Moosewood Ave		975	Cincinnati	OH	45225-1223	3
217-Millvale	055576	05B18	3251 Moosewood Ave		976	Cincinnati	OH	45225-1223	2
217-Millvale	055577	05B19	3253 Moosewood Ave		977	Cincinnati	OH	45225-1223	4
217-Millvale	055578	05B19	3255 Moosewood Ave		978	Cincinnati	OH	45225-1223	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
217-Millvale	055579	05B19	3257 Moosewood Ave		979	Cincinnati	OH	45225-1223	3
217-Millvale	055580	05B19	3259 Moosewood Ave		980	Cincinnati	OH	45225-1223	2
217-Millvale	055581	05B19	3261 Moosewood Ave		981	Cincinnati	OH	45225-1223	4
217-Millvale	055582	05B19	3263 Moosewood Ave		982	Cincinnati	OH	45225-1223	1
217-Millvale	055583	05B19	3265 Moosewood Ave		983	Cincinnati	OH	45225-1223	4
217-Millvale	055584	05B19	3267 Moosewood Ave		984	Cincinnati	OH	45225-1223	1
217-Millvale	055585	05B20	3269 Moosewood Ave		985	Cincinnati	OH	45225-1223	3
217-Millvale	055586	05B20	3271 Moosewood Ave		986	Cincinnati	OH	45225-1223	2
217-Millvale	055587	05B20	3273 Moosewood Ave		987	Cincinnati	OH	45225-1223	4
217-Millvale	055588	05B20	3275 Moosewood Ave		988	Cincinnati	OH	45225-1223	1
217-Millvale	055589	05B20	3277 Moosewood Ave		989	Cincinnati	OH	45225-1223	6
217-Millvale	055591	05B20	3281 Moosewood Ave		991	Cincinnati	OH	45225-1223	3
217-Millvale	055592	05B20	3283 Moosewood Ave		992	Cincinnati	OH	45225-1223	2
217-Millvale	055593	05B21	3285 Moosewood Ave		993	Cincinnati	OH	45225-1223	6
217-Millvale	055595	05B21	3289 Moosewood Ave		995	Cincinnati	OH	45225-1223	3
217-Millvale	055596	05B21	3291 Moosewood Ave		996	Cincinnati	OH	45225-1223	2
217-Millvale	055597	05B21	3293 Moosewood Ave		997	Cincinnati	OH	45225-1223	4
217-Millvale	055598	05B21	3295 Moosewood Ave		998	Cincinnati	OH	45225-1223	1
217-Millvale	055599	05B21	3297 Moosewood Ave		999	Cincinnati	OH	45225-1223	4
217-Millvale	055600	05B21	3299 Moosewood Ave		1000	Cincinnati	OH	45225-1223	1
217-Millvale	055601	05B22	3315 Moosewood Ave		1001	Cincinnati	OH	45225-1225	3
217-Millvale	055602	05B22	3317 Moosewood Ave		1002	Cincinnati	OH	45225-1225	2
217-Millvale	055603	05B22	3319 Moosewood Ave		1003	Cincinnati	OH	45225-1225	3
217-Millvale	055604	05B22	3321 Moosewood Ave		1004	Cincinnati	OH	45225-1225	2
217-Millvale	055605	05B22	3323 Moosewood Ave		1005	Cincinnati	OH	45225-1225	3
217-Millvale	055606	05B22	3325 Moosewood Ave		1006	Cincinnati	OH	45225-1225	2
217-Millvale	055607	05B22	3327 Moosewood Ave		1007	Cincinnati	OH	45225-1225	3
217-Millvale	055608	05B22	3329 Moosewood Ave		1008	Cincinnati	OH	45225-1225	2
217-Millvale	055609	05A09	3335 Moosewood Ave		1009	Cincinnati	OH	45225-1225	3
217-Millvale	055610	05A09	3337 Moosewood Ave		1010	Cincinnati	OH	45225-1225	2
217-Millvale	055611	05A09	3339 Moosewood Ave		1011	Cincinnati	OH	45225-1225	4
217-Millvale	055612	05A09	3341 Moosewood Ave		1012	Cincinnati	OH	45225-1225	1
217-Millvale	055613	05A10	3265 Beekman St		1013	Cincinnati	OH	45225-1239	1
217-Millvale	055614	05A10	3263 Beekman St		1014	Cincinnati	OH	45225-1239	4
217-Millvale	055615	05A10	3261 Beekman St		1015	Cincinnati	OH	45225-1239	2
217-Millvale	055616	05A10	3259 Beekman St		1016	Cincinnati	OH	45225-1239	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
217-Millvale	055617	05B23	3253 Beekman St		1017	Cincinnati	OH	45225-1204	2
217-Millvale	055618	05B23	3251 Beekman St		1018	Cincinnati	OH	45225-1204	3
217-Millvale	055619	05B23	3249 Beekman St		1019	Cincinnati	OH	45225-1204	1
217-Millvale	055620	05B23	3247 Beekman St		1020	Cincinnati	OH	45225-1204	4
217-Millvale	055621	05B23	3245 Beekman St		1021	Cincinnati	OH	45225-1204	2
217-Millvale	055622	05B23	3243 Beekman St		1022	Cincinnati	OH	45225-1204	3
217-Millvale	055623	05B23	3241 Beekman St		1023	Cincinnati	OH	45225-1204	2
217-Millvale	055624	05B23	3239 Beekman St		1024	Cincinnati	OH	45225-1204	3
217-Millvale	055625	05A11	3340 Moosewood Ave		1025	Cincinnati	OH	45225-1226	3
217-Millvale	055626	05A11	3338 Moosewood Ave		1026	Cincinnati	OH	45225-1226	2
217-Millvale	055627	05A11	3336 Moosewood Ave		1027	Cincinnati	OH	45225-1226	3
217-Millvale	055628	05A11	3334 Moosewood Ave		1028	Cincinnati	OH	45225-1226	2
217-Millvale	055629	05A12	3268 Moosewood Ave		1029	Cincinnati	OH	45225-1224	4
217-Millvale	055630	05A12	3266 Moosewood Ave		1030	Cincinnati	OH	45225-1224	1
217-Millvale	055631	05A12	3264 Moosewood Ave		1031	Cincinnati	OH	45225-1224	3
217-Millvale	055632	05A12	3262 Moosewood Ave		1032	Cincinnati	OH	45225-1224	2
217-Millvale	055633	05B24	3252 Moosewood Ave		1033	Cincinnati	OH	45225-1224	4
217-Millvale	055634	05B24	3250 Moosewood Ave		1034	Cincinnati	OH	45225-1224	1
217-Millvale	055635	05B24	3248 Moosewood Ave		1035	Cincinnati	OH	45225-1224	3
217-Millvale	055636	05B24	3246 Moosewood Ave		1036	Cincinnati	OH	45225-1224	2
217-Millvale	055637	05B24	3244 Moosewood Ave		1037	Cincinnati	OH	45225-1224	3
217-Millvale	055638	05B24	3242 Moosewood Ave		1038	Cincinnati	OH	45225-1224	2
217-Millvale	055639	05B24	3240 Moosewood Ave		1039	Cincinnati	OH	45225-1224	4
217-Millvale	055640	05B24	3238 Moosewood Ave		1040	Cincinnati	OH	45225-1224	1
217-Millvale	055641	05B25	3232 Moosewood Ave		1041	Cincinnati	OH	45225-1224	2
217-Millvale	055642	05B25	3230 Moosewood Ave		1042	Cincinnati	OH	45225-1224	4
217-Millvale	055643	05B25	3228 Moosewood Ave		1043	Cincinnati	OH	45225-1224	3
217-Millvale	055644	05B25	3226 Moosewood Ave		1044	Cincinnati	OH	45225-1224	4
217-Millvale	055645	05B25	3224 Moosewood Ave		1045	Cincinnati	OH	45225-1224	3
217-Millvale	055646	05B25	3222 Moosewood Ave		1046	Cincinnati	OH	45225-1224	2
217-Millvale	055647	05B25	3220 Moosewood Ave		1047	Cincinnati	OH	45225-1224	3
217-Millvale	055648	05B25	3218 Moosewood Ave		1048	Cincinnati	OH	45225-1224	2
217-Millvale	055649	05B26	3214 Moosewood Ave		1049	Cincinnati	OH	45225-1224	3
217-Millvale	055650	05B26	3212 Moosewood Ave		1050	Cincinnati	OH	45225-1224	2
217-Millvale	055651	05B26	3210 Moosewood Ave		1051	Cincinnati	OH	45225-1224	4
217-Millvale	055652	05B26	3208 Moosewood Ave		1052	Cincinnati	OH	45225-1224	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
217-Millvale	055653	05B26	3206 Moosewood Ave		1053	Cincinnati	OH	45225-1224	4
217-Millvale	055654	05B26	3204 Moosewood Ave		1054	Cincinnati	OH	45225-1224	1
217-Millvale	055655	05B26	3202 Moosewood Ave		1055	Cincinnati	OH	45225-1224	3
217-Millvale	055656	05B26	3200 Moosewood Ave		1056	Cincinnati	OH	45225-1224	2
217-Millvale	055657	05B27	3152 Moosewood Ave		1057	Cincinnati	OH	45225-1237	4
217-Millvale	055658	05B27	3150 Moosewood Ave		1058	Cincinnati	OH	45225-1237	1
217-Millvale	055659	05B27	3148 Moosewood Ave		1059	Cincinnati	OH	45225-1237	3
217-Millvale	055660	05B27	3146 Moosewood Ave		1060	Cincinnati	OH	45225-1237	2
217-Millvale	055661	05B27	3144 Moosewood Ave		1061	Cincinnati	OH	45225-1237	3
217-Millvale	055662	05B27	3142 Moosewood Ave		1062	Cincinnati	OH	45225-1237	2
217-Millvale	055664	05B27	3138 Moosewood Ave		1064	Cincinnati	OH	45225-1237	6
217-Millvale	055665	05B28	3134 Moosewood Ave		1065	Cincinnati	OH	45225-1237	4
217-Millvale	055666	05B28	3132 Moosewood Ave		1066	Cincinnati	OH	45225-1237	1
217-Millvale	055667	05B28	3130 Moosewood Ave		1067	Cincinnati	OH	45225-1237	3
217-Millvale	055668	05B28	3128 Moosewood Ave		1068	Cincinnati	OH	45225-1237	2
217-Millvale	055669	05B28	3126 Moosewood Ave		1069	Cincinnati	OH	45225-1237	3
217-Millvale	055670	05B28	3124 Moosewood Ave		1070	Cincinnati	OH	45225-1237	2
217-Millvale	055671	05B28	3122 Moosewood Ave		1071	Cincinnati	OH	45225-1237	4
217-Millvale	055672	05B28	3120 Moosewood Ave		1072	Cincinnati	OH	45225-1237	1
217-Millvale	055673	05B29	3114 Moosewood Ave		1073	Cincinnati	OH	45225-1237	3
217-Millvale	055674	05B29	3112 Moosewood Ave		1074	Cincinnati	OH	45225-1237	2
217-Millvale	055675	05B29	3110 Moosewood Ave		1075	Cincinnati	OH	45225-1237	4
217-Millvale	055676	05B29	3108 Moosewood Ave		1076	Cincinnati	OH	45225-1237	1
217-Millvale	055677	05B29	3106 Moosewood Ave		1077	Cincinnati	OH	45225-1237	4
217-Millvale	055678	05B29	3104 Moosewood Ave		1078	Cincinnati	OH	45225-1237	1
217-Millvale	055679	05B29	3102 Moosewood Ave		1079	Cincinnati	OH	45225-1237	4
217-Millvale	055680	05B29	3100 Moosewood Ave		1080	Cincinnati	OH	45225-1237	1
217-Millvale	065685	0644	2341 Millvale Ct		1101	Cincinnati	OH	45225-1254	3
217-Millvale	065686	0644	2339 Millvale Ct		1102	Cincinnati	OH	45225-1254	2
217-Millvale	065687	0644	2337 Millvale Ct		1103	Cincinnati	OH	45225-1254	3
217-Millvale	065688	0644	2335 Millvale Ct		1104	Cincinnati	OH	45225-1254	2
217-Millvale	065689	0644	2333 Millvale Ct		1105	Cincinnati	OH	45225-1254	3
217-Millvale	065690	0644	2331 Millvale Ct		1106	Cincinnati	OH	45225-1254	2
217-Millvale	065691	0646	2311 Millvale Ct		1107	Cincinnati	OH	45225-1254	3
217-Millvale	065692	0646	2309 Millvale Ct		1108	Cincinnati	OH	45225-1254	2
217-Millvale	065693	0646	2307 Millvale Ct		1109	Cincinnati	OH	45225-1254	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
217-Millvale	065694	0646	2305 Millvale Ct		1110	Cincinnati	OH	45225-1254	2
217-Millvale	065695	0646	2303 Millvale Ct		1111	Cincinnati	OH	45225-1254	3
217-Millvale	065696	0646	2301 Millvale Ct		1112	Cincinnati	OH	45225-1254	1
217-Millvale	065697	0650	2269 Millvale Ct		1113	Cincinnati	OH	45225-1253	3
217-Millvale	065698	0650	2267 Millvale Ct		1114	Cincinnati	OH	45225-1253	2
217-Millvale	065699	0650	2265 Millvale Ct		1115	Cincinnati	OH	45225-1253	3
217-Millvale	065700	0650	2263 Millvale Ct		1116	Cincinnati	OH	45225-1253	1
217-Millvale	065701	0652	2261 Millvale Ct		1117	Cincinnati	OH	45225-1253	3
217-Millvale	065702	0652	2259 Millvale Ct		1118	Cincinnati	OH	45225-1253	2
217-Millvale	065703	0652	2257 Millvale Ct		1119	Cincinnati	OH	45225-1253	3
217-Millvale	065704	0652	2255 Millvale Ct		1120	Cincinnati	OH	45225-1253	2
217-Millvale	065705	0652	2253 Millvale Ct		1121	Cincinnati	OH	45225-1253	3
217-Millvale	065706	0652	2251 Millvale Ct		1122	Cincinnati	OH	45225-1253	2
217-Millvale	065707	0654	2215 Millvale Ct		1123	Cincinnati	OH	45225-1253	3
217-Millvale	065708	0654	2213 Millvale Ct		1124	Cincinnati	OH	45225-1253	2
217-Millvale	065709	0654	2211 Millvale Ct		1125	Cincinnati	OH	45225-1253	4
217-Millvale	065710	0654	2209 Millvale Ct		1126	Cincinnati	OH	45225-1253	1
217-Millvale	065711	0654	2207 Millvale Ct		1127	Cincinnati	OH	45225-1253	4
217-Millvale	065712	0654	2205 Millvale Ct		1128	Cincinnati	OH	45225-1253	1
217-Millvale	065713	0654	2203 Millvale Ct		1129	Cincinnati	OH	45225-1253	3
217-Millvale	065714	0654	2201 Millvale Ct		1130	Cincinnati	OH	45225-1253	2
217-Millvale	065715	0653	2171 Millvale Ct		1131	Cincinnati	OH	45225-1251	3
217-Millvale	065716	0653	2169 Millvale Ct		1132	Cincinnati	OH	45225-1251	2
217-Millvale	065717	0653	2167 Millvale Ct		1133	Cincinnati	OH	45225-1251	3
217-Millvale	065718	0653	2165 Millvale Ct		1134	Cincinnati	OH	45225-1251	2
217-Millvale	065719	0653	2163 Millvale Ct		1135	Cincinnati	OH	45225-1251	3
217-Millvale	065720	0653	2161 Millvale Ct		1136	Cincinnati	OH	45225-1251	2
217-Millvale	065721	0651	2151 Millvale Ct		1137	Cincinnati	OH	45225-1251	3
217-Millvale	065722	0651	2149 Millvale Ct		1138	Cincinnati	OH	45225-1251	2
217-Millvale	065723	0651	2147 Millvale Ct		1139	Cincinnati	OH	45225-1251	3
217-Millvale	065724	0651	2145 Millvale Ct		1140	Cincinnati	OH	45225-1251	1
217-Millvale	065725	0649	2133 Millvale Ct		1141	Cincinnati	OH	45225-1251	2
217-Millvale	065726	0649	2135 Millvale Ct		1142	Cincinnati	OH	45225-1251	2
217-Millvale	065727	0649	2137 Millvale Ct		1143	Cincinnati	OH	45225-1251	2
217-Millvale	065728	0649	2139 Millvale Ct		1144	Cincinnati	OH	45225-1251	3
217-Millvale	065729	0649	2141 Millvale Ct		1145	Cincinnati	OH	45225-1251	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
217-Millvale	065730	0649	2143 Millvale Ct		1146	Cincinnati	OH	45225-1251	2
217-Millvale	065731	0648	2131 Millvale Ct		1147	Cincinnati	OH	45225-1251	3
217-Millvale	065732	0648	2129 Millvale Ct		1148	Cincinnati	OH	45225-1251	2
217-Millvale	065733	0648	2127 Millvale Ct		1149	Cincinnati	OH	45225-1251	4
217-Millvale	065734	0648	2125 Millvale Ct		1150	Cincinnati	OH	45225-1251	2
217-Millvale	065735	0648	2123 Millvale Ct		1151	Cincinnati	OH	45225-1251	2
217-Millvale	065736	0648	2121 Millvale Ct		1152	Cincinnati	OH	45225-1251	4
217-Millvale	065737	0647	2091 Millvale Ct		1153	Cincinnati	OH	45225-1221	3
217-Millvale	065738	0647	2089 Millvale Ct		1154	Cincinnati	OH	45225-1221	2
217-Millvale	065739	0647	2087 Millvale Ct		1155	Cincinnati	OH	45225-1221	3
217-Millvale	065740	0647	2085 Millvale Ct		1156	Cincinnati	OH	45225-1221	1
217-Millvale	065741	0647	2083 Millvale Ct		1157	Cincinnati	OH	45225-1221	3
217-Millvale	065742	0647	2081 Millvale Ct		1158	Cincinnati	OH	45225-1221	2
217-Millvale	065743	0645	2059 Millvale Ct		1159	Cincinnati	OH	45225-1221	3
217-Millvale	065744	0645	2057 Millvale Ct		1160	Cincinnati	OH	45225-1221	2
217-Millvale	065745	0645	2055 Millvale Ct		1161	Cincinnati	OH	45225-1221	3
217-Millvale	065746	0645	2053 Millvale Ct		1162	Cincinnati	OH	45225-1221	2
217-Millvale	065747	0645	2051 Millvale Ct		1163	Cincinnati	OH	45225-1221	3
217-Millvale	065748	0645	2049 Millvale Ct		1164	Cincinnati	OH	45225-1221	2
217-Millvale	065749	0643	2367 Millvale Ct		1165	Cincinnati	OH	45225-1254	3
217-Millvale	065750	0643	2365 Millvale Ct		1166	Cincinnati	OH	45225-1254	2
217-Millvale	065751	0643	2363 Millvale Ct		1167	Cincinnati	OH	45225-1254	3
217-Millvale	065752	0643	2361 Millvale Ct		1168	Cincinnati	OH	45225-1254	2
217-Millvale	065753	0615	2374 Millvale Ct		1169	Cincinnati	OH	45225-1255	2
217-Millvale	065754	0615	2372 Millvale Ct		1170	Cincinnati	OH	45225-1255	2
217-Millvale	065755	0615	2370 Millvale Ct		1171	Cincinnati	OH	45225-1255	3
217-Millvale	065756	0615	2368 Millvale Ct		1172	Cincinnati	OH	45225-1255	2
217-Millvale	065757	0615	2366 Millvale Ct		1173	Cincinnati	OH	45225-1255	2
217-Millvale	065758	0615	2364 Millvale Ct		1174	Cincinnati	OH	45225-1255	2
217-Millvale	065759	0615	2362 Millvale Ct		1175	Cincinnati	OH	45225-1255	3
217-Millvale	065760	0615	2360 Millvale Ct		1176	Cincinnati	OH	45225-1255	3
217-Millvale	065761	0616	2352 Millvale Ct		1177	Cincinnati	OH	45225-1255	2
217-Millvale	065762	0616	2350 Millvale Ct		1178	Cincinnati	OH	45225-1255	3
217-Millvale	065764	0616	2346 Millvale Ct		1180	Cincinnati	OH	45225-1255	2
217-Millvale	065765	0616	2344 Millvale Ct		1181	Cincinnati	OH	45225-1255	2
217-Millvale	065766	0616	2342 Millvale Ct		1182	Cincinnati	OH	45225-1255	4

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
217-Millvale	065767	0616	2340 Millvale Ct		1183	Cincinnati	OH	45225-1255	4
217-Millvale	065768	0616	2338 Millvale Ct		1184	Cincinnati	OH	45225-1255	2
217-Millvale	065769	0616	2336 Millvale Ct		1185	Cincinnati	OH	45225-1255	2
217-Millvale	065770	0616	2334 Millvale Ct		1186	Cincinnati	OH	45225-1255	3
217-Millvale	065771	0616	2332 Millvale Ct		1187	Cincinnati	OH	45225-1255	2
217-Millvale	065772	0616	2330 Millvale Ct		1188	Cincinnati	OH	45225-1255	3
217-Millvale	065773	0617	2322 Millvale Ct		1189	Cincinnati	OH	45225-1255	2
217-Millvale	065774	0617	2320 Millvale Ct		1190	Cincinnati	OH	45225-1255	3
217-Millvale	065775	0617	2318 Millvale Ct		1191	Cincinnati	OH	45225-1255	4
217-Millvale	065776	0617	2316 Millvale Ct		1192	Cincinnati	OH	45225-1255	2
217-Millvale	065777	0617	2314 Millvale Ct		1193	Cincinnati	OH	45225-1255	2
217-Millvale	065778	0617	2312 Millvale Ct		1194	Cincinnati	OH	45225-1255	4
217-Millvale	065779	0617	2310 Millvale Ct		1195	Cincinnati	OH	45225-1255	4
217-Millvale	065780	0617	2308 Millvale Ct		1196	Cincinnati	OH	45225-1255	2
217-Millvale	065781	0617	2306 Millvale Ct		1197	Cincinnati	OH	45225-1255	2
217-Millvale	065782	0617	2304 Millvale Ct		1198	Cincinnati	OH	45225-1255	4
217-Millvale	065783	0617	2302 Millvale Ct		1199	Cincinnati	OH	45225-1255	2
217-Millvale	065784	0617	2300 Millvale Ct		1200	Cincinnati	OH	45225-1255	3
217-Millvale	065785	0618	2294 Millvale Ct		1201	Cincinnati	OH	45225-1252	1
217-Millvale	065786	0618	2292 Millvale Ct		1202	Cincinnati	OH	45225-1252	4
217-Millvale	065787	0618	2290 Millvale Ct		1203	Cincinnati	OH	45225-1252	1
217-Millvale	065788	0618	2288 Millvale Ct		1204	Cincinnati	OH	45225-1252	3
217-Millvale	065789	0618	2286 Millvale Ct		1205	Cincinnati	OH	45225-1252	1
217-Millvale	065790	0618	2284 Millvale Ct		1206	Cincinnati	OH	45225-1252	4
217-Millvale	065791	0618	2282 Millvale Ct		1207	Cincinnati	OH	45225-1252	1
217-Millvale	065792	0618	2280 Millvale Ct		1208	Cincinnati	OH	45225-1252	3
217-Millvale	065793	0619	2272 Millvale Ct		1209	Cincinnati	OH	45225-1252	2
217-Millvale	065794	0619	2270 Millvale Ct		1210	Cincinnati	OH	45225-1252	3
217-Millvale	065795	0619	2268 Millvale Ct		1211	Cincinnati	OH	45225-1252	2
217-Millvale	065796	0619	2266 Millvale Ct		1212	Cincinnati	OH	45225-1252	3
217-Millvale	065797	0619	2264 Millvale Ct		1213	Cincinnati	OH	45225-1252	2
217-Millvale	065798	0619	2262 Millvale Ct		1214	Cincinnati	OH	45225-1252	3
217-Millvale	065799	0619	2260 Millvale Ct		1215	Cincinnati	OH	45225-1252	2
217-Millvale	065800	0619	2258 Millvale Ct		1216	Cincinnati	OH	45225-1252	3
217-Millvale	065801	0619	2256 Millvale Ct		1217	Cincinnati	OH	45225-1252	2
217-Millvale	065802	0619	2254 Millvale Ct		1218	Cincinnati	OH	45225-1252	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
217-Millvale	065803	0619	2252 Millvale Ct		1219	Cincinnati	OH	45225-1252	2
217-Millvale	065804	0619	2250 Millvale Ct		1220	Cincinnati	OH	45225-1252	3
217-Millvale	065805	0620	2240 Millvale Ct		1221	Cincinnati	OH	45225-1252	2
217-Millvale	065806	0620	2238 Millvale Ct		1222	Cincinnati	OH	45225-1252	3
217-Millvale	065807	0620	2236 Millvale Ct		1223	Cincinnati	OH	45225-1252	2
217-Millvale	065808	0620	2234 Millvale Ct		1224	Cincinnati	OH	45225-1252	3
217-Millvale	065809	0620	2232 Millvale Ct		1225	Cincinnati	OH	45225-1252	2
217-Millvale	065810	0620	2230 Millvale Ct		1226	Cincinnati	OH	45225-1252	3
217-Millvale	065811	0621	2222 Millvale Ct		1227	Cincinnati	OH	45225-1252	1
217-Millvale	065812	0621	2220 Millvale Ct		1228	Cincinnati	OH	45225-1252	4
217-Millvale	065813	0621	2218 Millvale Ct		1229	Cincinnati	OH	45225-1252	1
217-Millvale	065814	0621	2216 Millvale Ct		1230	Cincinnati	OH	45225-1252	4
217-Millvale	065815	0621	2214 Millvale Ct		1231	Cincinnati	OH	45225-1252	1
217-Millvale	065816	0621	2212 Millvale Ct		1232	Cincinnati	OH	45225-1252	3
217-Millvale	065817	0621	2210 Millvale Ct		1233	Cincinnati	OH	45225-1252	1
217-Millvale	065818	0621	2208 Millvale Ct		1234	Cincinnati	OH	45225-1252	3
217-Millvale	065819	0621	2206 Millvale Ct		1235	Cincinnati	OH	45225-1252	1
217-Millvale	065820	0621	2204 Millvale Ct		1236	Cincinnati	OH	45225-1252	4
217-Millvale	065821	0621	2202 Millvale Ct		1237	Cincinnati	OH	45225-1252	2
217-Millvale	065822	0621	2200 Millvale Ct		1238	Cincinnati	OH	45225-1252	3
217-Millvale	065823	0622	2180 Millvale Ct		1239	Cincinnati	OH	45225-1248	2
217-Millvale	065824	0622	2178 Millvale Ct		1240	Cincinnati	OH	45225-1248	3
217-Millvale	065825	0622	2176 Millvale Ct		1241	Cincinnati	OH	45225-1248	2
217-Millvale	065826	0622	2174 Millvale Ct		1242	Cincinnati	OH	45225-1248	3
217-Millvale	065827	0622	2172 Millvale Ct		1243	Cincinnati	OH	45225-1248	2
217-Millvale	065828	0622	2170 Millvale Ct		1244	Cincinnati	OH	45225-1248	3
217-Millvale	065829	0623	2168 Millvale Ct		1245	Cincinnati	OH	45225-1248	2
217-Millvale	065830	0623	2166 Millvale Ct		1246	Cincinnati	OH	45225-1248	3
217-Millvale	065831	0623	2164 Millvale Ct		1247	Cincinnati	OH	45225-1248	4
217-Millvale	065832	0623	2162 Millvale Ct		1248	Cincinnati	OH	45225-1248	2
217-Millvale	065833	0623	2160 Millvale Ct		1249	Cincinnati	OH	45225-1248	2
217-Millvale	065834	0623	2158 Millvale Ct		1250	Cincinnati	OH	45225-1248	4
217-Millvale	065836	0623	2154 Millvale Ct		1252	Cincinnati	OH	45225-1248	3
217-Millvale	065837	0623	2152 Millvale Ct		1253	Cincinnati	OH	45225-1248	2
217-Millvale	065838	0623	2150 Millvale Ct		1254	Cincinnati	OH	45225-1248	3
217-Millvale	065839	0624	2138 Millvale Ct		1255	Cincinnati	OH	45225-1248	4

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
217-Millvale	065840	0624	2136 Millvale Ct		1256	Cincinnati	OH	45225-1248	2
217-Millvale	065841	0624	2134 Millvale Ct		1257	Cincinnati	OH	45225-1248	1
217-Millvale	065842	0624	2132 Millvale Ct		1258	Cincinnati	OH	45225-1248	4
217-Millvale	065843	0624	2130 Millvale Ct		1259	Cincinnati	OH	45225-1248	2
217-Millvale	065844	0624	2128 Millvale Ct		1260	Cincinnati	OH	45225-1248	3
217-Millvale	065845	0624	2126 Millvale Ct		1261	Cincinnati	OH	45225-1248	2
217-Millvale	065846	0624	2124 Millvale Ct		1262	Cincinnati	OH	45225-1248	3
217-Millvale	065847	0624	2122 Millvale Ct		1263	Cincinnati	OH	45225-1248	2
217-Millvale	065848	0624	2120 Millvale Ct		1264	Cincinnati	OH	45225-1248	3
217-Millvale	065849	0625	2090 Millvale Ct		1265	Cincinnati	OH	45225-1245	2
217-Millvale	065850	0625	2088 Millvale Ct		1266	Cincinnati	OH	45225-1245	2
217-Millvale	065851	0625	2086 Millvale Ct		1267	Cincinnati	OH	45225-1245	3
217-Millvale	065852	0625	2084 Millvale Ct		1268	Cincinnati	OH	45225-1245	2
217-Millvale	065853	0625	2082 Millvale Ct		1269	Cincinnati	OH	45225-1245	2
217-Millvale	065854	0625	2080 Millvale Ct		1270	Cincinnati	OH	45225-1245	2
217-Millvale	065855	0631	2054 Millvale Ct		1271	Cincinnati	OH	45225-1245	3
217-Millvale	065856	0631	2052 Millvale Ct		1272	Cincinnati	OH	45225-1245	2
217-Millvale	065858	0631	2048 Millvale Ct		1274	Cincinnati	OH	45225-1245	3
217-Millvale	065859	0632	2046 Millvale Ct		1275	Cincinnati	OH	45225-1245	3
217-Millvale	065860	0632	2044 Millvale Ct		1276	Cincinnati	OH	45225-1245	2
217-Millvale	065861	0632	2042 Millvale Ct		1277	Cincinnati	OH	45225-1245	2
217-Millvale	065862	0632	2040 Millvale Ct		1278	Cincinnati	OH	45225-1245	3
217-Millvale	065863	0633	2038 Millvale Ct		1279	Cincinnati	OH	45225-1245	3
217-Millvale	065864	0633	2036 Millvale Ct		1280	Cincinnati	OH	45225-1245	2
217-Millvale	065865	0633	2034 Millvale Ct		1281	Cincinnati	OH	45225-1245	2
217-Millvale	065866	0633	2032 Millvale Ct		1282	Cincinnati	OH	45225-1245	2
217-Millvale	065867	0633	2030 Millvale Ct		1283	Cincinnati	OH	45225-1245	2
217-Millvale	065868	0633	2028 Millvale Ct		1284	Cincinnati	OH	45225-1245	2
217-Millvale	065869	0634	2026 Millvale Ct		1285	Cincinnati	OH	45225-1245	2
217-Millvale	065870	0634	2024 Millvale Ct		1286	Cincinnati	OH	45225-1245	2
217-Millvale	065871	0634	2022 Millvale Ct		1287	Cincinnati	OH	45225-1245	2
217-Millvale	065872	0634	2020 Millvale Ct		1288	Cincinnati	OH	45225-1245	2
217-Millvale	065873	0634	2018 Millvale Ct		1289	Cincinnati	OH	45225-1245	2
217-Millvale	065874	0634	2016 Millvale Ct		1290	Cincinnati	OH	45225-1245	2
217-Millvale	065875	0630	2066 Millvale Ct		1291	Cincinnati	OH	45225-1245	2
217-Millvale	065876	0630	2064 Millvale Ct		1292	Cincinnati	OH	45225-1245	2

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217-Millvale	065877	0630	2062 Millvale Ct		1293	Cincinnati	OH	45225-1245	2
217-Millvale	065878	0630	2060 Millvale Ct		1294	Cincinnati	OH	45225-1245	2
217-Millvale	065879	0630	2058 Millvale Ct		1295	Cincinnati	OH	45225-1245	2
217-Millvale	065880	0630	2056 Millvale Ct		1296	Cincinnati	OH	45225-1245	2
217-Millvale	065881	0629	2068 Millvale Ct		1297	Cincinnati	OH	45225-1245	2
217-Millvale	065882	0629	2070 Millvale Ct		1298	Cincinnati	OH	45225-1245	2
217-Millvale	065883	0629	2072 Millvale Ct		1299	Cincinnati	OH	45225-1245	3
217-Millvale	065884	0629	2074 Millvale Ct		1300	Cincinnati	OH	45225-1245	2
217-Millvale	065885	0629	2076 Millvale Ct		1301	Cincinnati	OH	45225-1245	2
217-Millvale	065886	0629	2078 Millvale Ct		1302	Cincinnati	OH	45225-1245	2
217-Millvale	065887	0628	2092 Millvale Ct		1303	Cincinnati	OH	45225-1245	2
217-Millvale	065888	0628	2094 Millvale Ct		1304	Cincinnati	OH	45225-1245	2
217-Millvale	065889	0628	2096 Millvale Ct		1305	Cincinnati	OH	45225-1245	2
217-Millvale	065890	0628	2098 Millvale Ct		1306	Cincinnati	OH	45225-1245	3
217-Millvale	065891	0628	2100 Millvale Ct		1307	Cincinnati	OH	45225-1248	2
217-Millvale	065892	0628	2102 Millvale Ct		1308	Cincinnati	OH	45225-1248	2
217-Millvale	065893	0626	2014 Millvale Ct		1309	Cincinnati	OH	45225-1222	2
217-Millvale	065894	0626	2012 Millvale Ct		1310	Cincinnati	OH	45225-1222	2
217-Millvale	065895	0626	2010 Millvale Ct		1311	Cincinnati	OH	45225-1222	3
217-Millvale	065896	0626	2008 Millvale Ct		1312	Cincinnati	OH	45225-1222	2
217-Millvale	065897	0626	2006 Millvale Ct		1313	Cincinnati	OH	45225-1222	3
217-Millvale	065898	0626	2004 Millvale Ct		1314	Cincinnati	OH	45225-1222	2
217-Millvale	065899	0626	2002 Millvale Ct		1315	Cincinnati	OH	45225-1222	2
217-Millvale	065900	0626	2000 Millvale Ct		1316	Cincinnati	OH	45225-1222	2
217-Millvale	065901	0627	1984 Millvale Ct		1317	Cincinnati	OH	45225-1211	2
217-Millvale	065902	0627	1986 Millvale Ct		1318	Cincinnati	OH	45225-1211	2
217-Millvale	065903	0627	1988 Millvale Ct		1319	Cincinnati	OH	45225-1211	3
217-Millvale	065904	0627	1990 Millvale Ct		1320	Cincinnati	OH	45225-1211	2
217-Millvale	065905	0627	1992 Millvale Ct		1321	Cincinnati	OH	45225-1211	2
217-Millvale	065906	0627	1994 Millvale Ct		1322	Cincinnati	OH	45225-1211	3
217-Millvale	065907	0627	1996 Millvale Ct		1323	Cincinnati	OH	45225-1211	2
217-Millvale	065908	0627	1998 Millvale Ct		1324	Cincinnati	OH	45225-1211	2
217-Millvale	065909	0635	1982 Millvale Ct		1325	Cincinnati	OH	45225-1211	2
217-Millvale	065910	0635	1980 Millvale Ct		1326	Cincinnati	OH	45225-1211	3
217-Millvale	065911	0635	1978 Millvale Ct		1327	Cincinnati	OH	45225-1211	2
217-Millvale	065912	0635	1976 Millvale Ct		1328	Cincinnati	OH	45225-1211	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
217-Millvale	065913	0635	1974 Millvale Ct		1329	Cincinnati	OH	45225-1211	2
217-Millvale	065914	0635	1972 Millvale Ct		1330	Cincinnati	OH	45225-1211	3
217-Millvale	065915	0636	1970 Millvale Ct		1331	Cincinnati	OH	45225-1211	2
217-Millvale	065916	0636	1968 Millvale Ct		1332	Cincinnati	OH	45225-1211	3
217-Millvale	065918	0636	1964 Millvale Ct		1334	Cincinnati	OH	45225-1211	6
217-Millvale	065919	0636	1962 Millvale Ct		1335	Cincinnati	OH	45225-1211	2
217-Millvale	065920	0636	1960 Millvale Ct		1336	Cincinnati	OH	45225-1211	3
217-Millvale	065921	0637	1958 Millvale Ct		1337	Cincinnati	OH	45225-1211	2
217-Millvale	065922	0637	1956 Millvale Ct		1338	Cincinnati	OH	45225-1211	3
217-Millvale	065923	0637	1954 Millvale Ct		1339	Cincinnati	OH	45225-1211	2
217-Millvale	065924	0637	1952 Millvale Ct		1340	Cincinnati	OH	45225-1211	3
217-Millvale	065925	0637	1950 Millvale Ct		1341	Cincinnati	OH	45225-1211	2
217-Millvale	065926	0637	1948 Millvale Ct		1342	Cincinnati	OH	45225-1211	3
217-Millvale	065927	0638	1946 Millvale Ct		1343	Cincinnati	OH	45225-1211	2
217-Millvale	065928	0638	1944 Millvale Ct		1344	Cincinnati	OH	45225-1211	3
217-Millvale	065929	0638	1942 Millvale Ct		1345	Cincinnati	OH	45225-1211	2
217-Millvale	065930	0638	1940 Millvale Ct		1346	Cincinnati	OH	45225-1211	3
217-Millvale	065931	0638	1938 Millvale Ct		1347	Cincinnati	OH	45225-1211	2
217-Millvale	065932	0638	1936 Millvale Ct		1348	Cincinnati	OH	45225-1211	3
217-Millvale	065933	0639	1934 Millvale Ct		1349	Cincinnati	OH	45225-1211	2
217-Millvale	065934	0639	1932 Millvale Ct		1350	Cincinnati	OH	45225-1211	3
217-Millvale	065935	0639	1930 Millvale Ct		1351	Cincinnati	OH	45225-1211	2
217-Millvale	065936	0639	1928 Millvale Ct		1352	Cincinnati	OH	45225-1211	3
217-Millvale	065937	0639	1926 Millvale Ct		1353	Cincinnati	OH	45225-1211	2
217-Millvale	065938	0639	1924 Millvale Ct		1354	Cincinnati	OH	45225-1211	3
217-Millvale	065939	0640	1922 Millvale Ct		1355	Cincinnati	OH	45225-1211	2
217-Millvale	065940	0640	1920 Millvale Ct		1356	Cincinnati	OH	45225-1211	3
217-Millvale	065941	0640	1918 Millvale Ct		1357	Cincinnati	OH	45225-1211	2
217-Millvale	065942	0640	1916 Millvale Ct		1358	Cincinnati	OH	45225-1211	3
217-Millvale	065943	0640	1914 Millvale Ct		1359	Cincinnati	OH	45225-1211	2
217-Millvale	065944	0640	1912 Millvale Ct		1360	Cincinnati	OH	45225-1211	3
217-Millvale	065951	0602	1907 Millvale Ct		1367	Cincinnati	OH	45225-1210	3
217-Millvale	065952	0602	1905 Millvale Ct		1368	Cincinnati	OH	45225-1210	2
217-Millvale	065953	0602	1903 Millvale Ct		1369	Cincinnati	OH	45225-1210	4
217-Millvale	065954	0602	1901 Millvale Ct		1370	Cincinnati	OH	45225-1210	1
217-Millvale	065955	0601	3333 Beekman St		1371	Cincinnati	OH	45225-1205	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
217-Millvale	065956	0601	3331 Beekman St		1372	Cincinnati	OH	45225-1205	2
217-Millvale	065957	0601	3329 Beekman St		1373	Cincinnati	OH	45225-1205	3
217-Millvale	065958	0601	3327 Beekman St		1374	Cincinnati	OH	45225-1205	2
217-Millvale	065959	0601	3325 Beekman St		1375	Cincinnati	OH	45225-1205	3
217-Millvale	065960	0601	3323 Beekman St		1376	Cincinnati	OH	45225-1205	2
217-Millvale	065961	0603	1909 Millvale Ct		1377	Cincinnati	OH	45225-1210	2
217-Millvale	065962	0603	1911 Millvale Ct		1378	Cincinnati	OH	45225-1210	3
217-Millvale	065963	0603	1913 Millvale Ct		1379	Cincinnati	OH	45225-1210	2
217-Millvale	065964	0603	1915 Millvale Ct		1380	Cincinnati	OH	45225-1210	3
217-Millvale	065965	0603	1917 Millvale Ct		1381	Cincinnati	OH	45225-1210	2
217-Millvale	065966	0603	1919 Millvale Ct		1382	Cincinnati	OH	45225-1210	3
217-Millvale	065967	0604	1921 Millvale Ct		1383	Cincinnati	OH	45225-1210	1
217-Millvale	065968	0604	1923 Millvale Ct		1384	Cincinnati	OH	45225-1210	4
217-Millvale	065969	0604	1925 Millvale Ct		1385	Cincinnati	OH	45225-1210	1
217-Millvale	065970	0604	1927 Millvale Ct		1386	Cincinnati	OH	45225-1210	4
217-Millvale	065971	0605	1929 Millvale Ct		1387	Cincinnati	OH	45225-1210	2
217-Millvale	065972	0605	1931 Millvale Ct		1388	Cincinnati	OH	45225-1210	3
217-Millvale	065973	0605	1933 Millvale Ct		1389	Cincinnati	OH	45225-1210	2
217-Millvale	065974	0605	1935 Millvale Ct		1390	Cincinnati	OH	45225-1210	3
217-Millvale	065975	0605	1937 Millvale Ct		1391	Cincinnati	OH	45225-1210	2
217-Millvale	065976	0605	1939 Millvale Ct		1392	Cincinnati	OH	45225-1210	3
217-Millvale	065977	0606	1941 Millvale Ct		1393	Cincinnati	OH	45225-1210	1
217-Millvale	065978	0606	1943 Millvale Ct		1394	Cincinnati	OH	45225-1210	4
217-Millvale	065979	0606	1945 Millvale Ct		1395	Cincinnati	OH	45225-1210	1
217-Millvale	065980	0606	1947 Millvale Ct		1396	Cincinnati	OH	45225-1210	4
217-Millvale	065981	0607	1949 Millvale Ct		1397	Cincinnati	OH	45225-1210	2
217-Millvale	065982	0607	1951 Millvale Ct		1398	Cincinnati	OH	45225-1210	3
217-Millvale	065983	0607	1953 Millvale Ct		1399	Cincinnati	OH	45225-1210	2
217-Millvale	065984	0607	1955 Millvale Ct		1400	Cincinnati	OH	45225-1210	3
217-Millvale	065985	0607	1957 Millvale Ct		1401	Cincinnati	OH	45225-1210	2
217-Millvale	065986	0607	1959 Millvale Ct		1402	Cincinnati	OH	45225-1210	3
217-Millvale	065987	0608	1961 Millvale Ct		1403	Cincinnati	OH	45225-1210	2
217-Millvale	065988	0608	1963 Millvale Ct		1404	Cincinnati	OH	45225-1210	3
217-Millvale	065989	0608	1965 Millvale Ct		1405	Cincinnati	OH	45225-1210	2
217-Millvale	065990	0608	1967 Millvale Ct		1406	Cincinnati	OH	45225-1210	3
217-Millvale	065991	0608	1969 Millvale Ct		1407	Cincinnati	OH	45225-1210	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
217-Millvale	065992	0608	1971 Millvale Ct		1408	Cincinnati	OH	45225-1210	3
217-Millvale	066005	0611	1997 Millvale Ct		1421	Cincinnati	OH	45225-1210	2
217-Millvale	066006	0611	1999 Millvale Ct		1422	Cincinnati	OH	45225-1210	3
217-Millvale	066007	0611	2001 Millvale Ct		1423	Cincinnati	OH	45225-1221	2
217-Millvale	066008	0611	2003 Millvale Ct		1424	Cincinnati	OH	45225-1221	3
217-Millvale	066009	0611	2005 Millvale Ct		1425	Cincinnati	OH	45225-1221	2
217-Millvale	066010	0611	2007 Millvale Ct		1426	Cincinnati	OH	45225-1221	3
217-Millvale	066015	0614	2017 Millvale Ct		1431	Cincinnati	OH	45225-1221	6
217-Millvale	066017	0614	2021 Millvale Ct		1433	Cincinnati	OH	45225-1221	2
217-Millvale	066018	0614	2023 Millvale Ct		1434	Cincinnati	OH	45225-1221	3
217-Millvale	066019	0614	2025 Millvale Ct		1435	Cincinnati	OH	45225-1221	2
217-Millvale	066020	0614	2027 Millvale Ct		1436	Cincinnati	OH	45225-1221	3
211-BW/Maple Tower/Evans	074201	0701	330 Forest Ave		101	Cincinnati	OH	45229-2457	2
211-BW/Maple Tower/Evans	074202	0701	330 Forest Ave		201	Cincinnati	OH	45229-2457	1
211-BW/Maple Tower/Evans	074203	0701	330 Forest Ave		202	Cincinnati	OH	45229-2457	0
211-BW/Maple Tower/Evans	074204	0701	330 Forest Ave		203	Cincinnati	OH	45229-2457	1
211-BW/Maple Tower/Evans	074205	0701	330 Forest Ave		204	Cincinnati	OH	45229-2457	1
211-BW/Maple Tower/Evans	074206	0701	330 Forest Ave		205	Cincinnati	OH	45229-2457	1
211-BW/Maple Tower/Evans	074207	0701	330 Forest Ave		206	Cincinnati	OH	45229-2457	1
211-BW/Maple Tower/Evans	074208	0701	330 Forest Ave		207	Cincinnati	OH	45229-2407	1
211-BW/Maple Tower/Evans	074209	0701	330 Forest Ave		208	Cincinnati	OH	45229-2407	1
211-BW/Maple Tower/Evans	074210	0701	330 Forest Ave		209	Cincinnati	OH	45229-2407	1
211-BW/Maple Tower/Evans	074211	0701	330 Forest Ave		210	Cincinnati	OH	45229-2407	0
211-BW/Maple Tower/Evans	074212	0701	330 Forest Ave		211	Cincinnati	OH	45229-2407	1
211-BW/Maple Tower/Evans	074213	0701	330 Forest Ave		212	Cincinnati	OH	45229-2407	1
211-BW/Maple Tower/Evans	074214	0701	330 Forest Ave		213	Cincinnati	OH	45229-2407	1
211-BW/Maple Tower/Evans	074215	0701	330 Forest Ave		301	Cincinnati	OH	45229-2457	1
211-BW/Maple Tower/Evans	074216	0701	330 Forest Ave		302	Cincinnati	OH	45229-2457	0
211-BW/Maple Tower/Evans	074217	0701	330 Forest Ave		303	Cincinnati	OH	45229-2457	1
211-BW/Maple Tower/Evans	074218	0701	330 Forest Ave		304	Cincinnati	OH	45229-2457	1
211-BW/Maple Tower/Evans	074219	0701	330 Forest Ave		305	Cincinnati	OH	45229-2457	1
211-BW/Maple Tower/Evans	074220	0701	330 Forest Ave		306	Cincinnati	OH	45229-2457	1
211-BW/Maple Tower/Evans	074221	0701	330 Forest Ave		307	Cincinnati	OH	45229-2457	1
211-BW/Maple Tower/Evans	074222	0701	330 Forest Ave		308	Cincinnati	OH	45229-2432	1
211-BW/Maple Tower/Evans	074223	0701	330 Forest Ave		309	Cincinnati	OH	45229-2432	1
211-BW/Maple Tower/Evans	074224	0701	330 Forest Ave		310	Cincinnati	OH	45229-2432	0

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
211-BW/Maple Tower/Evans	074225	0701	330 Forest Ave		311	Cincinnati	OH	45229-2432	1
211-BW/Maple Tower/Evans	074226	0701	330 Forest Ave		312	Cincinnati	OH	45229-2432	1
211-BW/Maple Tower/Evans	074227	0701	330 Forest Ave		313	Cincinnati	OH	45229-2432	1
211-BW/Maple Tower/Evans	074228	0701	330 Forest Ave		401	Cincinnati	OH	45229-2432	1
211-BW/Maple Tower/Evans	074229	0701	330 Forest Ave		402	Cincinnati	OH	45229-2476	0
211-BW/Maple Tower/Evans	074230	0701	330 Forest Ave		403	Cincinnati	OH	45229-2476	1
211-BW/Maple Tower/Evans	074231	0701	330 Forest Ave		404	Cincinnati	OH	45229-2476	1
211-BW/Maple Tower/Evans	074232	0701	330 Forest Ave		405	Cincinnati	OH	45229-2476	1
211-BW/Maple Tower/Evans	074233	0701	330 Forest Ave		406	Cincinnati	OH	45229-2476	1
211-BW/Maple Tower/Evans	074234	0701	330 Forest Ave		407	Cincinnati	OH	45229-2476	1
211-BW/Maple Tower/Evans	074235	0701	330 Forest Ave		408	Cincinnati	OH	45229-2476	1
211-BW/Maple Tower/Evans	074236	0701	330 Forest Ave		409	Cincinnati	OH	45229-2434	1
211-BW/Maple Tower/Evans	074237	0701	330 Forest Ave		410	Cincinnati	OH	45229-2434	0
211-BW/Maple Tower/Evans	074238	0701	330 Forest Ave		411	Cincinnati	OH	45229-2434	1
211-BW/Maple Tower/Evans	074239	0701	330 Forest Ave		412	Cincinnati	OH	45229-2434	1
211-BW/Maple Tower/Evans	074240	0701	330 Forest Ave		413	Cincinnati	OH	45229-2434	1
211-BW/Maple Tower/Evans	074241	0701	330 Forest Ave		501	Cincinnati	OH	45229-2434	1
211-BW/Maple Tower/Evans	074242	0701	330 Forest Ave		502	Cincinnati	OH	45229-2434	0
211-BW/Maple Tower/Evans	074243	0701	330 Forest Ave		503	Cincinnati	OH	45229-2458	1
211-BW/Maple Tower/Evans	074244	0701	330 Forest Ave		504	Cincinnati	OH	45229-2458	1
211-BW/Maple Tower/Evans	074245	0701	330 Forest Ave		505	Cincinnati	OH	45229-2458	1
211-BW/Maple Tower/Evans	074246	0701	330 Forest Ave		506	Cincinnati	OH	45229-2458	1
211-BW/Maple Tower/Evans	074247	0701	330 Forest Ave		507	Cincinnati	OH	45229-2458	1
211-BW/Maple Tower/Evans	074248	0701	330 Forest Ave		508	Cincinnati	OH	45229-2458	1
211-BW/Maple Tower/Evans	074249	0701	330 Forest Ave		509	Cincinnati	OH	45229-2458	1
211-BW/Maple Tower/Evans	074250	0701	330 Forest Ave		510	Cincinnati	OH	45229-2447	0
211-BW/Maple Tower/Evans	074251	0701	330 Forest Ave		511	Cincinnati	OH	45229-2447	1
211-BW/Maple Tower/Evans	074252	0701	330 Forest Ave		512	Cincinnati	OH	45229-2447	1
211-BW/Maple Tower/Evans	074253	0701	330 Forest Ave		513	Cincinnati	OH	45229-2447	1
211-BW/Maple Tower/Evans	074254	0701	330 Forest Ave		601	Cincinnati	OH	45229-2447	1
211-BW/Maple Tower/Evans	074255	0701	330 Forest Ave		602	Cincinnati	OH	45229-2447	0
211-BW/Maple Tower/Evans	074256	0701	330 Forest Ave		603	Cincinnati	OH	45229-2447	1
211-BW/Maple Tower/Evans	074257	0701	330 Forest Ave		604	Cincinnati	OH	45229-2460	1
211-BW/Maple Tower/Evans	074258	0701	330 Forest Ave		605	Cincinnati	OH	45229-2460	1
211-BW/Maple Tower/Evans	074259	0701	330 Forest Ave		606	Cincinnati	OH	45229-2460	1
211-BW/Maple Tower/Evans	074260	0701	330 Forest Ave		607	Cincinnati	OH	45229-2460	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
211-BW/Maple Tower/Evans	074261	0701	330 Forest Ave		608	Cincinnati	OH	45229-2460	1
211-BW/Maple Tower/Evans	074262	0701	330 Forest Ave		609	Cincinnati	OH	45229-2460	1
211-BW/Maple Tower/Evans	074263	0701	330 Forest Ave		610	Cincinnati	OH	45229-2460	0
211-BW/Maple Tower/Evans	074264	0701	330 Forest Ave		611	Cincinnati	OH	45229-2466	1
211-BW/Maple Tower/Evans	074265	0701	330 Forest Ave		612	Cincinnati	OH	45229-2466	1
211-BW/Maple Tower/Evans	074266	0701	330 Forest Ave		613	Cincinnati	OH	45229-2466	1
211-BW/Maple Tower/Evans	074267	0701	330 Forest Ave		701	Cincinnati	OH	45229-2466	1
211-BW/Maple Tower/Evans	074268	0701	330 Forest Ave		702	Cincinnati	OH	45229-2466	0
211-BW/Maple Tower/Evans	074269	0701	330 Forest Ave		703	Cincinnati	OH	45229-2466	1
211-BW/Maple Tower/Evans	074270	0701	330 Forest Ave		704	Cincinnati	OH	45229-2466	1
211-BW/Maple Tower/Evans	074271	0701	330 Forest Ave		705	Cincinnati	OH	45229-2467	1
211-BW/Maple Tower/Evans	074272	0701	330 Forest Ave		706	Cincinnati	OH	45229-2467	1
211-BW/Maple Tower/Evans	074273	0701	330 Forest Ave		707	Cincinnati	OH	45229-2467	1
211-BW/Maple Tower/Evans	074274	0701	330 Forest Ave		708	Cincinnati	OH	45229-2467	1
211-BW/Maple Tower/Evans	074275	0701	330 Forest Ave		709	Cincinnati	OH	45229-2467	1
211-BW/Maple Tower/Evans	074276	0701	330 Forest Ave		710	Cincinnati	OH	45229-2467	0
211-BW/Maple Tower/Evans	074277	0701	330 Forest Ave		711	Cincinnati	OH	45229-2467	1
211-BW/Maple Tower/Evans	074278	0701	330 Forest Ave		712	Cincinnati	OH	45229-2468	1
211-BW/Maple Tower/Evans	074279	0701	330 Forest Ave		713	Cincinnati	OH	45229-2468	1
211-BW/Maple Tower/Evans	074280	0701	330 Forest Ave		801	Cincinnati	OH	45229-2468	1
211-BW/Maple Tower/Evans	074281	0701	330 Forest Ave		802	Cincinnati	OH	45229-2468	0
211-BW/Maple Tower/Evans	074282	0701	330 Forest Ave		803	Cincinnati	OH	45229-2468	1
211-BW/Maple Tower/Evans	074283	0701	330 Forest Ave		804	Cincinnati	OH	45229-2468	1
211-BW/Maple Tower/Evans	074284	0701	330 Forest Ave		805	Cincinnati	OH	45229-2468	1
211-BW/Maple Tower/Evans	074285	0701	330 Forest Ave		806	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074286	0701	330 Forest Ave		807	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074287	0701	330 Forest Ave		808	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074288	0701	330 Forest Ave		809	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074289	0701	330 Forest Ave		810	Cincinnati	OH	45229-2459	0
211-BW/Maple Tower/Evans	074290	0701	330 Forest Ave		811	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074291	0701	330 Forest Ave		812	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074292	0701	330 Forest Ave		813	Cincinnati	OH	45229-2469	1
211-BW/Maple Tower/Evans	074293	0701	330 Forest Ave		901	Cincinnati	OH	45229-2469	1
211-BW/Maple Tower/Evans	074294	0701	330 Forest Ave		902	Cincinnati	OH	45229-2469	0
211-BW/Maple Tower/Evans	074295	0701	330 Forest Ave		903	Cincinnati	OH	45229-2469	1
211-BW/Maple Tower/Evans	074296	0701	330 Forest Ave		904	Cincinnati	OH	45229-2469	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
211-BW/Maple Tower/Evans	074297	0701	330 Forest Ave		905	Cincinnati	OH	45229-2469	1
211-BW/Maple Tower/Evans	074298	0701	330 Forest Ave		906	Cincinnati	OH	45229-2469	1
211-BW/Maple Tower/Evans	074299	0701	330 Forest Ave		907	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074300	0701	330 Forest Ave		908	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074301	0701	330 Forest Ave		909	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074302	0701	330 Forest Ave		910	Cincinnati	OH	45229-2459	0
211-BW/Maple Tower/Evans	074303	0701	330 Forest Ave		911	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074304	0701	330 Forest Ave		912	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074305	0701	330 Forest Ave		913	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074306	0701	330 Forest Ave		1001	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074307	0701	330 Forest Ave		1002	Cincinnati	OH	45229-2459	0
211-BW/Maple Tower/Evans	074308	0701	330 Forest Ave		1003	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074309	0701	330 Forest Ave		1004	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074310	0701	330 Forest Ave		1005	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074311	0701	330 Forest Ave		1006	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074312	0701	330 Forest Ave		1007	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074313	0701	330 Forest Ave		1008	Cincinnati	OH	45229-2470	1
211-BW/Maple Tower/Evans	074314	0701	330 Forest Ave		1009	Cincinnati	OH	45229-2470	1
211-BW/Maple Tower/Evans	074315	0701	330 Forest Ave		1010	Cincinnati	OH	45229-2470	0
211-BW/Maple Tower/Evans	074316	0701	330 Forest Ave		1011	Cincinnati	OH	45229-2470	1
211-BW/Maple Tower/Evans	074317	0701	330 Forest Ave		1012	Cincinnati	OH	45229-2470	1
211-BW/Maple Tower/Evans	074318	0701	330 Forest Ave		1013	Cincinnati	OH	45229-2470	1
211-BW/Maple Tower/Evans	074319	0701	330 Forest Ave		1101	Cincinnati	OH	45229-2470	1
211-BW/Maple Tower/Evans	074320	0701	330 Forest Ave		1102	Cincinnati	OH	45229-2459	0
211-BW/Maple Tower/Evans	074321	0701	330 Forest Ave		1103	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074322	0701	330 Forest Ave		1104	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074323	0701	330 Forest Ave		1105	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074324	0701	330 Forest Ave		1106	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074325	0701	330 Forest Ave		1107	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074326	0701	330 Forest Ave		1108	Cincinnati	OH	45229-2459	1
211-BW/Maple Tower/Evans	074327	0701	330 Forest Ave		1109	Cincinnati	OH	45229-2461	1
211-BW/Maple Tower/Evans	074328	0701	330 Forest Ave		1110	Cincinnati	OH	45229-2461	0
211-BW/Maple Tower/Evans	074329	0701	330 Forest Ave		1111	Cincinnati	OH	45229-2461	1
211-BW/Maple Tower/Evans	074330	0701	330 Forest Ave		1112	Cincinnati	OH	45229-2461	1
211-BW/Maple Tower/Evans	074331	0701	330 Forest Ave		1113	Cincinnati	OH	45229-2461	1
211-BW/Maple Tower/Evans	074332	0701	330 Forest Ave		1201	Cincinnati	OH	45229-2461	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
211-BW/Maple Tower/Evans	074333	0701	330 Forest Ave		1202	Cincinnati	OH	45229-2461	0
211-BW/Maple Tower/Evans	074334	0701	330 Forest Ave		1203	Cincinnati	OH	45229-2471	1
211-BW/Maple Tower/Evans	074335	0701	330 Forest Ave		1204	Cincinnati	OH	45229-2471	1
211-BW/Maple Tower/Evans	074336	0701	330 Forest Ave		1205	Cincinnati	OH	45229-2471	1
211-BW/Maple Tower/Evans	074337	0701	330 Forest Ave		1206	Cincinnati	OH	45229-2471	1
211-BW/Maple Tower/Evans	074338	0701	330 Forest Ave		1207	Cincinnati	OH	45229-2471	1
211-BW/Maple Tower/Evans	074339	0701	330 Forest Ave		1208	Cincinnati	OH	45229-2471	1
211-BW/Maple Tower/Evans	074340	0701	330 Forest Ave		1209	Cincinnati	OH	45229-2471	1
211-BW/Maple Tower/Evans	074341	0701	330 Forest Ave		1210	Cincinnati	OH	45229-2462	0
211-BW/Maple Tower/Evans	074342	0701	330 Forest Ave		1211	Cincinnati	OH	45229-2462	1
211-BW/Maple Tower/Evans	074343	0701	330 Forest Ave		1212	Cincinnati	OH	45229-2462	1
211-BW/Maple Tower/Evans	074344	0701	330 Forest Ave		1213	Cincinnati	OH	45229-2462	1
211-BW/Maple Tower/Evans	074345	0701	330 Forest Ave		1301	Cincinnati	OH	45229-2462	1
211-BW/Maple Tower/Evans	074346	0701	330 Forest Ave		1302	Cincinnati	OH	45229-2462	0
211-BW/Maple Tower/Evans	074347	0701	330 Forest Ave		1303	Cincinnati	OH	45229-2462	1
211-BW/Maple Tower/Evans	074348	0701	330 Forest Ave		1304	Cincinnati	OH	45229-2461	1
211-BW/Maple Tower/Evans	074349	0701	330 Forest Ave		1305	Cincinnati	OH	45229-2461	1
211-BW/Maple Tower/Evans	074350	0701	330 Forest Ave		1306	Cincinnati	OH	45229-2461	1
211-BW/Maple Tower/Evans	074351	0701	330 Forest Ave		1307	Cincinnati	OH	45229-2461	1
211-BW/Maple Tower/Evans	074352	0701	330 Forest Ave		1308	Cincinnati	OH	45229-2461	1
211-BW/Maple Tower/Evans	074353	0701	330 Forest Ave		1309	Cincinnati	OH	45229-2461	1
211-BW/Maple Tower/Evans	074354	0701	330 Forest Ave		1310	Cincinnati	OH	45229-2461	0
211-BW/Maple Tower/Evans	074355	0701	330 Forest Ave		1311	Cincinnati	OH	45229-2472	1
211-BW/Maple Tower/Evans	074356	0701	330 Forest Ave		1312	Cincinnati	OH	45229-2472	1
211-BW/Maple Tower/Evans	074357	0701	330 Forest Ave		1313	Cincinnati	OH	45229-2472	1
400-Demolished Units	081676	0811	1400 Linn St		1	Cincinnati	OH	45214-4142	1
400-Demolished Units	081677	0811	1400 Linn St		2	Cincinnati	OH	45214-4142	1
400-Demolished Units	081678	0811	1400 Linn St		3	Cincinnati	OH	45214-4142	2
400-Demolished Units	081679	0811	1400 Linn St		4	Cincinnati	OH	45214-4142	1
400-Demolished Units	081680	0811	1400 Linn St		5	Cincinnati	OH	45214-4142	1
400-Demolished Units	081681	0811	1400 Linn St		6	Cincinnati	OH	45214-4142	1
400-Demolished Units	081682	0811	1400 Linn St		7	Cincinnati	OH	45214-2633	2
400-Demolished Units	081683	0811	1400 Linn St		8	Cincinnati	OH	45214-2633	1
400-Demolished Units	081684	0811	1400 Linn St		9	Cincinnati	OH	45214-2633	1
400-Demolished Units	081686	0811	1400 Linn St		11	Cincinnati	OH	45214-2633	2
400-Demolished Units	081687	0811	1400 Linn St		12	Cincinnati	OH	45214-2633	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	081689	0811	1400 Linn St		14	Cincinnati	OH	45214-2633	2
400-Demolished Units	081690	0811	1402 Linn St		15	Cincinnati	OH	45214-2634	2
400-Demolished Units	081691	0811	1402 Linn St		16	Cincinnati	OH	45214-2634	2
400-Demolished Units	081692	0811	1402 Linn St		17	Cincinnati	OH	45214-2634	2
400-Demolished Units	081693	0811	1402 Linn St		18	Cincinnati	OH	45214-2634	2
400-Demolished Units	081694	0811	1402 Linn St		19	Cincinnati	OH	45214-2634	2
400-Demolished Units	081695	0811	1402 Linn St		20	Cincinnati	OH	45214-2634	2
400-Demolished Units	081696	0811	559 Derrick Turnbow Ave		21	Cincinnati	OH	45214-2711	2
400-Demolished Units	081697	0811	559 Derrick Turnbow Ave		22	Cincinnati	OH	45214-2711	1
400-Demolished Units	081698	0811	559 Derrick Turnbow Ave		23	Cincinnati	OH	45214-2711	1
400-Demolished Units	081699	0811	559 Derrick Turnbow Ave		24	Cincinnati	OH	45214-2711	2
400-Demolished Units	081700	0811	559 Derrick Turnbow Ave		25	Cincinnati	OH	45214-2711	2
400-Demolished Units	081701	0811	559 Derrick Turnbow Ave		26	Cincinnati	OH	45214-2711	1
400-Demolished Units	081702	0811	559 Derrick Turnbow Ave		27	Cincinnati	OH	45214-2789	2
400-Demolished Units	081703	0811	559 Derrick Turnbow Ave		28	Cincinnati	OH	45214-2789	2
400-Demolished Units	081704	0811	559 Derrick Turnbow Ave		29	Cincinnati	OH	45214-2789	1
400-Demolished Units	081705	0811	559 Derrick Turnbow Ave		30	Cincinnati	OH	45214-2789	2
400-Demolished Units	081706	0811	559 Derrick Turnbow Ave		31	Cincinnati	OH	45214-2789	1
400-Demolished Units	081707	0811	561 Derrick Turnbow Ave		32	Cincinnati	OH	45214-2710	1
400-Demolished Units	081708	0811	561 Derrick Turnbow Ave		33	Cincinnati	OH	45214-2710	2
400-Demolished Units	081709	0811	561 Derrick Turnbow Ave		34	Cincinnati	OH	45214-2710	3
400-Demolished Units	081710	0811	561 Derrick Turnbow Ave		35	Cincinnati	OH	45214-2710	1
400-Demolished Units	081711	0811	561 Derrick Turnbow Ave		36	Cincinnati	OH	45214-2710	2
400-Demolished Units	081712	0811	561 Derrick Turnbow Ave		37	Cincinnati	OH	45214-2710	3
400-Demolished Units	081713	0811	561 Derrick Turnbow Ave		38	Cincinnati	OH	45214-2791	1
400-Demolished Units	081714	0811	561 Derrick Turnbow Ave		39	Cincinnati	OH	45214-2791	1
400-Demolished Units	081715	0811	561 Derrick Turnbow Ave		40	Cincinnati	OH	45214-2791	3
400-Demolished Units	081716	0811	561 Derrick Turnbow Ave		41	Cincinnati	OH	45214-2791	1
400-Demolished Units	081717	0811	561 Derrick Turnbow Ave		42	Cincinnati	OH	45214-2791	2
400-Demolished Units	081718	0811	561 Derrick Turnbow Ave		43	Cincinnati	OH	45214-2791	3
400-Demolished Units	081719	0811	563 Derrick Turnbow Ave		44	Cincinnati	OH	45214-2709	1
400-Demolished Units	081720	0811	563 Derrick Turnbow Ave		45	Cincinnati	OH	45214-2709	1
400-Demolished Units	081721	0811	563 Derrick Turnbow Ave		46	Cincinnati	OH	45214-2709	1
400-Demolished Units	081722	0811	563 Derrick Turnbow Ave		47	Cincinnati	OH	45214-2709	1
400-Demolished Units	081723	0811	563 Derrick Turnbow Ave		48	Cincinnati	OH	45214-2709	1
400-Demolished Units	081724	0811	563 Derrick Turnbow Ave		49	Cincinnati	OH	45214-2709	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	081725	0811	563 Derrick Turnbow Ave		50	Cincinnati	OH	45214-2792	1
400-Demolished Units	081726	0811	563 Derrick Turnbow Ave		51	Cincinnati	OH	45214-2792	1
400-Demolished Units	081727	0811	563 Derrick Turnbow Ave		52	Cincinnati	OH	45214-2792	1
400-Demolished Units	081728	0811	563 Derrick Turnbow Ave		53	Cincinnati	OH	45214-2792	1
400-Demolished Units	081729	0811	563 Derrick Turnbow Ave		54	Cincinnati	OH	45214-2792	1
400-Demolished Units	081730	0811	563 Derrick Turnbow Ave		55	Cincinnati	OH	45214-2792	1
400-Demolished Units	081731	0809	595 Derrick Turnbow Ave		56	Cincinnati	OH	45214-2902	2
400-Demolished Units	081732	0809	595 Derrick Turnbow Ave		57	Cincinnati	OH	45214-2902	1
400-Demolished Units	081733	0809	595 Derrick Turnbow Ave		58	Cincinnati	OH	45214-2902	1
400-Demolished Units	081734	0809	595 Derrick Turnbow Ave		59	Cincinnati	OH	45214-2902	1
400-Demolished Units	081735	0809	595 Derrick Turnbow Ave		60	Cincinnati	OH	45214-2902	2
400-Demolished Units	081736	0809	595 Derrick Turnbow Ave		61	Cincinnati	OH	45214-2902	2
400-Demolished Units	081739	0809	595 Derrick Turnbow Ave		64	Cincinnati	OH	45214-2905	2
400-Demolished Units	081741	0809	595 Derrick Turnbow Ave		66	Cincinnati	OH	45214-2905	2
400-Demolished Units	081742	0809	595 Derrick Turnbow Ave		67	Cincinnati	OH	45214-2905	1
400-Demolished Units	081743	0809	595 Derrick Turnbow Ave		68	Cincinnati	OH	45214-2905	2
400-Demolished Units	081745	0809	595 Derrick Turnbow Ave		70	Cincinnati	OH	45214-2905	2
400-Demolished Units	081746	0809	585 Derrick Turnbow Ave		71	Cincinnati	OH	45214-2942	2
400-Demolished Units	081747	0809	585 Derrick Turnbow Ave		72	Cincinnati	OH	45214-2942	2
400-Demolished Units	081748	0809	585 Derrick Turnbow Ave		73	Cincinnati	OH	45214-2942	4
400-Demolished Units	081749	0809	585 Derrick Turnbow Ave		74	Cincinnati	OH	45214-2943	4
400-Demolished Units	081750	0809	585 Derrick Turnbow Ave		75	Cincinnati	OH	45214-2943	2
400-Demolished Units	081751	0809	585 Derrick Turnbow Ave		76	Cincinnati	OH	45214-2943	2
400-Demolished Units	081752	0809	575 Derrick Turnbow Ave		77	Cincinnati	OH	45214-2799	3
400-Demolished Units	081753	0809	575 Derrick Turnbow Ave		78	Cincinnati	OH	45214-2799	1
400-Demolished Units	081755	0809	575 Derrick Turnbow Ave		80	Cincinnati	OH	45214-2941	2
400-Demolished Units	081756	0809	575 Derrick Turnbow Ave		81	Cincinnati	OH	45214-2941	2
400-Demolished Units	081757	0809	575 Derrick Turnbow Ave		82	Cincinnati	OH	45214-2941	2
400-Demolished Units	081758	0809	569 Derrick Turnbow Ave		83	Cincinnati	OH	45214-2706	3
400-Demolished Units	081759	0809	569 Derrick Turnbow Ave		84	Cincinnati	OH	45214-2706	1
400-Demolished Units	081760	0809	569 Derrick Turnbow Ave		85	Cincinnati	OH	45214-2706	2
400-Demolished Units	081761	0809	569 Derrick Turnbow Ave		86	Cincinnati	OH	45214-2706	1
400-Demolished Units	081762	0809	569 Derrick Turnbow Ave		87	Cincinnati	OH	45214-2706	1
400-Demolished Units	081763	0809	569 Derrick Turnbow Ave		88	Cincinnati	OH	45214-2706	2
400-Demolished Units	081764	0809	569 Derrick Turnbow Ave		89	Cincinnati	OH	45214-2706	1
400-Demolished Units	081765	0809	569 Derrick Turnbow Ave		90	Cincinnati	OH	45214-2706	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	081766	0809	569 Derrick Turnbow Ave		91	Cincinnati	OH	45214-2795	2
400-Demolished Units	081767	0809	569 Derrick Turnbow Ave		92	Cincinnati	OH	45214-2795	1
400-Demolished Units	081768	0809	569 Derrick Turnbow Ave		93	Cincinnati	OH	45214-2795	2
400-Demolished Units	081769	0809	567 Derrick Turnbow Ave		94	Cincinnati	OH	45214-2707	3
400-Demolished Units	081771	0809	567 Derrick Turnbow Ave		96	Cincinnati	OH	45214-2707	2
400-Demolished Units	081772	0809	567 Derrick Turnbow Ave		97	Cincinnati	OH	45214-2707	3
400-Demolished Units	081773	0809	567 Derrick Turnbow Ave		98	Cincinnati	OH	45214-2707	3
400-Demolished Units	081774	0809	567 Derrick Turnbow Ave		99	Cincinnati	OH	45214-2707	1
400-Demolished Units	081775	0809	567 Derrick Turnbow Ave		100	Cincinnati	OH	45214-2707	2
400-Demolished Units	081776	0809	567 Derrick Turnbow Ave		101	Cincinnati	OH	45214-2707	3
400-Demolished Units	081777	0809	567 Derrick Turnbow Ave		102	Cincinnati	OH	45214-2794	3
400-Demolished Units	081779	0809	567 Derrick Turnbow Ave		104	Cincinnati	OH	45214-2794	2
400-Demolished Units	081780	0809	567 Derrick Turnbow Ave		105	Cincinnati	OH	45214-2794	3
400-Demolished Units	081781	0809	567 Derrick Turnbow Ave		106	Cincinnati	OH	45214-2794	3
400-Demolished Units	081783	0809	567 Derrick Turnbow Ave		108	Cincinnati	OH	45214-2794	2
400-Demolished Units	081784	0809	567 Derrick Turnbow Ave		109	Cincinnati	OH	45214-2794	3
400-Demolished Units	081785	0809	565 Derrick Turnbow Ave		110	Cincinnati	OH	45214-2708	2
400-Demolished Units	081786	0809	565 Derrick Turnbow Ave		111	Cincinnati	OH	45214-2708	1
400-Demolished Units	081787	0809	565 Derrick Turnbow Ave		112	Cincinnati	OH	45214-2708	2
400-Demolished Units	081788	0809	565 Derrick Turnbow Ave		113	Cincinnati	OH	45214-2708	2
400-Demolished Units	081789	0809	565 Derrick Turnbow Ave		114	Cincinnati	OH	45214-2708	1
400-Demolished Units	081790	0809	565 Derrick Turnbow Ave		115	Cincinnati	OH	45214-2708	2
400-Demolished Units	081791	0809	565 Derrick Turnbow Ave		116	Cincinnati	OH	45214-2793	2
400-Demolished Units	081792	0809	565 Derrick Turnbow Ave		117	Cincinnati	OH	45214-2793	1
400-Demolished Units	081793	0809	565 Derrick Turnbow Ave		118	Cincinnati	OH	45214-2793	2
400-Demolished Units	081794	0809	565 Derrick Turnbow Ave		119	Cincinnati	OH	45214-2793	2
400-Demolished Units	081795	0809	565 Derrick Turnbow Ave		120	Cincinnati	OH	45214-2793	2
400-Demolished Units	081796	0809	565 Derrick Turnbow Ave		121	Cincinnati	OH	45214-2793	2
400-Demolished Units	081797	0812	557 Derrick Turnbow Ave		122	Cincinnati	OH	45214-2712	1
400-Demolished Units	081798	0812	557 Derrick Turnbow Ave		123	Cincinnati	OH	45214-2712	4
400-Demolished Units	081800	0812	557 Derrick Turnbow Ave		125	Cincinnati	OH	45214-2712	1
400-Demolished Units	081801	0812	557 Derrick Turnbow Ave		126	Cincinnati	OH	45214-2712	4
400-Demolished Units	081803	0812	557 Derrick Turnbow Ave		128	Cincinnati	OH	45214-2712	1
400-Demolished Units	081804	0812	557 Derrick Turnbow Ave		129	Cincinnati	OH	45214-2787	4
400-Demolished Units	081806	0812	557 Derrick Turnbow Ave		131	Cincinnati	OH	45214-2787	1
400-Demolished Units	081807	0812	557 Derrick Turnbow Ave		132	Cincinnati	OH	45214-2787	4

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	081809	0812	555 Derrick Turnbow Ave		134	Cincinnati	OH	45214-2713	2
400-Demolished Units	081810	0812	555 Derrick Turnbow Ave		135	Cincinnati	OH	45214-2713	2
400-Demolished Units	081811	0812	555 Derrick Turnbow Ave		136	Cincinnati	OH	45214-2713	2
400-Demolished Units	081812	0812	555 Derrick Turnbow Ave		137	Cincinnati	OH	45214-2713	2
400-Demolished Units	081813	0812	555 Derrick Turnbow Ave		138	Cincinnati	OH	45214-2955	2
400-Demolished Units	081814	0812	555 Derrick Turnbow Ave		139	Cincinnati	OH	45214-2955	2
400-Demolished Units	081815	0812	555 Derrick Turnbow Ave		140	Cincinnati	OH	45214-2955	2
400-Demolished Units	081816	0812	555 Derrick Turnbow Ave		141	Cincinnati	OH	45214-2955	2
400-Demolished Units	081818	0812	553 Derrick Turnbow Ave		143	Cincinnati	OH	45214-2714	4
400-Demolished Units	081819	0812	553 Derrick Turnbow Ave		144	Cincinnati	OH	45214-2714	1
400-Demolished Units	081821	0812	553 Derrick Turnbow Ave		146	Cincinnati	OH	45214-2714	4
400-Demolished Units	081822	0812	553 Derrick Turnbow Ave		147	Cincinnati	OH	45214-2714	1
400-Demolished Units	081823	0812	553 Derrick Turnbow Ave		148	Cincinnati	OH	45214-2784	1
400-Demolished Units	081824	0812	553 Derrick Turnbow Ave		149	Cincinnati	OH	45214-2784	4
400-Demolished Units	081825	0812	553 Derrick Turnbow Ave		150	Cincinnati	OH	45214-2784	1
400-Demolished Units	081826	0812	553 Derrick Turnbow Ave		151	Cincinnati	OH	45214-2784	4
400-Demolished Units	081827	0812	553 Derrick Turnbow Ave		152	Cincinnati	OH	45214-2784	4
400-Demolished Units	081828	0812	553 Derrick Turnbow Ave		153	Cincinnati	OH	45214-2784	1
400-Demolished Units	081829	0812	551 Derrick Turnbow Ave		154	Cincinnati	OH	45214-2715	1
400-Demolished Units	081831	0812	551 Derrick Turnbow Ave		156	Cincinnati	OH	45214-2715	2
400-Demolished Units	081832	0812	551 Derrick Turnbow Ave		157	Cincinnati	OH	45214-2715	1
400-Demolished Units	081833	0812	551 Derrick Turnbow Ave		158	Cincinnati	OH	45214-2715	1
400-Demolished Units	081834	0812	551 Derrick Turnbow Ave		159	Cincinnati	OH	45214-2715	1
400-Demolished Units	081835	0812	551 Derrick Turnbow Ave		160	Cincinnati	OH	45214-2715	1
400-Demolished Units	081836	0812	551 Derrick Turnbow Ave		161	Cincinnati	OH	45214-2782	1
400-Demolished Units	081837	0812	551 Derrick Turnbow Ave		162	Cincinnati	OH	45214-2782	1
400-Demolished Units	081839	0812	551 Derrick Turnbow Ave		164	Cincinnati	OH	45214-2782	2
400-Demolished Units	081840	0812	551 Derrick Turnbow Ave		165	Cincinnati	OH	45214-2782	1
400-Demolished Units	081841	0812	551 Derrick Turnbow Ave		166	Cincinnati	OH	45214-2782	1
400-Demolished Units	081842	0812	551 Derrick Turnbow Ave		167	Cincinnati	OH	45214-2782	2
400-Demolished Units	081844	0812	551 Derrick Turnbow Ave		169	Cincinnati	OH	45214-2782	1
400-Demolished Units	081845	0810	549 Derrick Turnbow Ave		170	Cincinnati	OH	45214-2716	1
400-Demolished Units	081846	0810	549 Derrick Turnbow Ave		171	Cincinnati	OH	45214-2716	1
400-Demolished Units	081847	0810	549 Derrick Turnbow Ave		172	Cincinnati	OH	45214-2716	1
400-Demolished Units	081848	0810	549 Derrick Turnbow Ave		173	Cincinnati	OH	45214-2716	2
400-Demolished Units	081849	0810	549 Derrick Turnbow Ave		174	Cincinnati	OH	45214-2716	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	081850	0810	549 Derrick Turnbow Ave		175	Cincinnati	OH	45214-2716	1
400-Demolished Units	081851	0810	549 Derrick Turnbow Ave		176	Cincinnati	OH	45214-2716	1
400-Demolished Units	081852	0810	549 Derrick Turnbow Ave		177	Cincinnati	OH	45214-2780	2
400-Demolished Units	081853	0810	549 Derrick Turnbow Ave		178	Cincinnati	OH	45214-2780	1
400-Demolished Units	081855	0810	549 Derrick Turnbow Ave		180	Cincinnati	OH	45214-2780	2
400-Demolished Units	081856	0810	549 Derrick Turnbow Ave		181	Cincinnati	OH	45214-2780	2
400-Demolished Units	081857	0810	549 Derrick Turnbow Ave		182	Cincinnati	OH	45214-2780	1
400-Demolished Units	081859	0810	549 Derrick Turnbow Ave		184	Cincinnati	OH	45214-2780	2
400-Demolished Units	081860	0810	549 Derrick Turnbow Ave		185	Cincinnati	OH	45214-2780	2
400-Demolished Units	081861	0810	547 Derrick Turnbow Ave		186	Cincinnati	OH	45214-2717	2
400-Demolished Units	081862	0810	547 Derrick Turnbow Ave		187	Cincinnati	OH	45214-2717	2
400-Demolished Units	081863	0810	547 Derrick Turnbow Ave		188	Cincinnati	OH	45214-2717	2
400-Demolished Units	081864	0810	547 Derrick Turnbow Ave		189	Cincinnati	OH	45214-2717	2
400-Demolished Units	081865	0810	547 Derrick Turnbow Ave		190	Cincinnati	OH	45214-2717	2
400-Demolished Units	081866	0810	547 Derrick Turnbow Ave		191	Cincinnati	OH	45214-2717	2
400-Demolished Units	081867	0810	547 Derrick Turnbow Ave		192	Cincinnati	OH	45214-2717	2
400-Demolished Units	081868	0810	547 Derrick Turnbow Ave		193	Cincinnati	OH	45214-2717	2
400-Demolished Units	081869	0810	545 Derrick Turnbow Ave		194	Cincinnati	OH	45214-2718	2
400-Demolished Units	081871	0810	545 Derrick Turnbow Ave		196	Cincinnati	OH	45214-2718	2
400-Demolished Units	081872	0810	545 Derrick Turnbow Ave		197	Cincinnati	OH	45214-2718	1
400-Demolished Units	081873	0810	545 Derrick Turnbow Ave		198	Cincinnati	OH	45214-2718	1
400-Demolished Units	081874	0810	545 Derrick Turnbow Ave		199	Cincinnati	OH	45214-2718	1
400-Demolished Units	081875	0810	545 Derrick Turnbow Ave		200	Cincinnati	OH	45214-2718	2
400-Demolished Units	081876	0810	545 Derrick Turnbow Ave		201	Cincinnati	OH	45214-2718	1
400-Demolished Units	081877	0810	545 Derrick Turnbow Ave		202	Cincinnati	OH	45214-2718	2
400-Demolished Units	081879	0810	545 Derrick Turnbow Ave		204	Cincinnati	OH	45214-2779	2
400-Demolished Units	081880	0810	545 Derrick Turnbow Ave		205	Cincinnati	OH	45214-2779	1
400-Demolished Units	081881	0810	545 Derrick Turnbow Ave		206	Cincinnati	OH	45214-2779	2
400-Demolished Units	081883	0810	545 Derrick Turnbow Ave		208	Cincinnati	OH	45214-2779	2
400-Demolished Units	081884	0810	545 Derrick Turnbow Ave		209	Cincinnati	OH	45214-2779	1
400-Demolished Units	081885	0813	537 Derrick Turnbow Ave		210	Cincinnati	OH	45214-2719	1
400-Demolished Units	081887	0813	537 Derrick Turnbow Ave		212	Cincinnati	OH	45214-2719	2
400-Demolished Units	081888	0813	537 Derrick Turnbow Ave		213	Cincinnati	OH	45214-2719	2
400-Demolished Units	081889	0813	537 Derrick Turnbow Ave		214	Cincinnati	OH	45214-2719	1
400-Demolished Units	081891	0813	537 Derrick Turnbow Ave		216	Cincinnati	OH	45214-2719	2
400-Demolished Units	081892	0813	537 Derrick Turnbow Ave		217	Cincinnati	OH	45214-2719	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	081893	0813	537 Derrick Turnbow Ave		218	Cincinnati	OH	45214-2778	1
400-Demolished Units	081895	0813	537 Derrick Turnbow Ave		220	Cincinnati	OH	45214-2778	2
400-Demolished Units	081896	0813	537 Derrick Turnbow Ave		221	Cincinnati	OH	45214-2778	2
400-Demolished Units	081897	0813	537 Derrick Turnbow Ave		222	Cincinnati	OH	45214-2778	1
400-Demolished Units	081899	0813	537 Derrick Turnbow Ave		224	Cincinnati	OH	45214-2778	2
400-Demolished Units	081900	0813	537 Derrick Turnbow Ave		225	Cincinnati	OH	45214-2778	2
400-Demolished Units	081901	0813	535 Derrick Turnbow Ave		226	Cincinnati	OH	45214-2720	2
400-Demolished Units	081902	0813	535 Derrick Turnbow Ave		227	Cincinnati	OH	45214-2720	2
400-Demolished Units	081903	0813	535 Derrick Turnbow Ave		228	Cincinnati	OH	45214-2720	2
400-Demolished Units	081904	0813	535 Derrick Turnbow Ave		229	Cincinnati	OH	45214-2720	2
400-Demolished Units	081905	0813	535 Derrick Turnbow Ave		230	Cincinnati	OH	45214-2777	2
400-Demolished Units	081906	0813	535 Derrick Turnbow Ave		231	Cincinnati	OH	45214-2777	2
400-Demolished Units	081907	0813	535 Derrick Turnbow Ave		232	Cincinnati	OH	45214-2777	2
400-Demolished Units	081908	0813	535 Derrick Turnbow Ave		233	Cincinnati	OH	45214-2777	2
400-Demolished Units	081909	0813	533 Derrick Turnbow Ave		234	Cincinnati	OH	45214-2721	2
400-Demolished Units	081910	0813	533 Derrick Turnbow Ave		235	Cincinnati	OH	45214-2721	1
400-Demolished Units	081911	0813	533 Derrick Turnbow Ave		236	Cincinnati	OH	45214-2721	1
400-Demolished Units	081912	0813	533 Derrick Turnbow Ave		237	Cincinnati	OH	45214-2721	1
400-Demolished Units	081913	0813	533 Derrick Turnbow Ave		238	Cincinnati	OH	45214-2721	2
400-Demolished Units	081915	0813	533 Derrick Turnbow Ave		240	Cincinnati	OH	45214-2721	2
400-Demolished Units	081916	0813	533 Derrick Turnbow Ave		241	Cincinnati	OH	45214-2721	1
400-Demolished Units	081917	0813	533 Derrick Turnbow Ave		242	Cincinnati	OH	45214-2721	2
400-Demolished Units	081919	0813	533 Derrick Turnbow Ave		244	Cincinnati	OH	45214-2776	2
400-Demolished Units	081920	0813	533 Derrick Turnbow Ave		245	Cincinnati	OH	45214-2776	1
400-Demolished Units	081921	0813	533 Derrick Turnbow Ave		246	Cincinnati	OH	45214-2776	2
400-Demolished Units	081923	0813	533 Derrick Turnbow Ave		248	Cincinnati	OH	45214-2776	2
400-Demolished Units	081924	0813	533 Derrick Turnbow Ave		249	Cincinnati	OH	45214-2776	1
400-Demolished Units	081925	0816	531 Derrick Turnbow Ave		250	Cincinnati	OH	45214-2722	3
400-Demolished Units	081928	0816	531 Derrick Turnbow Ave		253	Cincinnati	OH	45214-2722	3
400-Demolished Units	081929	0816	531 Derrick Turnbow Ave		254	Cincinnati	OH	45214-2722	3
400-Demolished Units	081932	0816	531 Derrick Turnbow Ave		257	Cincinnati	OH	45214-2722	3
400-Demolished Units	081933	0816	531 Derrick Turnbow Ave		258	Cincinnati	OH	45214-2722	3
400-Demolished Units	081936	0816	531 Derrick Turnbow Ave		261	Cincinnati	OH	45214-2946	3
400-Demolished Units	081937	0816	531 Derrick Turnbow Ave		262	Cincinnati	OH	45214-2946	3
400-Demolished Units	081940	0816	531 Derrick Turnbow Ave		265	Cincinnati	OH	45214-2946	3
400-Demolished Units	081941	0816	529 Derrick Turnbow Ave		266	Cincinnati	OH	45214-2723	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	081942	0816	529 Derrick Turnbow Ave		267	Cincinnati	OH	45214-2723	4
400-Demolished Units	081944	0816	529 Derrick Turnbow Ave		269	Cincinnati	OH	45214-2723	1
400-Demolished Units	081945	0816	529 Derrick Turnbow Ave		270	Cincinnati	OH	45214-2723	4
400-Demolished Units	081947	0816	529 Derrick Turnbow Ave		272	Cincinnati	OH	45214-2775	1
400-Demolished Units	081948	0816	529 Derrick Turnbow Ave		273	Cincinnati	OH	45214-2775	4
400-Demolished Units	081950	0816	529 Derrick Turnbow Ave		275	Cincinnati	OH	45214-2775	1
400-Demolished Units	081951	0816	529 Derrick Turnbow Ave		276	Cincinnati	OH	45214-2775	4
400-Demolished Units	081953	0816	527 Derrick Turnbow Ave		278	Cincinnati	OH	45214-2958	2
400-Demolished Units	081954	0816	527 Derrick Turnbow Ave		279	Cincinnati	OH	45214-2958	2
400-Demolished Units	081955	0816	527 Derrick Turnbow Ave		280	Cincinnati	OH	45214-2958	2
400-Demolished Units	081956	0816	527 Derrick Turnbow Ave		281	Cincinnati	OH	45214-2958	2
400-Demolished Units	081957	0816	527 Derrick Turnbow Ave		282	Cincinnati	OH	45214-2724	2
400-Demolished Units	081958	0816	527 Derrick Turnbow Ave		283	Cincinnati	OH	45214-2724	2
400-Demolished Units	081959	0816	527 Derrick Turnbow Ave		284	Cincinnati	OH	45214-2724	2
400-Demolished Units	081960	0816	527 Derrick Turnbow Ave		285	Cincinnati	OH	45214-2724	2
400-Demolished Units	081962	0816	525 Derrick Turnbow Ave		287	Cincinnati	OH	45214-2725	4
400-Demolished Units	081963	0816	525 Derrick Turnbow Ave		288	Cincinnati	OH	45214-2725	1
400-Demolished Units	081965	0816	525 Derrick Turnbow Ave		290	Cincinnati	OH	45214-2725	4
400-Demolished Units	081966	0816	525 Derrick Turnbow Ave		291	Cincinnati	OH	45214-2725	1
400-Demolished Units	081968	0816	525 Derrick Turnbow Ave		293	Cincinnati	OH	45214-2772	4
400-Demolished Units	081969	0816	525 Derrick Turnbow Ave		294	Cincinnati	OH	45214-2772	1
400-Demolished Units	081971	0816	525 Derrick Turnbow Ave		296	Cincinnati	OH	45214-2772	4
400-Demolished Units	081972	0816	525 Derrick Turnbow Ave		297	Cincinnati	OH	45214-2772	1
400-Demolished Units	081973	0814	517 Derrick Turnbow Ave		298	Cincinnati	OH	45214-2729	2
400-Demolished Units	081974	0814	517 Derrick Turnbow Ave		299	Cincinnati	OH	45214-2729	2
400-Demolished Units	081975	0814	517 Derrick Turnbow Ave		300	Cincinnati	OH	45214-2729	2
400-Demolished Units	081976	0814	517 Derrick Turnbow Ave		301	Cincinnati	OH	45214-2729	2
400-Demolished Units	081977	0814	517 Derrick Turnbow Ave		302	Cincinnati	OH	45214-2729	1
400-Demolished Units	081978	0814	517 Derrick Turnbow Ave		303	Cincinnati	OH	45214-2729	2
400-Demolished Units	081979	0814	517 Derrick Turnbow Ave		304	Cincinnati	OH	45214-2768	2
400-Demolished Units	081980	0814	517 Derrick Turnbow Ave		305	Cincinnati	OH	45214-2768	1
400-Demolished Units	081981	0814	517 Derrick Turnbow Ave		306	Cincinnati	OH	45214-2768	2
400-Demolished Units	081982	0814	517 Derrick Turnbow Ave		307	Cincinnati	OH	45214-2768	2
400-Demolished Units	081983	0814	517 Derrick Turnbow Ave		308	Cincinnati	OH	45214-2768	1
400-Demolished Units	081984	0814	517 Derrick Turnbow Ave		309	Cincinnati	OH	45214-2768	2
400-Demolished Units	081985	0814	515 Derrick Turnbow Ave		310	Cincinnati	OH	45214-2730	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	081986	0814	515 Derrick Turnbow Ave		311	Cincinnati	OH	45214-2730	1
400-Demolished Units	081987	0814	515 Derrick Turnbow Ave		312	Cincinnati	OH	45214-2730	2
400-Demolished Units	081988	0814	515 Derrick Turnbow Ave		313	Cincinnati	OH	45214-2730	3
400-Demolished Units	081989	0814	515 Derrick Turnbow Ave		314	Cincinnati	OH	45214-2730	3
400-Demolished Units	081991	0814	515 Derrick Turnbow Ave		316	Cincinnati	OH	45214-2730	2
400-Demolished Units	081992	0814	515 Derrick Turnbow Ave		317	Cincinnati	OH	45214-2730	3
400-Demolished Units	081993	0814	515 Derrick Turnbow Ave		318	Cincinnati	OH	45214-2730	3
400-Demolished Units	081995	0814	515 Derrick Turnbow Ave		320	Cincinnati	OH	45214-2767	2
400-Demolished Units	081996	0814	515 Derrick Turnbow Ave		321	Cincinnati	OH	45214-2767	3
400-Demolished Units	081997	0814	515 Derrick Turnbow Ave		322	Cincinnati	OH	45214-2767	3
400-Demolished Units	081999	0814	515 Derrick Turnbow Ave		324	Cincinnati	OH	45214-2767	2
400-Demolished Units	082000	0814	515 Derrick Turnbow Ave		325	Cincinnati	OH	45214-2767	3
400-Demolished Units	082001	0814	513 Derrick Turnbow Ave		326	Cincinnati	OH	45214-2731	2
400-Demolished Units	082002	0814	513 Derrick Turnbow Ave		327	Cincinnati	OH	45214-2731	2
400-Demolished Units	082003	0814	513 Derrick Turnbow Ave		328	Cincinnati	OH	45214-2731	2
400-Demolished Units	082004	0814	513 Derrick Turnbow Ave		329	Cincinnati	OH	45214-2731	1
400-Demolished Units	082005	0814	513 Derrick Turnbow Ave		330	Cincinnati	OH	45214-2731	1
400-Demolished Units	082006	0814	513 Derrick Turnbow Ave		331	Cincinnati	OH	45214-2731	2
400-Demolished Units	082007	0814	513 Derrick Turnbow Ave		332	Cincinnati	OH	45214-2764	2
400-Demolished Units	082008	0814	513 Derrick Turnbow Ave		333	Cincinnati	OH	45214-2764	1
400-Demolished Units	082009	0814	513 Derrick Turnbow Ave		334	Cincinnati	OH	45214-2764	2
400-Demolished Units	082010	0814	513 Derrick Turnbow Ave		335	Cincinnati	OH	45214-2764	1
400-Demolished Units	082011	0814	513 Derrick Turnbow Ave		336	Cincinnati	OH	45214-2764	1
400-Demolished Units	082012	0814	511 Derrick Turnbow Ave		337	Cincinnati	OH	45214-2732	2
400-Demolished Units	082013	0814	511 Derrick Turnbow Ave		338	Cincinnati	OH	45214-2732	2
400-Demolished Units	082014	0814	511 Derrick Turnbow Ave		339	Cincinnati	OH	45214-2732	2
400-Demolished Units	082015	0814	511 Derrick Turnbow Ave		340	Cincinnati	OH	45214-2732	2
400-Demolished Units	082016	0814	511 Derrick Turnbow Ave		341	Cincinnati	OH	45214-2732	2
400-Demolished Units	082017	0814	511 Derrick Turnbow Ave		342	Cincinnati	OH	45214-2732	2
400-Demolished Units	082018	0814	509 Derrick Turnbow Ave		343	Cincinnati	OH	45214-2733	1
400-Demolished Units	082019	0814	509 Derrick Turnbow Ave		344	Cincinnati	OH	45214-2733	1
400-Demolished Units	082020	0814	509 Derrick Turnbow Ave		345	Cincinnati	OH	45214-2733	2
400-Demolished Units	082021	0814	509 Derrick Turnbow Ave		346	Cincinnati	OH	45214-2733	1
400-Demolished Units	082022	0814	509 Derrick Turnbow Ave		347	Cincinnati	OH	45214-2733	1
400-Demolished Units	082023	0814	509 Derrick Turnbow Ave		348	Cincinnati	OH	45214-2733	1
400-Demolished Units	082024	0814	509 Derrick Turnbow Ave		349	Cincinnati	OH	45214-2733	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	082025	0814	509 Derrick Turnbow Ave		350	Cincinnati	OH	45214-2733	1
400-Demolished Units	082026	0814	509 Derrick Turnbow Ave		351	Cincinnati	OH	45214-2763	1
400-Demolished Units	082028	0814	509 Derrick Turnbow Ave		353	Cincinnati	OH	45214-2763	2
400-Demolished Units	082029	0814	509 Derrick Turnbow Ave		354	Cincinnati	OH	45214-2763	1
400-Demolished Units	082031	0814	509 Derrick Turnbow Ave		356	Cincinnati	OH	45214-2763	2
400-Demolished Units	082032	0814	509 Derrick Turnbow Ave		357	Cincinnati	OH	45214-2763	1
400-Demolished Units	082033	0815	507 Derrick Turnbow Ave		358	Cincinnati	OH	45214-2734	1
400-Demolished Units	082035	0815	507 Derrick Turnbow Ave		360	Cincinnati	OH	45214-2734	2
400-Demolished Units	082036	0815	507 Derrick Turnbow Ave		361	Cincinnati	OH	45214-2734	1
400-Demolished Units	082037	0815	507 Derrick Turnbow Ave		362	Cincinnati	OH	45214-2734	1
400-Demolished Units	082039	0815	507 Derrick Turnbow Ave		364	Cincinnati	OH	45214-2734	2
400-Demolished Units	082040	0815	507 Derrick Turnbow Ave		365	Cincinnati	OH	45214-2734	1
400-Demolished Units	082041	0815	507 Derrick Turnbow Ave		366	Cincinnati	OH	45214-2762	1
400-Demolished Units	082043	0815	507 Derrick Turnbow Ave		368	Cincinnati	OH	45214-2762	2
400-Demolished Units	082044	0815	507 Derrick Turnbow Ave		369	Cincinnati	OH	45214-2762	1
400-Demolished Units	082045	0815	507 Derrick Turnbow Ave		370	Cincinnati	OH	45214-2762	1
400-Demolished Units	082047	0815	507 Derrick Turnbow Ave		372	Cincinnati	OH	45214-2762	2
400-Demolished Units	082048	0815	505 Derrick Turnbow Ave		373	Cincinnati	OH	45214-2735	2
400-Demolished Units	082049	0815	505 Derrick Turnbow Ave		374	Cincinnati	OH	45214-2735	2
400-Demolished Units	082050	0815	505 Derrick Turnbow Ave		375	Cincinnati	OH	45214-2735	2
400-Demolished Units	082051	0815	505 Derrick Turnbow Ave		376	Cincinnati	OH	45214-2735	2
400-Demolished Units	082052	0815	505 Derrick Turnbow Ave		377	Cincinnati	OH	45214-2735	2
400-Demolished Units	082053	0815	505 Derrick Turnbow Ave		378	Cincinnati	OH	45214-2735	2
400-Demolished Units	082054	0815	1439 John St		379	Cincinnati	OH	45214-2820	1
400-Demolished Units	082055	0815	1439 John St		380	Cincinnati	OH	45214-2820	1
400-Demolished Units	082056	0815	1439 John St		381	Cincinnati	OH	45214-2820	2
400-Demolished Units	082057	0815	1439 John St		382	Cincinnati	OH	45214-2820	1
400-Demolished Units	082058	0815	1439 John St		383	Cincinnati	OH	45214-2820	1
400-Demolished Units	082059	0815	1439 John St		384	Cincinnati	OH	45214-3008	2
400-Demolished Units	082060	0815	1439 John St		385	Cincinnati	OH	45214-3008	1
400-Demolished Units	082061	0815	1439 John St		386	Cincinnati	OH	45214-3008	1
400-Demolished Units	082062	0815	1439 John St		387	Cincinnati	OH	45214-3008	2
400-Demolished Units	082063	0815	1435 John St		388	Cincinnati	OH	45214-2833	2
400-Demolished Units	082064	0815	1435 John St		389	Cincinnati	OH	45214-2833	1
400-Demolished Units	082065	0815	1435 John St		390	Cincinnati	OH	45214-2833	1
400-Demolished Units	082066	0815	1435 John St		391	Cincinnati	OH	45214-2833	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	082067	0815	1435 John St		392	Cincinnati	OH	45214-2833	1
400-Demolished Units	082068	0815	1435 John St		393	Cincinnati	OH	45214-3000	1
400-Demolished Units	082069	0815	1435 John St		394	Cincinnati	OH	45214-3000	2
400-Demolished Units	082070	0815	1435 John St		395	Cincinnati	OH	45214-3000	1
400-Demolished Units	082071	0815	1435 John St		396	Cincinnati	OH	45214-3000	1
400-Demolished Units	082072	0817	1401 John St		397	Cincinnati	OH	45214-2837	3
400-Demolished Units	082075	0817	1401 John St		400	Cincinnati	OH	45214-2837	3
400-Demolished Units	082076	0817	1401 John St		401	Cincinnati	OH	45214-2837	3
400-Demolished Units	082079	0817	1401 John St		404	Cincinnati	OH	45214-2837	3
400-Demolished Units	082080	0817	1401 John St		405	Cincinnati	OH	45214-2837	3
400-Demolished Units	082083	0817	1401 John St		408	Cincinnati	OH	45214-2837	3
400-Demolished Units	082085	0817	1401 John St		410	Cincinnati	OH	45214-2837	2
400-Demolished Units	082086	0817	1403 John St		411	Cincinnati	OH	45214-2836	2
400-Demolished Units	082087	0817	1403 John St		412	Cincinnati	OH	45214-2836	2
400-Demolished Units	082088	0817	1403 John St		413	Cincinnati	OH	45214-2836	2
400-Demolished Units	082089	0817	1403 John St		414	Cincinnati	OH	45214-3010	2
400-Demolished Units	082090	0817	1403 John St		415	Cincinnati	OH	45214-3010	2
400-Demolished Units	082091	0817	1403 John St		416	Cincinnati	OH	45214-3010	2
400-Demolished Units	082092	0817	1405 John St		417	Cincinnati	OH	45214-2835	3
400-Demolished Units	082095	0817	1405 John St		420	Cincinnati	OH	45214-2835	3
400-Demolished Units	082096	0817	1405 John St		421	Cincinnati	OH	45214-2835	3
400-Demolished Units	082099	0817	1405 John St		424	Cincinnati	OH	45214-2835	3
400-Demolished Units	082100	0817	1405 John St		425	Cincinnati	OH	45214-3001	3
400-Demolished Units	082103	0817	1405 John St		428	Cincinnati	OH	45214-3001	3
400-Demolished Units	082105	0817	1405 John St		430	Cincinnati	OH	45214-3001	2
400-Demolished Units	082106	0817	1407 John St		431	Cincinnati	OH	45214-3013	2
400-Demolished Units	082107	0817	1407 John St		432	Cincinnati	OH	45214-3013	2
400-Demolished Units	082108	0817	1407 John St		433	Cincinnati	OH	45214-3013	2
400-Demolished Units	082109	0817	1407 John St		434	Cincinnati	OH	45214-2834	2
400-Demolished Units	082110	0817	1407 John St		435	Cincinnati	OH	45214-2834	2
400-Demolished Units	082111	0817	1407 John St		436	Cincinnati	OH	45214-2834	2
400-Demolished Units	082112	0817	523 Derrick Turnbow Ave		437	Cincinnati	OH	45214-2726	1
400-Demolished Units	082113	0817	523 Derrick Turnbow Ave		438	Cincinnati	OH	45214-2726	2
400-Demolished Units	082114	0817	523 Derrick Turnbow Ave		439	Cincinnati	OH	45214-2726	2
400-Demolished Units	082115	0817	523 Derrick Turnbow Ave		440	Cincinnati	OH	45214-2726	1
400-Demolished Units	082116	0817	523 Derrick Turnbow Ave		441	Cincinnati	OH	45214-2726	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	082117	0817	523 Derrick Turnbow Ave		442	Cincinnati	OH	45214-2726	2
400-Demolished Units	082118	0817	523 Derrick Turnbow Ave		443	Cincinnati	OH	45214-2771	1
400-Demolished Units	082119	0817	523 Derrick Turnbow Ave		444	Cincinnati	OH	45214-2771	1
400-Demolished Units	082120	0817	523 Derrick Turnbow Ave		445	Cincinnati	OH	45214-2771	2
400-Demolished Units	082121	0817	523 Derrick Turnbow Ave		446	Cincinnati	OH	45214-2771	1
400-Demolished Units	082122	0817	523 Derrick Turnbow Ave		447	Cincinnati	OH	45214-2771	2
400-Demolished Units	082123	0817	521 Derrick Turnbow Ave		448	Cincinnati	OH	45214-2727	3
400-Demolished Units	082124	0817	521 Derrick Turnbow Ave		449	Cincinnati	OH	45214-2727	2
400-Demolished Units	082125	0817	521 Derrick Turnbow Ave		450	Cincinnati	OH	45214-2727	1
400-Demolished Units	082126	0817	521 Derrick Turnbow Ave		451	Cincinnati	OH	45214-2727	3
400-Demolished Units	082127	0817	521 Derrick Turnbow Ave		452	Cincinnati	OH	45214-2727	2
400-Demolished Units	082128	0817	521 Derrick Turnbow Ave		453	Cincinnati	OH	45214-2727	1
400-Demolished Units	082129	0817	521 Derrick Turnbow Ave		454	Cincinnati	OH	45214-2770	3
400-Demolished Units	082130	0817	521 Derrick Turnbow Ave		455	Cincinnati	OH	45214-2770	1
400-Demolished Units	082131	0817	521 Derrick Turnbow Ave		456	Cincinnati	OH	45214-2770	1
400-Demolished Units	082132	0817	521 Derrick Turnbow Ave		457	Cincinnati	OH	45214-2770	3
400-Demolished Units	082133	0817	521 Derrick Turnbow Ave		458	Cincinnati	OH	45214-2770	2
400-Demolished Units	082134	0817	521 Derrick Turnbow Ave		459	Cincinnati	OH	45214-2770	1
400-Demolished Units	082135	0817	519 Derrick Turnbow Ave		460	Cincinnati	OH	45214-2728	1
400-Demolished Units	082136	0817	519 Derrick Turnbow Ave		461	Cincinnati	OH	45214-2728	1
400-Demolished Units	082137	0817	519 Derrick Turnbow Ave		462	Cincinnati	OH	45214-2728	1
400-Demolished Units	082138	0817	519 Derrick Turnbow Ave		463	Cincinnati	OH	45214-2728	1
400-Demolished Units	082139	0817	519 Derrick Turnbow Ave		464	Cincinnati	OH	45214-2728	1
400-Demolished Units	082140	0817	519 Derrick Turnbow Ave		465	Cincinnati	OH	45214-2728	1
400-Demolished Units	082141	0817	519 Derrick Turnbow Ave		466	Cincinnati	OH	45214-2769	1
400-Demolished Units	082142	0817	519 Derrick Turnbow Ave		467	Cincinnati	OH	45214-2769	1
400-Demolished Units	082143	0817	519 Derrick Turnbow Ave		468	Cincinnati	OH	45214-2769	1
400-Demolished Units	082144	0817	519 Derrick Turnbow Ave		469	Cincinnati	OH	45214-2769	1
400-Demolished Units	082145	0817	519 Derrick Turnbow Ave		470	Cincinnati	OH	45214-2769	1
400-Demolished Units	082146	0817	519 Derrick Turnbow Ave		471	Cincinnati	OH	45214-2769	1
400-Demolished Units	082147	0808	1501 John St		472	Cincinnati	OH	45214-2848	1
400-Demolished Units	082148	0808	1501 John St		473	Cincinnati	OH	45214-2848	1
400-Demolished Units	082149	0808	1501 John St		474	Cincinnati	OH	45214-2848	1
400-Demolished Units	082150	0808	1501 John St		475	Cincinnati	OH	45214-2848	1
400-Demolished Units	082151	0808	1501 John St		476	Cincinnati	OH	45214-2848	1
400-Demolished Units	082152	0808	1501 John St		477	Cincinnati	OH	45214-4140	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	082153	0808	1501 John St		478	Cincinnati	OH	45214-4140	1
400-Demolished Units	082154	0808	1501 John St		479	Cincinnati	OH	45214-4140	1
400-Demolished Units	082155	0808	1501 John St		480	Cincinnati	OH	45214-4140	1
400-Demolished Units	082156	0808	510 Derrick Turnbow Ave		481	Cincinnati	OH	45214-2736	2
400-Demolished Units	082157	0808	510 Derrick Turnbow Ave		482	Cincinnati	OH	45214-2736	2
400-Demolished Units	082158	0808	510 Derrick Turnbow Ave		483	Cincinnati	OH	45214-2736	2
400-Demolished Units	082159	0808	510 Derrick Turnbow Ave		484	Cincinnati	OH	45214-2736	2
400-Demolished Units	082160	0808	510 Derrick Turnbow Ave		485	Cincinnati	OH	45214-2736	2
400-Demolished Units	082161	0808	510 Derrick Turnbow Ave		486	Cincinnati	OH	45214-2736	2
400-Demolished Units	082162	0808	520 Derrick Turnbow Ave		487	Cincinnati	OH	45214-2737	1
400-Demolished Units	082163	0808	520 Derrick Turnbow Ave		488	Cincinnati	OH	45214-2737	1
400-Demolished Units	082164	0808	520 Derrick Turnbow Ave		489	Cincinnati	OH	45214-2737	2
400-Demolished Units	082165	0808	520 Derrick Turnbow Ave		490	Cincinnati	OH	45214-2737	1
400-Demolished Units	082166	0808	520 Derrick Turnbow Ave		491	Cincinnati	OH	45214-2737	1
400-Demolished Units	082167	0808	520 Derrick Turnbow Ave		492	Cincinnati	OH	45214-2963	2
400-Demolished Units	082168	0808	520 Derrick Turnbow Ave		493	Cincinnati	OH	45214-2963	1
400-Demolished Units	082169	0808	520 Derrick Turnbow Ave		494	Cincinnati	OH	45214-2963	1
400-Demolished Units	082170	0808	520 Derrick Turnbow Ave		495	Cincinnati	OH	45214-2963	2
400-Demolished Units	082171	0808	520 Derrick Turnbow Ave		496	Cincinnati	OH	45214-2963	2
400-Demolished Units	082172	0808	522 Derrick Turnbow Ave		497	Cincinnati	OH	45214-2738	3
400-Demolished Units	082173	0808	522 Derrick Turnbow Ave		498	Cincinnati	OH	45214-2738	2
400-Demolished Units	082174	0808	522 Derrick Turnbow Ave		499	Cincinnati	OH	45214-2738	3
400-Demolished Units	082175	0808	522 Derrick Turnbow Ave		500	Cincinnati	OH	45214-2738	3
400-Demolished Units	082176	0808	522 Derrick Turnbow Ave		501	Cincinnati	OH	45214-2738	1
400-Demolished Units	082177	0808	522 Derrick Turnbow Ave		502	Cincinnati	OH	45214-2965	3
400-Demolished Units	082178	0808	522 Derrick Turnbow Ave		503	Cincinnati	OH	45214-2965	3
400-Demolished Units	082179	0808	522 Derrick Turnbow Ave		504	Cincinnati	OH	45214-2965	2
400-Demolished Units	082180	0808	522 Derrick Turnbow Ave		505	Cincinnati	OH	45214-2965	3
400-Demolished Units	082181	0808	524 Derrick Turnbow Ave		506	Cincinnati	OH	45214-2739	1
400-Demolished Units	082182	0808	524 Derrick Turnbow Ave		507	Cincinnati	OH	45214-2739	2
400-Demolished Units	082183	0808	524 Derrick Turnbow Ave		508	Cincinnati	OH	45214-2739	2
400-Demolished Units	082184	0808	524 Derrick Turnbow Ave		509	Cincinnati	OH	45214-2739	1
400-Demolished Units	082185	0808	524 Derrick Turnbow Ave		510	Cincinnati	OH	45214-2739	1
400-Demolished Units	082186	0808	524 Derrick Turnbow Ave		511	Cincinnati	OH	45214-2967	2
400-Demolished Units	082187	0808	524 Derrick Turnbow Ave		512	Cincinnati	OH	45214-2967	1
400-Demolished Units	082188	0808	524 Derrick Turnbow Ave		513	Cincinnati	OH	45214-2967	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	082189	0808	524 Derrick Turnbow Ave		514	Cincinnati	OH	45214-2967	2
400-Demolished Units	082190	0808	526 Derrick Turnbow Ave		515	Cincinnati	OH	45214-2740	2
400-Demolished Units	082191	0808	526 Derrick Turnbow Ave		516	Cincinnati	OH	45214-2740	1
400-Demolished Units	082192	0808	526 Derrick Turnbow Ave		517	Cincinnati	OH	45214-2740	2
400-Demolished Units	082193	0808	526 Derrick Turnbow Ave		518	Cincinnati	OH	45214-2740	1
400-Demolished Units	082194	0808	526 Derrick Turnbow Ave		519	Cincinnati	OH	45214-2740	2
400-Demolished Units	082196	0808	526 Derrick Turnbow Ave		521	Cincinnati	OH	45214-2740	2
400-Demolished Units	082197	0808	526 Derrick Turnbow Ave		522	Cincinnati	OH	45214-2740	1
400-Demolished Units	082198	0808	526 Derrick Turnbow Ave		523	Cincinnati	OH	45214-2773	2
400-Demolished Units	082200	0808	526 Derrick Turnbow Ave		525	Cincinnati	OH	45214-2773	2
400-Demolished Units	082201	0808	526 Derrick Turnbow Ave		526	Cincinnati	OH	45214-2773	1
400-Demolished Units	082203	0808	526 Derrick Turnbow Ave		528	Cincinnati	OH	45214-2773	2
400-Demolished Units	082204	0808	526 Derrick Turnbow Ave		529	Cincinnati	OH	45214-2773	1
400-Demolished Units	082205	0807	528 Derrick Turnbow Ave		530	Cincinnati	OH	45214-2741	2
400-Demolished Units	082206	0807	528 Derrick Turnbow Ave		531	Cincinnati	OH	45214-2741	1
400-Demolished Units	082207	0807	528 Derrick Turnbow Ave		532	Cincinnati	OH	45214-2741	2
400-Demolished Units	082208	0807	528 Derrick Turnbow Ave		533	Cincinnati	OH	45214-2741	2
400-Demolished Units	082209	0807	528 Derrick Turnbow Ave		534	Cincinnati	OH	45214-2741	1
400-Demolished Units	082210	0807	528 Derrick Turnbow Ave		535	Cincinnati	OH	45214-2741	2
400-Demolished Units	082211	0807	528 Derrick Turnbow Ave		536	Cincinnati	OH	45214-2774	2
400-Demolished Units	082212	0807	528 Derrick Turnbow Ave		537	Cincinnati	OH	45214-2774	2
400-Demolished Units	082213	0807	528 Derrick Turnbow Ave		538	Cincinnati	OH	45214-2774	2
400-Demolished Units	082214	0807	528 Derrick Turnbow Ave		539	Cincinnati	OH	45214-2774	2
400-Demolished Units	082215	0807	528 Derrick Turnbow Ave		540	Cincinnati	OH	45214-2774	2
400-Demolished Units	082216	0807	530 Derrick Turnbow Ave		541	Cincinnati	OH	45214-2742	1
400-Demolished Units	082217	0807	530 Derrick Turnbow Ave		542	Cincinnati	OH	45214-2742	1
400-Demolished Units	082218	0807	530 Derrick Turnbow Ave		543	Cincinnati	OH	45214-2742	1
400-Demolished Units	082219	0807	530 Derrick Turnbow Ave		544	Cincinnati	OH	45214-2742	1
400-Demolished Units	082220	0807	530 Derrick Turnbow Ave		545	Cincinnati	OH	45214-2742	2
400-Demolished Units	082221	0807	530 Derrick Turnbow Ave		546	Cincinnati	OH	45214-2969	1
400-Demolished Units	082222	0807	530 Derrick Turnbow Ave		547	Cincinnati	OH	45214-2969	1
400-Demolished Units	082223	0807	530 Derrick Turnbow Ave		548	Cincinnati	OH	45214-2969	1
400-Demolished Units	082224	0807	530 Derrick Turnbow Ave		549	Cincinnati	OH	45214-2969	1
400-Demolished Units	082225	0807	532 Derrick Turnbow Ave		550	Cincinnati	OH	45214-2743	3
400-Demolished Units	082226	0807	532 Derrick Turnbow Ave		551	Cincinnati	OH	45214-2743	1
400-Demolished Units	082227	0807	532 Derrick Turnbow Ave		552	Cincinnati	OH	45214-2743	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	082228	0807	532 Derrick Turnbow Ave		553	Cincinnati	OH	45214-2743	3
400-Demolished Units	082229	0807	532 Derrick Turnbow Ave		554	Cincinnati	OH	45214-2743	1
400-Demolished Units	082230	0807	532 Derrick Turnbow Ave		555	Cincinnati	OH	45214-2971	3
400-Demolished Units	082231	0807	532 Derrick Turnbow Ave		556	Cincinnati	OH	45214-2971	3
400-Demolished Units	082232	0807	532 Derrick Turnbow Ave		557	Cincinnati	OH	45214-2971	1
400-Demolished Units	082233	0807	532 Derrick Turnbow Ave		558	Cincinnati	OH	45214-2971	3
400-Demolished Units	082234	0807	540 Derrick Turnbow Ave		559	Cincinnati	OH	45214-2744	2
400-Demolished Units	082235	0807	540 Derrick Turnbow Ave		560	Cincinnati	OH	45214-2744	1
400-Demolished Units	082236	0807	540 Derrick Turnbow Ave		561	Cincinnati	OH	45214-2744	3
400-Demolished Units	082237	0807	540 Derrick Turnbow Ave		562	Cincinnati	OH	45214-2744	2
400-Demolished Units	082238	0807	540 Derrick Turnbow Ave		563	Cincinnati	OH	45214-2744	1
400-Demolished Units	082239	0807	540 Derrick Turnbow Ave		564	Cincinnati	OH	45214-2973	3
400-Demolished Units	082240	0807	540 Derrick Turnbow Ave		565	Cincinnati	OH	45214-2973	2
400-Demolished Units	082241	0807	540 Derrick Turnbow Ave		566	Cincinnati	OH	45214-2973	1
400-Demolished Units	082242	0807	540 Derrick Turnbow Ave		567	Cincinnati	OH	45214-2973	3
400-Demolished Units	082243	0807	540 Derrick Turnbow Ave		568	Cincinnati	OH	45214-2973	2
400-Demolished Units	082244	0807	544 Derrick Turnbow Ave		569	Cincinnati	OH	45214-2745	1
400-Demolished Units	082245	0807	544 Derrick Turnbow Ave		570	Cincinnati	OH	45214-2745	2
400-Demolished Units	082246	0807	544 Derrick Turnbow Ave		571	Cincinnati	OH	45214-2745	1
400-Demolished Units	082247	0807	544 Derrick Turnbow Ave		572	Cincinnati	OH	45214-2745	1
400-Demolished Units	082248	0807	544 Derrick Turnbow Ave		573	Cincinnati	OH	45214-2745	2
400-Demolished Units	082249	0807	544 Derrick Turnbow Ave		574	Cincinnati	OH	45214-2745	1
400-Demolished Units	082250	0807	544 Derrick Turnbow Ave		575	Cincinnati	OH	45214-2745	1
400-Demolished Units	082251	0807	544 Derrick Turnbow Ave		576	Cincinnati	OH	45214-2745	1
400-Demolished Units	082252	0807	544 Derrick Turnbow Ave		577	Cincinnati	OH	45214-2745	1
400-Demolished Units	082253	0806	550 Derrick Turnbow Ave		578	Cincinnati	OH	45214-2746	1
400-Demolished Units	082254	0806	550 Derrick Turnbow Ave		579	Cincinnati	OH	45214-2746	1
400-Demolished Units	082255	0806	550 Derrick Turnbow Ave		580	Cincinnati	OH	45214-2746	1
400-Demolished Units	082256	0806	550 Derrick Turnbow Ave		581	Cincinnati	OH	45214-2746	1
400-Demolished Units	082257	0806	550 Derrick Turnbow Ave		582	Cincinnati	OH	45214-2746	1
400-Demolished Units	082258	0806	550 Derrick Turnbow Ave		583	Cincinnati	OH	45214-2746	1
400-Demolished Units	082259	0806	550 Derrick Turnbow Ave		584	Cincinnati	OH	45214-2781	1
400-Demolished Units	082260	0806	550 Derrick Turnbow Ave		585	Cincinnati	OH	45214-2781	1
400-Demolished Units	082261	0806	550 Derrick Turnbow Ave		586	Cincinnati	OH	45214-2781	1
400-Demolished Units	082262	0806	550 Derrick Turnbow Ave		587	Cincinnati	OH	45214-2781	1
400-Demolished Units	082263	0806	550 Derrick Turnbow Ave		588	Cincinnati	OH	45214-2781	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	082264	0806	550 Derrick Turnbow Ave		589	Cincinnati	OH	45214-2781	1
400-Demolished Units	082265	0806	552 Derrick Turnbow Ave		590	Cincinnati	OH	45214-2747	3
400-Demolished Units	082266	0806	552 Derrick Turnbow Ave		591	Cincinnati	OH	45214-2747	1
400-Demolished Units	082267	0806	552 Derrick Turnbow Ave		592	Cincinnati	OH	45214-2747	3
400-Demolished Units	082268	0806	552 Derrick Turnbow Ave		593	Cincinnati	OH	45214-2747	3
400-Demolished Units	082269	0806	552 Derrick Turnbow Ave		594	Cincinnati	OH	45214-2747	1
400-Demolished Units	082270	0806	552 Derrick Turnbow Ave		595	Cincinnati	OH	45214-2747	3
400-Demolished Units	082271	0806	552 Derrick Turnbow Ave		596	Cincinnati	OH	45214-2783	3
400-Demolished Units	082272	0806	552 Derrick Turnbow Ave		597	Cincinnati	OH	45214-2783	1
400-Demolished Units	082273	0806	552 Derrick Turnbow Ave		598	Cincinnati	OH	45214-2783	3
400-Demolished Units	082274	0806	552 Derrick Turnbow Ave		599	Cincinnati	OH	45214-2783	3
400-Demolished Units	082275	0806	552 Derrick Turnbow Ave		600	Cincinnati	OH	45214-2783	1
400-Demolished Units	082276	0806	552 Derrick Turnbow Ave		601	Cincinnati	OH	45214-2783	3
400-Demolished Units	082277	0806	554 Derrick Turnbow Ave		602	Cincinnati	OH	45214-2748	1
400-Demolished Units	082278	0806	554 Derrick Turnbow Ave		603	Cincinnati	OH	45214-2748	1
400-Demolished Units	082279	0806	554 Derrick Turnbow Ave		604	Cincinnati	OH	45214-2748	3
400-Demolished Units	082280	0806	554 Derrick Turnbow Ave		605	Cincinnati	OH	45214-2748	1
400-Demolished Units	082281	0806	554 Derrick Turnbow Ave		606	Cincinnati	OH	45214-2748	1
400-Demolished Units	082282	0806	554 Derrick Turnbow Ave		607	Cincinnati	OH	45214-2748	3
400-Demolished Units	082283	0806	554 Derrick Turnbow Ave		608	Cincinnati	OH	45214-2785	1
400-Demolished Units	082284	0806	554 Derrick Turnbow Ave		609	Cincinnati	OH	45214-2785	1
400-Demolished Units	082285	0806	554 Derrick Turnbow Ave		610	Cincinnati	OH	45214-2785	3
400-Demolished Units	082286	0806	554 Derrick Turnbow Ave		611	Cincinnati	OH	45214-2785	1
400-Demolished Units	082287	0806	554 Derrick Turnbow Ave		612	Cincinnati	OH	45214-2785	1
400-Demolished Units	082288	0806	554 Derrick Turnbow Ave		613	Cincinnati	OH	45214-2785	3
400-Demolished Units	082289	0805	556 Derrick Turnbow Ave		614	Cincinnati	OH	45214-2749	3
400-Demolished Units	082290	0805	556 Derrick Turnbow Ave		615	Cincinnati	OH	45214-2749	1
400-Demolished Units	082291	0805	556 Derrick Turnbow Ave		616	Cincinnati	OH	45214-2749	1
400-Demolished Units	082292	0805	556 Derrick Turnbow Ave		617	Cincinnati	OH	45214-2749	3
400-Demolished Units	082293	0805	556 Derrick Turnbow Ave		618	Cincinnati	OH	45214-2749	1
400-Demolished Units	082294	0805	556 Derrick Turnbow Ave		619	Cincinnati	OH	45214-2749	1
400-Demolished Units	082295	0805	556 Derrick Turnbow Ave		620	Cincinnati	OH	45214-2786	3
400-Demolished Units	082296	0805	556 Derrick Turnbow Ave		621	Cincinnati	OH	45214-2786	1
400-Demolished Units	082297	0805	556 Derrick Turnbow Ave		622	Cincinnati	OH	45214-2786	1
400-Demolished Units	082298	0805	556 Derrick Turnbow Ave		623	Cincinnati	OH	45214-2786	3
400-Demolished Units	082299	0805	556 Derrick Turnbow Ave		624	Cincinnati	OH	45214-2786	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	082300	0805	556 Derrick Turnbow Ave		625	Cincinnati	OH	45214-2786	1
400-Demolished Units	082301	0805	558 Derrick Turnbow Ave		626	Cincinnati	OH	45214-2750	3
400-Demolished Units	082302	0805	558 Derrick Turnbow Ave		627	Cincinnati	OH	45214-2750	1
400-Demolished Units	082303	0805	558 Derrick Turnbow Ave		628	Cincinnati	OH	45214-2750	3
400-Demolished Units	082304	0805	558 Derrick Turnbow Ave		629	Cincinnati	OH	45214-2750	3
400-Demolished Units	082305	0805	558 Derrick Turnbow Ave		630	Cincinnati	OH	45214-2750	1
400-Demolished Units	082306	0805	558 Derrick Turnbow Ave		631	Cincinnati	OH	45214-2750	3
400-Demolished Units	082307	0805	558 Derrick Turnbow Ave		632	Cincinnati	OH	45214-2788	3
400-Demolished Units	082308	0805	558 Derrick Turnbow Ave		633	Cincinnati	OH	45214-2788	1
400-Demolished Units	082309	0805	558 Derrick Turnbow Ave		634	Cincinnati	OH	45214-2788	3
400-Demolished Units	082310	0805	558 Derrick Turnbow Ave		635	Cincinnati	OH	45214-2788	3
400-Demolished Units	082311	0805	558 Derrick Turnbow Ave		636	Cincinnati	OH	45214-2788	1
400-Demolished Units	082312	0805	558 Derrick Turnbow Ave		637	Cincinnati	OH	45214-2788	3
400-Demolished Units	082313	0805	560 Derrick Turnbow Ave		638	Cincinnati	OH	45214-2751	1
400-Demolished Units	082314	0805	560 Derrick Turnbow Ave		639	Cincinnati	OH	45214-2751	1
400-Demolished Units	082315	0805	560 Derrick Turnbow Ave		640	Cincinnati	OH	45214-2751	1
400-Demolished Units	082316	0805	560 Derrick Turnbow Ave		641	Cincinnati	OH	45214-2751	1
400-Demolished Units	082317	0805	560 Derrick Turnbow Ave		642	Cincinnati	OH	45214-2751	1
400-Demolished Units	082318	0805	560 Derrick Turnbow Ave		643	Cincinnati	OH	45214-2751	1
400-Demolished Units	082319	0805	560 Derrick Turnbow Ave		644	Cincinnati	OH	45214-2751	1
400-Demolished Units	082320	0805	560 Derrick Turnbow Ave		645	Cincinnati	OH	45214-2790	1
400-Demolished Units	082321	0805	560 Derrick Turnbow Ave		646	Cincinnati	OH	45214-2790	1
400-Demolished Units	082322	0805	560 Derrick Turnbow Ave		647	Cincinnati	OH	45214-2790	1
400-Demolished Units	082323	0805	560 Derrick Turnbow Ave		648	Cincinnati	OH	45214-2790	1
400-Demolished Units	082324	0805	560 Derrick Turnbow Ave		649	Cincinnati	OH	45214-2790	1
400-Demolished Units	082325	0804	564 Derrick Turnbow Ave		650	Cincinnati	OH	45214-2752	1
400-Demolished Units	082326	0804	564 Derrick Turnbow Ave		651	Cincinnati	OH	45214-2752	2
400-Demolished Units	082327	0804	564 Derrick Turnbow Ave		652	Cincinnati	OH	45214-2752	1
400-Demolished Units	082328	0804	564 Derrick Turnbow Ave		653	Cincinnati	OH	45214-2752	1
400-Demolished Units	082329	0804	564 Derrick Turnbow Ave		654	Cincinnati	OH	45214-2752	1
400-Demolished Units	082330	0804	564 Derrick Turnbow Ave		655	Cincinnati	OH	45214-2975	1
400-Demolished Units	082331	0804	564 Derrick Turnbow Ave		656	Cincinnati	OH	45214-2975	1
400-Demolished Units	082332	0804	564 Derrick Turnbow Ave		657	Cincinnati	OH	45214-2975	2
400-Demolished Units	082333	0804	564 Derrick Turnbow Ave		658	Cincinnati	OH	45214-2975	1
400-Demolished Units	082334	0804	570 Derrick Turnbow Ave		659	Cincinnati	OH	45214-2753	3
400-Demolished Units	082335	0804	570 Derrick Turnbow Ave		660	Cincinnati	OH	45214-2753	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	082336	0804	570 Derrick Turnbow Ave		661	Cincinnati	OH	45214-2753	2
400-Demolished Units	082337	0804	570 Derrick Turnbow Ave		662	Cincinnati	OH	45214-2753	3
400-Demolished Units	082338	0804	570 Derrick Turnbow Ave		663	Cincinnati	OH	45214-2753	1
400-Demolished Units	082339	0804	570 Derrick Turnbow Ave		664	Cincinnati	OH	45214-2954	2
400-Demolished Units	082340	0804	570 Derrick Turnbow Ave		665	Cincinnati	OH	45214-2954	3
400-Demolished Units	082341	0804	570 Derrick Turnbow Ave		666	Cincinnati	OH	45214-2954	1
400-Demolished Units	082342	0804	570 Derrick Turnbow Ave		667	Cincinnati	OH	45214-2954	2
400-Demolished Units	082343	0804	570 Derrick Turnbow Ave		668	Cincinnati	OH	45214-2954	2
400-Demolished Units	082344	0804	572 Derrick Turnbow Ave		669	Cincinnati	OH	45214-2754	3
400-Demolished Units	082345	0804	572 Derrick Turnbow Ave		670	Cincinnati	OH	45214-2754	1
400-Demolished Units	082346	0804	572 Derrick Turnbow Ave		671	Cincinnati	OH	45214-2754	3
400-Demolished Units	082347	0804	572 Derrick Turnbow Ave		672	Cincinnati	OH	45214-2754	3
400-Demolished Units	082348	0804	572 Derrick Turnbow Ave		673	Cincinnati	OH	45214-2754	1
400-Demolished Units	082349	0804	572 Derrick Turnbow Ave		674	Cincinnati	OH	45214-2796	3
400-Demolished Units	082350	0804	572 Derrick Turnbow Ave		675	Cincinnati	OH	45214-2796	3
400-Demolished Units	082351	0804	572 Derrick Turnbow Ave		676	Cincinnati	OH	45214-2796	1
400-Demolished Units	082352	0804	572 Derrick Turnbow Ave		677	Cincinnati	OH	45214-2796	3
400-Demolished Units	082353	0804	574 Derrick Turnbow Ave		678	Cincinnati	OH	45214-2952	1
400-Demolished Units	082354	0804	574 Derrick Turnbow Ave		679	Cincinnati	OH	45214-2952	2
400-Demolished Units	082355	0804	574 Derrick Turnbow Ave		680	Cincinnati	OH	45214-2952	1
400-Demolished Units	082356	0804	574 Derrick Turnbow Ave		681	Cincinnati	OH	45214-2952	1
400-Demolished Units	082357	0804	574 Derrick Turnbow Ave		682	Cincinnati	OH	45214-2952	1
400-Demolished Units	082358	0804	574 Derrick Turnbow Ave		683	Cincinnati	OH	45214-2755	1
400-Demolished Units	082359	0804	574 Derrick Turnbow Ave		684	Cincinnati	OH	45214-2755	1
400-Demolished Units	082360	0804	574 Derrick Turnbow Ave		685	Cincinnati	OH	45214-2755	1
400-Demolished Units	082361	0804	574 Derrick Turnbow Ave		686	Cincinnati	OH	45214-2755	1
400-Demolished Units	082362	0804	576 Derrick Turnbow Ave		687	Cincinnati	OH	45214-2756	2
400-Demolished Units	082363	0804	576 Derrick Turnbow Ave		688	Cincinnati	OH	45214-2756	1
400-Demolished Units	082364	0804	576 Derrick Turnbow Ave		689	Cincinnati	OH	45214-2756	2
400-Demolished Units	082365	0804	576 Derrick Turnbow Ave		690	Cincinnati	OH	45214-2756	2
400-Demolished Units	082366	0804	576 Derrick Turnbow Ave		691	Cincinnati	OH	45214-2756	1
400-Demolished Units	082367	0804	576 Derrick Turnbow Ave		692	Cincinnati	OH	45214-2756	2
400-Demolished Units	082368	0804	576 Derrick Turnbow Ave		693	Cincinnati	OH	45214-2797	2
400-Demolished Units	082369	0804	576 Derrick Turnbow Ave		694	Cincinnati	OH	45214-2797	1
400-Demolished Units	082370	0804	576 Derrick Turnbow Ave		695	Cincinnati	OH	45214-2797	2
400-Demolished Units	082371	0804	576 Derrick Turnbow Ave		696	Cincinnati	OH	45214-2797	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	082372	0804	576 Derrick Turnbow Ave		697	Cincinnati	OH	45214-2797	2
400-Demolished Units	082373	0802	1526 Linn St		698	Cincinnati	OH	45214-2649	1
400-Demolished Units	082374	0802	1526 Linn St		699	Cincinnati	OH	45214-2649	1
400-Demolished Units	082375	0802	1526 Linn St		700	Cincinnati	OH	45214-2649	2
400-Demolished Units	082376	0802	1526 Linn St		701	Cincinnati	OH	45214-2649	1
400-Demolished Units	082377	0802	1526 Linn St		702	Cincinnati	OH	45214-2649	1
400-Demolished Units	082378	0802	1526 Linn St		703	Cincinnati	OH	45214-4117	2
400-Demolished Units	082379	0802	1526 Linn St		704	Cincinnati	OH	45214-4117	1
400-Demolished Units	082380	0802	1526 Linn St		705	Cincinnati	OH	45214-4117	1
400-Demolished Units	082381	0802	1526 Linn St		706	Cincinnati	OH	45214-4117	2
400-Demolished Units	082382	0802	1528 Linn St		707	Cincinnati	OH	45214-2650	1
400-Demolished Units	082383	0802	1528 Linn St		708	Cincinnati	OH	45214-2650	1
400-Demolished Units	082384	0802	1528 Linn St		709	Cincinnati	OH	45214-2650	1
400-Demolished Units	082385	0802	1528 Linn St		710	Cincinnati	OH	45214-2650	1
400-Demolished Units	082386	0802	1528 Linn St		711	Cincinnati	OH	45214-2650	1
400-Demolished Units	082387	0802	1528 Linn St		712	Cincinnati	OH	45214-4115	1
400-Demolished Units	082388	0802	1528 Linn St		713	Cincinnati	OH	45214-4115	1
400-Demolished Units	082389	0802	1528 Linn St		714	Cincinnati	OH	45214-4115	1
400-Demolished Units	082390	0802	1528 Linn St		715	Cincinnati	OH	45214-4115	1
400-Demolished Units	082391	0802	1530 Linn St		716	Cincinnati	OH	45214-2651	2
400-Demolished Units	082392	0802	1530 Linn St		717	Cincinnati	OH	45214-2651	2
400-Demolished Units	082393	0802	1530 Linn St		718	Cincinnati	OH	45214-2651	2
400-Demolished Units	082394	0802	1530 Linn St		719	Cincinnati	OH	45214-2651	2
400-Demolished Units	082395	0802	1530 Linn St		720	Cincinnati	OH	45214-4113	2
400-Demolished Units	082396	0802	1530 Linn St		721	Cincinnati	OH	45214-4113	2
400-Demolished Units	082397	0802	1530 Linn St		722	Cincinnati	OH	45214-4113	2
400-Demolished Units	082398	0802	1530 Linn St		723	Cincinnati	OH	45214-4113	2
400-Demolished Units	082399	0802	1532 Linn St		724	Cincinnati	OH	45214-2652	2
400-Demolished Units	082400	0802	1532 Linn St		725	Cincinnati	OH	45214-2652	2
400-Demolished Units	082401	0802	1532 Linn St		726	Cincinnati	OH	45214-2652	2
400-Demolished Units	082402	0802	1532 Linn St		727	Cincinnati	OH	45214-2652	2
400-Demolished Units	082403	0802	1532 Linn St		728	Cincinnati	OH	45214-4111	2
400-Demolished Units	082404	0802	1532 Linn St		729	Cincinnati	OH	45214-4111	2
400-Demolished Units	082405	0802	1532 Linn St		730	Cincinnati	OH	45214-4111	2
400-Demolished Units	082406	0802	1532 Linn St		731	Cincinnati	OH	45214-4111	2
400-Demolished Units	082407	0801	1534 Linn St		732	Cincinnati	OH	45214-2653	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	082408	0801	1534 Linn St		733	Cincinnati	OH	45214-2653	2
400-Demolished Units	082409	0801	1534 Linn St		734	Cincinnati	OH	45214-2653	1
400-Demolished Units	082410	0801	1534 Linn St		735	Cincinnati	OH	45214-2653	2
400-Demolished Units	082411	0801	1534 Linn St		736	Cincinnati	OH	45214-2653	2
400-Demolished Units	082412	0801	1534 Linn St		737	Cincinnati	OH	45214-2653	1
400-Demolished Units	082413	0801	1534 Linn St		738	Cincinnati	OH	45214-2694	2
400-Demolished Units	082414	0801	1534 Linn St		739	Cincinnati	OH	45214-2694	1
400-Demolished Units	082415	0801	1534 Linn St		740	Cincinnati	OH	45214-2694	1
400-Demolished Units	082416	0801	1534 Linn St		741	Cincinnati	OH	45214-2694	1
400-Demolished Units	082417	0801	1534 Linn St		742	Cincinnati	OH	45214-2694	1
400-Demolished Units	082418	0803	588 Derrick Turnbow Ave		743	Cincinnati	OH	45214-2757	1
400-Demolished Units	082419	0803	588 Derrick Turnbow Ave		744	Cincinnati	OH	45214-2757	1
400-Demolished Units	082420	0803	588 Derrick Turnbow Ave		745	Cincinnati	OH	45214-2757	2
400-Demolished Units	082421	0803	588 Derrick Turnbow Ave		746	Cincinnati	OH	45214-2757	1
400-Demolished Units	082422	0803	588 Derrick Turnbow Ave		747	Cincinnati	OH	45214-2757	1
400-Demolished Units	082423	0803	588 Derrick Turnbow Ave		748	Cincinnati	OH	45214-2757	2
400-Demolished Units	082424	0803	588 Derrick Turnbow Ave		749	Cincinnati	OH	45214-2798	1
400-Demolished Units	082425	0803	588 Derrick Turnbow Ave		750	Cincinnati	OH	45214-2798	1
400-Demolished Units	082426	0803	588 Derrick Turnbow Ave		751	Cincinnati	OH	45214-2798	2
400-Demolished Units	082427	0803	588 Derrick Turnbow Ave		752	Cincinnati	OH	45214-2798	1
400-Demolished Units	082428	0803	588 Derrick Turnbow Ave		753	Cincinnati	OH	45214-2798	1
400-Demolished Units	082429	0803	590 Derrick Turnbow Ave		754	Cincinnati	OH	45214-2758	2
400-Demolished Units	082430	0803	590 Derrick Turnbow Ave		755	Cincinnati	OH	45214-2758	1
400-Demolished Units	082431	0803	590 Derrick Turnbow Ave		756	Cincinnati	OH	45214-2758	1
400-Demolished Units	082432	0803	590 Derrick Turnbow Ave		757	Cincinnati	OH	45214-2758	2
400-Demolished Units	082433	0803	590 Derrick Turnbow Ave		758	Cincinnati	OH	45214-2758	2
400-Demolished Units	082434	0803	590 Derrick Turnbow Ave		759	Cincinnati	OH	45214-2758	1
400-Demolished Units	082435	0803	590 Derrick Turnbow Ave		760	Cincinnati	OH	45214-2758	2
400-Demolished Units	082436	0803	590 Derrick Turnbow Ave		761	Cincinnati	OH	45214-2758	1
400-Demolished Units	082437	0803	590 Derrick Turnbow Ave		762	Cincinnati	OH	45214-2758	1
400-Demolished Units	082438	0803	592 Derrick Turnbow Ave		763	Cincinnati	OH	45214-2759	3
400-Demolished Units	082439	0803	592 Derrick Turnbow Ave		764	Cincinnati	OH	45214-2759	1
400-Demolished Units	082440	0803	592 Derrick Turnbow Ave		765	Cincinnati	OH	45214-2759	3
400-Demolished Units	082441	0803	592 Derrick Turnbow Ave		766	Cincinnati	OH	45214-2759	3
400-Demolished Units	082442	0803	592 Derrick Turnbow Ave		767	Cincinnati	OH	45214-2759	1
400-Demolished Units	082443	0803	592 Derrick Turnbow Ave		768	Cincinnati	OH	45214-2759	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	082444	0803	592 Derrick Turnbow Ave		769	Cincinnati	OH	45214-2948	3
400-Demolished Units	082445	0803	592 Derrick Turnbow Ave		770	Cincinnati	OH	45214-2948	2
400-Demolished Units	082446	0803	592 Derrick Turnbow Ave		771	Cincinnati	OH	45214-2948	3
400-Demolished Units	082447	0803	594 Derrick Turnbow Ave		772	Cincinnati	OH	45214-2907	2
400-Demolished Units	082448	0803	594 Derrick Turnbow Ave		773	Cincinnati	OH	45214-2907	1
400-Demolished Units	082449	0803	594 Derrick Turnbow Ave		774	Cincinnati	OH	45214-2907	3
400-Demolished Units	082450	0803	594 Derrick Turnbow Ave		775	Cincinnati	OH	45214-2907	2
400-Demolished Units	082451	0803	594 Derrick Turnbow Ave		776	Cincinnati	OH	45214-2907	1
400-Demolished Units	082452	0803	594 Derrick Turnbow Ave		777	Cincinnati	OH	45214-2907	3
400-Demolished Units	082453	0803	594 Derrick Turnbow Ave		778	Cincinnati	OH	45214-2903	2
400-Demolished Units	082454	0803	594 Derrick Turnbow Ave		779	Cincinnati	OH	45214-2903	1
400-Demolished Units	082455	0803	594 Derrick Turnbow Ave		780	Cincinnati	OH	45214-2903	3
400-Demolished Units	082456	0803	594 Derrick Turnbow Ave		781	Cincinnati	OH	45214-2903	2
400-Demolished Units	082457	0803	594 Derrick Turnbow Ave		782	Cincinnati	OH	45214-2903	3
400-Demolished Units	082458	0801	1538 Linn St		783	Cincinnati	OH	45214-2655	2
400-Demolished Units	082459	0801	1538 Linn St		784	Cincinnati	OH	45214-2655	2
400-Demolished Units	082460	0801	1538 Linn St		785	Cincinnati	OH	45214-2655	2
400-Demolished Units	082461	0801	1538 Linn St		786	Cincinnati	OH	45214-4102	2
400-Demolished Units	082462	0801	1538 Linn St		787	Cincinnati	OH	45214-4102	2
400-Demolished Units	082463	0801	1538 Linn St		788	Cincinnati	OH	45214-4102	2
400-Demolished Units	082464	0801	1536 Linn St		789	Cincinnati	OH	45214-2654	2
400-Demolished Units	082465	0801	1536 Linn St		790	Cincinnati	OH	45214-2654	2
400-Demolished Units	082466	0801	1536 Linn St		791	Cincinnati	OH	45214-2654	2
400-Demolished Units	082467	0801	1536 Linn St		792	Cincinnati	OH	45214-2654	2
400-Demolished Units	082468	0801	1536 Linn St		793	Cincinnati	OH	45214-2654	2
400-Demolished Units	082469	0801	1536 Linn St		794	Cincinnati	OH	45214-4100	2
400-Demolished Units	082470	0801	1536 Linn St		795	Cincinnati	OH	45214-4100	2
400-Demolished Units	082471	0801	1536 Linn St		796	Cincinnati	OH	45214-4100	1
400-Demolished Units	082472	0801	1536 Linn St		797	Cincinnati	OH	45214-4100	2
400-Demolished Units	082473	0801	1536 Linn St		798	Cincinnati	OH	45214-4100	2
214-Liberty Street Multifamili	082474	0820	569 W Liberty St		203	Cincinnati	OH	45214-2628	3
214-Liberty Street Multifamili	082475	0820	569 W Liberty St		202	Cincinnati	OH	45214-2628	2
214-Liberty Street Multifamili	082476	0820	569 W Liberty St		201	Cincinnati	OH	45214-2628	3
214-Liberty Street Multifamili	082477	0820	569 W Liberty St		103	Cincinnati	OH	45214-2628	2
214-Liberty Street Multifamili	082478	0820	569 W Liberty St		102	Cincinnati	OH	45214-2628	2
214-Liberty Street Multifamili	082479	0820	569 W Liberty St		101	Cincinnati	OH	45214-2628	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
214-Liberty Street Multifamili	082480	0820	567 W Liberty St		203	Cincinnati	OH	45214-2626	3
214-Liberty Street Multifamili	082481	0820	567 W Liberty St		202	Cincinnati	OH	45214-2626	2
214-Liberty Street Multifamili	082482	0820	567 W Liberty St		201	Cincinnati	OH	45214-2626	3
214-Liberty Street Multifamili	082483	0820	567 W Liberty St		102	Cincinnati	OH	45214-2626	2
214-Liberty Street Multifamili	082484	0820	567 W Liberty St		101	Cincinnati	OH	45214-2626	1
214-Liberty Street Multifamili	082485	0820	565 W Liberty St		301	Cincinnati	OH	45214-2624	4
214-Liberty Street Multifamili	082486	0820	565 W Liberty St		202	Cincinnati	OH	45214-2624	3
214-Liberty Street Multifamili	082487	0820	565 W Liberty St		201	Cincinnati	OH	45214-2624	2
214-Liberty Street Multifamili	082488	0820	565 W Liberty St		103	Cincinnati	OH	45214-2624	1
214-Liberty Street Multifamili	082489	0820	565 W Liberty St		102	Cincinnati	OH	45214-2624	1
214-Liberty Street Multifamili	082491	0820	565 W Liberty St		101	Cincinnati	OH	45214-2624	4
214-Liberty Street Multifamili	082492	0820	563 W Liberty St		303	Cincinnati	OH	45214-2692	3
214-Liberty Street Multifamili	082493	0820	563 W Liberty St		302	Cincinnati	OH	45214-2622	2
214-Liberty Street Multifamili	082494	0820	563 W Liberty St		301	Cincinnati	OH	45214-2622	5
214-Liberty Street Multifamili	082495	0820	563 W Liberty St		202	Cincinnati	OH	45214-2622	2
214-Liberty Street Multifamili	082496	0820	563 W Liberty St		201	Cincinnati	OH	45214-2622	1
214-Liberty Street Multifamili	082497	0820	563 W Liberty St		102	Cincinnati	OH	45214-2622	1
214-Liberty Street Multifamili	082498	0820	563 W Liberty St		101	Cincinnati	OH	45214-2622	1
214-Liberty Street Multifamili	082499	0820	561 W Liberty St		303	Cincinnati	OH	45214-2691	3
214-Liberty Street Multifamili	082500	0820	561 W Liberty St		302	Cincinnati	OH	45214-2691	2
214-Liberty Street Multifamili	082501	0820	561 W Liberty St		301	Cincinnati	OH	45214-2616	3
214-Liberty Street Multifamili	082502	0820	561 W Liberty St		202	Cincinnati	OH	45214-2616	1
214-Liberty Street Multifamili	082503	0820	561 W Liberty St		201	Cincinnati	OH	45214-2616	2
214-Liberty Street Multifamili	082504	0820	561 W Liberty St		102	Cincinnati	OH	45214-2616	1
214-Liberty Street Multifamili	082505	0820	561 W Liberty St		101	Cincinnati	OH	45214-2616	1
214-Liberty Street Multifamili	082506	0820	559 W Liberty St		301	Cincinnati	OH	45214-2614	4
214-Liberty Street Multifamili	082507	0820	559 W Liberty St		202	Cincinnati	OH	45214-2614	2
214-Liberty Street Multifamili	082508	0820	559 W Liberty St		201	Cincinnati	OH	45214-2614	3
214-Liberty Street Multifamili	082509	0820	559 W Liberty St		103	Cincinnati	OH	45214-2614	4
214-Liberty Street Multifamili	082510	0820	559 W Liberty St		102	Cincinnati	OH	45214-2614	1
214-Liberty Street Multifamili	082511	0820	559 W Liberty St		101	Cincinnati	OH	45214-2614	1
214-Liberty Street Multifamili	082512	0820	557 W Liberty St		203	Cincinnati	OH	45214-2612	3
214-Liberty Street Multifamili	082513	0820	557 W Liberty St		202	Cincinnati	OH	45214-2612	2
214-Liberty Street Multifamili	082514	0819	571 W Liberty St		101	Cincinnati	OH	45214-2670	2
214-Liberty Street Multifamili	082515	0819	571 W Liberty St		102	Cincinnati	OH	45214-2670	1
214-Liberty Street Multifamili	082516	0819	571 W Liberty St		201	Cincinnati	OH	45214-2670	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
214-Liberty Street Multifamili	082517	0819	571 W Liberty St		202	Cincinnati	OH	45214-2670	1
214-Liberty Street Multifamili	082518	0819	571 W Liberty St		301	Cincinnati	OH	45214-2670	3
214-Liberty Street Multifamili	082519	0819	571 W Liberty St		302	Cincinnati	OH	45214-2670	2
214-Liberty Street Multifamili	082520	0819	571 W Liberty St		303	Cincinnati	OH	45214-2670	3
214-Liberty Street Multifamili	082521	0819	573 W Liberty St		201	Cincinnati	OH	45214-2693	2
214-Liberty Street Multifamili	082522	0819	573 W Liberty St		202	Cincinnati	OH	45214-2693	2
214-Liberty Street Multifamili	082523	0819	573 W Liberty St		301	Cincinnati	OH	45214-2678	3
214-Liberty Street Multifamili	082524	0819	573 W Liberty St		302	Cincinnati	OH	45214-2679	2
214-Liberty Street Multifamili	082525	0819	573 W Liberty St		303	Cincinnati	OH	45214-2688	3
214-Liberty Street Multifamili	082526	0819	575 W Liberty St		101	Cincinnati	OH	45214-2673	1
214-Liberty Street Multifamili	082527	0819	575 W Liberty St		102	Cincinnati	OH	45214-2674	2
214-Liberty Street Multifamili	082528	0819	575 W Liberty St		201	Cincinnati	OH	45214-2635	2
214-Liberty Street Multifamili	082529	0819	575 W Liberty St		202	Cincinnati	OH	45214-2635	1
214-Liberty Street Multifamili	082530	0819	575 W Liberty St		301	Cincinnati	OH	45214-2635	3
214-Liberty Street Multifamili	082531	0819	575 W Liberty St		302	Cincinnati	OH	45214-2635	2
214-Liberty Street Multifamili	082532	0819	575 W Liberty St		303	Cincinnati	OH	45214-2635	3
214-Liberty Street Multifamili	082533	0819	577 W Liberty St		101	Cincinnati	OH	45214-2635	2
400-Demolished Units	082534	0821	1550 Linn St		859	Cincinnati	OH	45214-	1
214-Liberty Street Multifamili	082535	0819	577 W Liberty St		102	Cincinnati	OH	45214-2675	2
400-Demolished Units	082536	0821	1550 Linn St		861	Cincinnati	OH	45214-	1
400-Demolished Units	082537	0821	1550 Linn St		862	Cincinnati	OH	45214-	1
400-Demolished Units	082538	0821	1552 Linn St		863	Cincinnati	OH	45214-	1
400-Demolished Units	082539	0821	1552 Linn St		864	Cincinnati	OH	45214-	1
400-Demolished Units	082540	0821	1552 Linn St		865	Cincinnati	OH	45214-	1
400-Demolished Units	082541	0821	1552 Linn St		866	Cincinnati	OH	45214-	1
400-Demolished Units	082542	0821	1552 Linn St		867	Cincinnati	OH	45214-	1
400-Demolished Units	082543	0821	1552 Linn St		868	Cincinnati	OH	45214-	1
400-Demolished Units	082544	0821	1552 Linn St		869	Cincinnati	OH	45214-	1
400-Demolished Units	082545	0821	1552 Linn St		870	Cincinnati	OH	45214-	1
400-Demolished Units	082546	0821	1552 Linn St		871	Cincinnati	OH	45214-	1
400-Demolished Units	082547	0821	1552 Linn St		872	Cincinnati	OH	45214-	1
400-Demolished Units	082548	0821	1552 Linn St		873	Cincinnati	OH	45214-	1
400-Demolished Units	082549	0821	1552 Linn St		874	Cincinnati	OH	45214-	1
214-Liberty Street Multifamili	082550	0818	583 W Liberty St		301	Cincinnati	OH	45214-2621	4
214-Liberty Street Multifamili	082551	0818	585 W Liberty St		101	Cincinnati	OH	45214-2621	3
214-Liberty Street Multifamili	082552	0818	585 W Liberty St		102	Cincinnati	OH	45214-2664	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
214-Liberty Street Multifamili	082553	0818	585 W Liberty St		103	Cincinnati	OH	45214-2665	3
214-Liberty Street Multifamili	082554	0818	585 W Liberty St		301	Cincinnati	OH	45214-2666	3
214-Liberty Street Multifamili	082555	0818	585 W Liberty St		302	Cincinnati	OH	45214-2621	2
214-Liberty Street Multifamili	082556	0818	585 W Liberty St		303	Cincinnati	OH	45214-2621	5
214-Liberty Street Multifamili	082557	0818	587 W Liberty St		101	Cincinnati	OH	45214-2661	4
214-Liberty Street Multifamili	082558	0818	587 W Liberty St		102	Cincinnati	OH	45214-2661	2
214-Liberty Street Multifamili	082559	0818	587 W Liberty St		103	Cincinnati	OH	45214-2661	3
214-Liberty Street Multifamili	082560	0818	587 W Liberty St		301	Cincinnati	OH	45214-2661	3
214-Liberty Street Multifamili	082561	0818	587 W Liberty St		302	Cincinnati	OH	45214-2661	2
214-Liberty Street Multifamili	082562	0818	587 W Liberty St		303	Cincinnati	OH	45214-2672	3
214-Liberty Street Multifamili	082563	0818	589 W Liberty St		201	Cincinnati	OH	45214-2661	2
214-Liberty Street Multifamili	082564	0818	589 W Liberty St		101	Cincinnati	OH	45214-2689	4
214-Liberty Street Multifamili	082565	0818	589 W Liberty St		102	Cincinnati	OH	45214-2690	1
214-Liberty Street Multifamili	082566	0818	589 W Liberty St		103	Cincinnati	OH	45214-2695	1
214-Liberty Street Multifamili	082567	0818	589 W Liberty St		202	Cincinnati	OH	45214-2661	3
214-Liberty Street Multifamili	082568	0818	589 W Liberty St		301	Cincinnati	OH	45214-2696	4
214-Liberty Street Multifamili	082569	0818	591 W Liberty St		203	Cincinnati	OH	45214-2633	3
214-Liberty Street Multifamili	082570	0818	591 W Liberty St		101	Cincinnati	OH	45214-2633	1
214-Liberty Street Multifamili	082571	0818	591 W Liberty St		102	Cincinnati	OH	45214-2633	2
214-Liberty Street Multifamili	082572	0818	591 W Liberty St		201	Cincinnati	OH	45214-2633	3
214-Liberty Street Multifamili	082573	0818	591 W Liberty St		202	Cincinnati	OH	45214-2633	2
214-Liberty Street Multifamili	082574	0818	593 W Liberty St		101	Cincinnati	OH	45214-2634	2
214-Liberty Street Multifamili	082575	0818	593 W Liberty St		102	Cincinnati	OH	45214-2634	2
214-Liberty Street Multifamili	082576	0818	593 W Liberty St		201	Cincinnati	OH	45214-2634	3
214-Liberty Street Multifamili	082577	0818	593 W Liberty St		202	Cincinnati	OH	45214-2634	2
214-Liberty Street Multifamili	082578	0818	593 W Liberty St		203	Cincinnati	OH	45214-2634	3
214-Liberty Street Multifamili	082579	0818	595 W Liberty St			Cincinnati	OH	45214-2630	2
214-Liberty Street Multifamili	082580	0818	597 W Liberty St			Cincinnati	OH	45214-2630	2
214-Liberty Street Multifamili	082581	0818	599 W Liberty St			Cincinnati	OH	45214-2630	2
214-Liberty Street Multifamili	082582	0818	1562 Linn St			Cincinnati	OH	45214-2600	2
214-Liberty Street Multifamili	082583	0818	1560 Linn St			Cincinnati	OH	45214-2600	2
214-Liberty Street Multifamili	082584	0818	1558 Linn St			Cincinnati	OH	45214-2600	2
214-Liberty Street Multifamili	082585	0818	1556 Linn St			Cincinnati	OH	45214-2600	2
214-Liberty Street Multifamili	082586	0818	1554 Linn St			Cincinnati	OH	45214-2600	2
214-Liberty Street Multifamili	082587	0818	1552 Linn St			Cincinnati	OH	45214-2600	2
214-Liberty Street Multifamili	082588	0818	1550 Linn St			Cincinnati	OH	45214-2600	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
214-Liberty Street Multifamili	082589	0818	1548 Linn St			Cincinnati	OH	45214-2600	2
214-Liberty Street Multifamili	082590	0818	1546 Linn St			Cincinnati	OH	45214-2600	2
214-Liberty Street Multifamili	082591	0818	1544 Linn St			Cincinnati	OH	45214-2600	2
214-Liberty Street Multifamili	082592	0818	1542 Linn St			Cincinnati	OH	45214-2600	2
400-Demolished Units	082593	0821	561 W Liberty St		918	Cincinnati	OH	45214-	1
400-Demolished Units	082594	0821	561 W Liberty St		919	Cincinnati	OH	45214-	1
400-Demolished Units	082595	0821	561 W Liberty St		920	Cincinnati	OH	45214-	1
400-Demolished Units	082596	0821	561 W Liberty St		921	Cincinnati	OH	45214-	1
400-Demolished Units	082597	0821	561 W Liberty St		922	Cincinnati	OH	45214-	1
400-Demolished Units	082598	0821	561 W Liberty St		923	Cincinnati	OH	45214-	1
400-Demolished Units	082599	0821	561 W Liberty St		924	Cincinnati	OH	45214-	1
400-Demolished Units	082600	0821	561 W Liberty St		925	Cincinnati	OH	45214-	1
400-Demolished Units	082601	0821	561 W Liberty St		926	Cincinnati	OH	45214-	1
400-Demolished Units	082602	0821	561 W Liberty St		927	Cincinnati	OH	45214-	1
400-Demolished Units	082603	0821	559 W Liberty St		928	Cincinnati	OH	45214-	1
400-Demolished Units	082604	0821	559 W Liberty St		929	Cincinnati	OH	45214-	1
400-Demolished Units	082605	0821	559 W Liberty St		930	Cincinnati	OH	45214-	1
400-Demolished Units	082606	0821	559 W Liberty St		931	Cincinnati	OH	45214-	1
400-Demolished Units	082607	0821	559 W Liberty St		932	Cincinnati	OH	45214-	1
400-Demolished Units	082608	0821	559 W Liberty St		933	Cincinnati	OH	45214-	1
400-Demolished Units	082609	0821	559 W Liberty St		934	Cincinnati	OH	45214-	1
400-Demolished Units	082610	0821	559 W Liberty St		935	Cincinnati	OH	45214-	1
400-Demolished Units	082611	0821	559 W Liberty St		936	Cincinnati	OH	45214-	1
400-Demolished Units	082612	0821	559 W Liberty St		937	Cincinnati	OH	45214-	1
214-Liberty Street Multifamili	082613	0818	579 W Liberty St		102	Cincinnati	OH	45214-2662	2
214-Liberty Street Multifamili	082614	0818	579 W Liberty St		101	Cincinnati	OH	45214-2662	2
400-Demolished Units	082615	0821	557 W Liberty St		940	Cincinnati	OH	45214-	2
400-Demolished Units	082616	0821	557 W Liberty St		941	Cincinnati	OH	45214-	2
400-Demolished Units	082617	0821	557 W Liberty St		942	Cincinnati	OH	45214-	1
400-Demolished Units	082618	0821	557 W Liberty St		943	Cincinnati	OH	45214-	2
400-Demolished Units	082619	0821	557 W Liberty St		944	Cincinnati	OH	45214-	2
400-Demolished Units	082620	0821	557 W Liberty St		945	Cincinnati	OH	45214-	1
400-Demolished Units	082621	0821	557 W Liberty St		946	Cincinnati	OH	45214-	2
400-Demolished Units	082622	0821	557 W Liberty St		947	Cincinnati	OH	45214-	2
400-Demolished Units	082623	0821	557 W Liberty St		948	Cincinnati	OH	45214-	2
214-Liberty Street Multifamili	082624	0818	583 W Liberty St		202	Cincinnati	OH	45214-2621	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
214-Liberty Street Multifamili	082625	0818	583 W Liberty St		201	Cincinnati	OH	45214-2621	3
214-Liberty Street Multifamili	082626	0818	583 W Liberty St		103	Cincinnati	OH	45214-2621	4
214-Liberty Street Multifamili	082627	0818	583 W Liberty St		102	Cincinnati	OH	45214-2621	1
214-Liberty Street Multifamili	082628	0818	583 W Liberty St		101	Cincinnati	OH	45214-2663	1
214-Liberty Street Multifamili	082629	0818	581 W Liberty St		203	Cincinnati	OH	45214-2662	3
214-Liberty Street Multifamili	082630	0818	581 W Liberty St		202	Cincinnati	OH	45214-2662	2
214-Liberty Street Multifamili	082631	0818	581 W Liberty St		201	Cincinnati	OH	45214-2662	3
214-Liberty Street Multifamili	082632	0818	581 W Liberty St		102	Cincinnati	OH	45214-2704	1
214-Liberty Street Multifamili	082633	0818	581 W Liberty St		101	Cincinnati	OH	45214-2700	2
214-Liberty Street Multifamili	082634	0818	579 W Liberty St		203	Cincinnati	OH	45214-2635	3
214-Liberty Street Multifamili	082635	0818	579 W Liberty St		202	Cincinnati	OH	45214-2677	2
214-Liberty Street Multifamili	082636	0818	579 W Liberty St		201	Cincinnati	OH	45214-2676	3
400-Demolished Units	082637	0821	553 W Liberty St		962	Cincinnati	OH	45214-	1
400-Demolished Units	082638	0821	553 W Liberty St		963	Cincinnati	OH	45214-	1
400-Demolished Units	082639	0821	553 W Liberty St		964	Cincinnati	OH	45214-	1
400-Demolished Units	082640	0821	553 W Liberty St		965	Cincinnati	OH	45214-	1
400-Demolished Units	082641	0821	553 W Liberty St		966	Cincinnati	OH	45214-	1
400-Demolished Units	082642	0821	553 W Liberty St		967	Cincinnati	OH	45214-	1
400-Demolished Units	082643	0821	553 W Liberty St		968	Cincinnati	OH	45214-	1
400-Demolished Units	082644	0821	553 W Liberty St		969	Cincinnati	OH	45214-	1
400-Demolished Units	082645	0821	553 W Liberty St		970	Cincinnati	OH	45214-	1
400-Demolished Units	082646	0821	553 W Liberty St		971	Cincinnati	OH	45214-	1
400-Demolished Units	082647	0821	553 W Liberty St		972	Cincinnati	OH	45214-	1
400-Demolished Units	082648	0821	553 W Liberty St		973	Cincinnati	OH	45214-	1
400-Demolished Units	082649	0821	551 W Liberty St		974	Cincinnati	OH	45214-	1
400-Demolished Units	082650	0821	551 W Liberty St		975	Cincinnati	OH	45214-	1
400-Demolished Units	082651	0821	551 W Liberty St		976	Cincinnati	OH	45214-	1
400-Demolished Units	082652	0821	551 W Liberty St		977	Cincinnati	OH	45214-	1
400-Demolished Units	082653	0821	551 W Liberty St		978	Cincinnati	OH	45214-	1
400-Demolished Units	082654	0821	551 W Liberty St		979	Cincinnati	OH	45214-	1
400-Demolished Units	082655	0821	551 W Liberty St		980	Cincinnati	OH	45214-	1
400-Demolished Units	082656	0821	551 W Liberty St		981	Cincinnati	OH	45214-	1
400-Demolished Units	082657	0821	551 W Liberty St		982	Cincinnati	OH	45214-	1
400-Demolished Units	082658	0821	551 W Liberty St		983	Cincinnati	OH	45214-	1
400-Demolished Units	082659	0821	551 W Liberty St		984	Cincinnati	OH	45214-	1
400-Demolished Units	082660	0821	551 W Liberty St		985	Cincinnati	OH	45214-	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	082661	0821	549 W Liberty St		986	Cincinnati	OH	45214-	1
400-Demolished Units	082662	0821	549 W Liberty St		987	Cincinnati	OH	45214-	1
400-Demolished Units	082663	0821	549 W Liberty St		988	Cincinnati	OH	45214-	1
400-Demolished Units	082664	0821	549 W Liberty St		989	Cincinnati	OH	45214-	1
400-Demolished Units	082665	0821	549 W Liberty St		990	Cincinnati	OH	45214-	1
400-Demolished Units	082666	0821	549 W Liberty St		991	Cincinnati	OH	45214-	1
400-Demolished Units	082667	0821	549 W Liberty St		992	Cincinnati	OH	45214-	1
400-Demolished Units	082668	0821	549 W Liberty St		993	Cincinnati	OH	45214-	1
400-Demolished Units	082669	0821	549 W Liberty St		994	Cincinnati	OH	45214-	1
400-Demolished Units	082670	0821	549 W Liberty St		995	Cincinnati	OH	45214-	1
400-Demolished Units	082672	0821	549 W Liberty St		997	Cincinnati	OH	45214-	3
400-Demolished Units	082673	0821	547 W Liberty St		998	Cincinnati	OH	45214-	1
400-Demolished Units	082674	0821	547 W Liberty St		999	Cincinnati	OH	45214-	2
400-Demolished Units	082675	0821	547 W Liberty St		1000	Cincinnati	OH	45214-	1
400-Demolished Units	082676	0821	547 W Liberty St		1001	Cincinnati	OH	45214-	2
400-Demolished Units	082677	0821	547 W Liberty St		1002	Cincinnati	OH	45214-	2
400-Demolished Units	082678	0821	547 W Liberty St		1003	Cincinnati	OH	45214-	1
400-Demolished Units	082679	0821	547 W Liberty St		1004	Cincinnati	OH	45214-	2
400-Demolished Units	082680	0821	547 W Liberty St		1005	Cincinnati	OH	45214-	2
400-Demolished Units	082681	0821	547 W Liberty St		1006	Cincinnati	OH	45214-	1
400-Demolished Units	082682	0821	547 W Liberty St		1007	Cincinnati	OH	45214-	2
400-Demolished Units	082683	0821	547 W Liberty St		1008	Cincinnati	OH	45214-	2
400-Demolished Units	082684	0821	547 W Liberty St		1009	Cincinnati	OH	45214-	1
400-Demolished Units	082685	0821	545 W Liberty St		1010	Cincinnati	OH	45214-	2
400-Demolished Units	082686	0821	545 W Liberty St		1011	Cincinnati	OH	45214-	2
400-Demolished Units	082687	0821	545 W Liberty St		1012	Cincinnati	OH	45214-	1
400-Demolished Units	082688	0821	545 W Liberty St		1013	Cincinnati	OH	45214-	2
400-Demolished Units	082689	0821	545 W Liberty St		1014	Cincinnati	OH	45214-	2
400-Demolished Units	082690	0821	545 W Liberty St		1015	Cincinnati	OH	45214-	1
400-Demolished Units	082691	0821	545 W Liberty St		1016	Cincinnati	OH	45214-	2
400-Demolished Units	082692	0821	545 W Liberty St		1017	Cincinnati	OH	45214-	2
400-Demolished Units	082693	0821	545 W Liberty St		1018	Cincinnati	OH	45214-	1
400-Demolished Units	082694	0821	545 W Liberty St		1019	Cincinnati	OH	45214-	2
214-Liberty Street Multifamili	082695	0820	557 W Liberty St		102	Cincinnati	OH	45214-2612	1
214-Liberty Street Multifamili	082696	0820	557 W Liberty St		201	Cincinnati	OH	45214-2612	3
400-Demolished Units	082697	0821	543 W Liberty St		1022	Cincinnati	OH	45214-	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	082698	0821	543 W Liberty St		1023	Cincinnati	OH	45214-	1
400-Demolished Units	082699	0821	543 W Liberty St		1024	Cincinnati	OH	45214-	1
400-Demolished Units	082700	0821	543 W Liberty St		1025	Cincinnati	OH	45214-	1
400-Demolished Units	082701	0821	543 W Liberty St		1026	Cincinnati	OH	45214-	1
400-Demolished Units	082702	0821	543 W Liberty St		1027	Cincinnati	OH	45214-	1
400-Demolished Units	082703	0821	543 W Liberty St		1028	Cincinnati	OH	45214-	1
400-Demolished Units	082704	0821	543 W Liberty St		1029	Cincinnati	OH	45214-	1
214-Liberty Street Multifamili	082705	0820	547 W Liberty St			Cincinnati	OH	45214-2630	2
214-Liberty Street Multifamili	082706	0820	549 W Liberty St			Cincinnati	OH	45214-2630	2
214-Liberty Street Multifamili	082707	0820	551 W Liberty St			Cincinnati	OH	45214-2630	2
214-Liberty Street Multifamili	082708	0820	553 W Liberty St			Cincinnati	OH	45214-2630	2
214-Liberty Street Multifamili	082709	0820	555 W Liberty St		101	Cincinnati	OH	45214-2608	2
214-Liberty Street Multifamili	082710	0820	555 W Liberty St		102	Cincinnati	OH	45214-2608	2
214-Liberty Street Multifamili	082711	0820	555 W Liberty St		201	Cincinnati	OH	45214-2608	3
214-Liberty Street Multifamili	082712	0820	555 W Liberty St		202	Cincinnati	OH	45214-2608	2
214-Liberty Street Multifamili	082713	0820	555 W Liberty St		203	Cincinnati	OH	45214-2608	3
214-Liberty Street Multifamili	082714	0820	557 W Liberty St		101	Cincinnati	OH	45214-2612	2
210-Findlater Gardens	101091	5139	5139 Holland Dr			Cincinnati	OH	45232-1215	0
210-Findlater Gardens	106402	1029B	5397 Bettman Dr		1401	Cincinnati	OH	45232-1209	2
210-Findlater Gardens	106403	1029B	5395 Bettman Dr		1402	Cincinnati	OH	45232-1209	3
210-Findlater Gardens	106406	1029A	5389 Bettman Dr		1405	Cincinnati	OH	45232-1209	2
210-Findlater Gardens	106407	1029A	5387 Bettman Dr		1406	Cincinnati	OH	45232-1209	3
210-Findlater Gardens	106408	1028	5377 Bettman Dr		1407	Cincinnati	OH	45232-1209	1
210-Findlater Gardens	106409	1028	5375 Bettman Dr		1408	Cincinnati	OH	45232-1209	1
210-Findlater Gardens	106410	1028	5373 Bettman Dr		1409	Cincinnati	OH	45232-1209	1
210-Findlater Gardens	106411	1028	5371 Bettman Dr		1410	Cincinnati	OH	45232-1209	1
210-Findlater Gardens	106412	1027	5365 Bettman Dr		1411	Cincinnati	OH	45232-1209	3
210-Findlater Gardens	106413	1027	5363 Bettman Dr		1412	Cincinnati	OH	45232-1209	2
210-Findlater Gardens	106414	1027	5361 Bettman Dr		1413	Cincinnati	OH	45232-1209	3
210-Findlater Gardens	106415	1027	5359 Bettman Dr		1414	Cincinnati	OH	45232-1209	2
210-Findlater Gardens	106416	1027	5357 Bettman Dr		1415	Cincinnati	OH	45232-1209	3
210-Findlater Gardens	106417	1027	5355 Bettman Dr		1416	Cincinnati	OH	45232-1209	2
210-Findlater Gardens	106418	1026	5349 Bettman Dr		1417	Cincinnati	OH	45232-1209	4
210-Findlater Gardens	106419	1026	5347 Bettman Dr		1418	Cincinnati	OH	45232-1209	4
210-Findlater Gardens	106420	1026	5345 Bettman Dr		1419	Cincinnati	OH	45232-1209	4
210-Findlater Gardens	106421	1026	5343 Bettman Dr		1420	Cincinnati	OH	45232-1209	4

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
210-Findlater Gardens	106422	1025	5340 Bettman Dr		1421	Cincinnati	OH	45232-1210	4
210-Findlater Gardens	106423	1025	5342 Bettman Dr		1422	Cincinnati	OH	45232-1210	2
210-Findlater Gardens	106424	1025	5344 Bettman Dr		1423	Cincinnati	OH	45232-1210	3
210-Findlater Gardens	106425	1025	5346 Bettman Dr		1424	Cincinnati	OH	45232-1210	2
210-Findlater Gardens	106426	1025	5348 Bettman Dr		1425	Cincinnati	OH	45232-1210	3
210-Findlater Gardens	106427	1025	5350 Bettman Dr		1426	Cincinnati	OH	45232-1210	2
210-Findlater Gardens	106428	1024	5372 Bettman Dr		1427	Cincinnati	OH	45232-1210	3
210-Findlater Gardens	106429	1024	5374 Bettman Dr		1428	Cincinnati	OH	45232-1210	2
210-Findlater Gardens	106430	1024	5376 Bettman Dr		1429	Cincinnati	OH	45232-1210	3
210-Findlater Gardens	106431	1024	5378 Bettman Dr		1430	Cincinnati	OH	45232-1210	2
210-Findlater Gardens	106432	1024	5380 Bettman Dr		1431	Cincinnati	OH	45232-1210	3
210-Findlater Gardens	106433	1024	5382 Bettman Dr		1432	Cincinnati	OH	45232-1210	2
210-Findlater Gardens	106434	1023	5390 Bettman Dr		1433	Cincinnati	OH	45232-1210	4
210-Findlater Gardens	106435	1023	5392 Bettman Dr		1434	Cincinnati	OH	45232-1210	4
210-Findlater Gardens	106436	1023	5394 Bettman Dr		1435	Cincinnati	OH	45232-1210	4
210-Findlater Gardens	106437	1023	5396 Bettman Dr		1436	Cincinnati	OH	45232-1210	4
210-Findlater Gardens	106438	1011	533 Dutch Colony Dr		1437	Cincinnati	OH	45232-1213	5
210-Findlater Gardens	106439	1011	531 Dutch Colony Dr		1438	Cincinnati	OH	45232-1213	5
210-Findlater Gardens	106440	1010	525 Dutch Colony Dr		1439	Cincinnati	OH	45232-1213	4
210-Findlater Gardens	106441	1010	523 Dutch Colony Dr		1440	Cincinnati	OH	45232-1213	4
210-Findlater Gardens	106442	1010	521 Dutch Colony Dr		1441	Cincinnati	OH	45232-1213	4
210-Findlater Gardens	106443	1010	519 Dutch Colony Dr		1442	Cincinnati	OH	45232-1213	4
210-Findlater Gardens	106444	1009	513 Dutch Colony Dr		1443	Cincinnati	OH	45232-1213	3
210-Findlater Gardens	106445	1009	511 Dutch Colony Dr		1444	Cincinnati	OH	45232-1213	2
210-Findlater Gardens	106446	1009	509 Dutch Colony Dr		1445	Cincinnati	OH	45232-1213	3
210-Findlater Gardens	106447	1009	507 Dutch Colony Dr		1446	Cincinnati	OH	45232-1213	2
210-Findlater Gardens	106448	1009	505 Dutch Colony Dr		1447	Cincinnati	OH	45232-1213	3
210-Findlater Gardens	106449	1009	503 Dutch Colony Dr		1448	Cincinnati	OH	45232-1213	2
210-Findlater Gardens	106450	1008	502 Dutch Colony Dr		1449	Cincinnati	OH	45232-1214	1
210-Findlater Gardens	106451	1008	504 Dutch Colony Dr		1450	Cincinnati	OH	45232-1214	1
210-Findlater Gardens	106452	1008	506 Dutch Colony Dr		1451	Cincinnati	OH	45232-1214	1
210-Findlater Gardens	106453	1008	508 Dutch Colony Dr		1452	Cincinnati	OH	45232-1214	1
210-Findlater Gardens	106454	1007	522 Dutch Colony Dr		1453	Cincinnati	OH	45232-1214	4
210-Findlater Gardens	106455	1007	524 Dutch Colony Dr		1454	Cincinnati	OH	45232-1214	4
210-Findlater Gardens	106456	1007	526 Dutch Colony Dr		1455	Cincinnati	OH	45232-1214	4
210-Findlater Gardens	106457	1007	528 Dutch Colony Dr		1456	Cincinnati	OH	45232-1214	4

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
210-Findlater Gardens	106458	1006	534 Dutch Colony Dr		1457	Cincinnati	OH	45232-1214	3
210-Findlater Gardens	106459	1006	536 Dutch Colony Dr		1458	Cincinnati	OH	45232-1214	2
210-Findlater Gardens	106460	1006	538 Dutch Colony Dr		1459	Cincinnati	OH	45232-1214	3
210-Findlater Gardens	106461	1006	540 Dutch Colony Dr		1460	Cincinnati	OH	45232-1214	2
210-Findlater Gardens	106462	1006	542 Dutch Colony Dr		1461	Cincinnati	OH	45232-1214	3
210-Findlater Gardens	106463	1006	544 Dutch Colony Dr		1462	Cincinnati	OH	45232-1214	2
210-Findlater Gardens	106464	1005	550 Dutch Colony Dr		1463	Cincinnati	OH	45232-1214	1
210-Findlater Gardens	106465	1005	552 Dutch Colony Dr		1464	Cincinnati	OH	45232-1214	1
210-Findlater Gardens	106466	1005	554 Dutch Colony Dr		1465	Cincinnati	OH	45232-1214	1
210-Findlater Gardens	106467	1005	556 Dutch Colony Dr		1466	Cincinnati	OH	45232-1214	1
210-Findlater Gardens	106468	1004	562 Dutch Colony Dr		1467	Cincinnati	OH	45232-1214	3
210-Findlater Gardens	106469	1004	564 Dutch Colony Dr		1468	Cincinnati	OH	45232-1214	2
210-Findlater Gardens	106470	1004	566 Dutch Colony Dr		1469	Cincinnati	OH	45232-1214	3
210-Findlater Gardens	106471	1004	568 Dutch Colony Dr		1470	Cincinnati	OH	45232-1214	2
210-Findlater Gardens	106472	1004	570 Dutch Colony Dr		1471	Cincinnati	OH	45232-1214	3
210-Findlater Gardens	106473	1004	572 Dutch Colony Dr		1472	Cincinnati	OH	45232-1214	2
210-Findlater Gardens	106474	1003	578 Dutch Colony Dr		1473	Cincinnati	OH	45232-1214	4
210-Findlater Gardens	106475	1003	580 Dutch Colony Dr		1474	Cincinnati	OH	45232-1214	4
210-Findlater Gardens	106476	1003	582 Dutch Colony Dr		1475	Cincinnati	OH	45232-1214	4
210-Findlater Gardens	106477	1003	584 Dutch Colony Dr		1476	Cincinnati	OH	45232-1214	4
210-Findlater Gardens	106478	1002	590 Dutch Colony Dr		1477	Cincinnati	OH	45232-1214	3
210-Findlater Gardens	106479	1002	592 Dutch Colony Dr		1478	Cincinnati	OH	45232-1214	2
210-Findlater Gardens	106480	1002	594 Dutch Colony Dr		1479	Cincinnati	OH	45232-1214	3
210-Findlater Gardens	106481	1002	596 Dutch Colony Dr		1480	Cincinnati	OH	45232-1214	2
210-Findlater Gardens	106482	1002	598 Dutch Colony Dr		1481	Cincinnati	OH	45232-1214	3
210-Findlater Gardens	106483	1002	600 Dutch Colony Dr		1482	Cincinnati	OH	45232-1250	2
210-Findlater Gardens	106484	1001	616 Dutch Colony Dr		1483	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	106485	1001	618 Dutch Colony Dr		1484	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	106486	1001	620 Dutch Colony Dr		1485	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	106487	1001	622 Dutch Colony Dr		1486	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	106488	1014	571 Dutch Colony Dr		1487	Cincinnati	OH	45232-1231	3
210-Findlater Gardens	106489	1014	569 Dutch Colony Dr		1488	Cincinnati	OH	45232-1231	2
210-Findlater Gardens	106490	1014	567 Dutch Colony Dr		1489	Cincinnati	OH	45232-1231	3
210-Findlater Gardens	106491	1014	565 Dutch Colony Dr		1490	Cincinnati	OH	45232-1231	2
210-Findlater Gardens	106492	1014	563 Dutch Colony Dr		1491	Cincinnati	OH	45232-1231	3
210-Findlater Gardens	106493	1014	561 Dutch Colony Dr		1492	Cincinnati	OH	45232-1231	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
210-Findlater Gardens	106494	1013	555 Dutch Colony Dr		1493	Cincinnati	OH	45232-1231	1
210-Findlater Gardens	106495	1013	553 Dutch Colony Dr		1494	Cincinnati	OH	45232-1231	1
210-Findlater Gardens	106496	1013	551 Dutch Colony Dr		1495	Cincinnati	OH	45232-1231	1
210-Findlater Gardens	106497	1013	549 Dutch Colony Dr		1496	Cincinnati	OH	45232-1231	1
210-Findlater Gardens	106498	1012	580 Strand Ln		1497	Cincinnati	OH	45232-1222	3
210-Findlater Gardens	106499	1012	582 Strand Ln		1498	Cincinnati	OH	45232-1222	2
210-Findlater Gardens	106500	1012	584 Strand Ln		1499	Cincinnati	OH	45232-1222	3
210-Findlater Gardens	106501	1012	586 Strand Ln		1500	Cincinnati	OH	45232-1222	2
210-Findlater Gardens	106502	1012	588 Strand Ln		1501	Cincinnati	OH	45232-1222	3
210-Findlater Gardens	106503	1012	590 Strand Ln		1502	Cincinnati	OH	45232-1222	2
210-Findlater Gardens	106504	1021	5400 Bettman Dr		1503	Cincinnati	OH	45232-1212	3
210-Findlater Gardens	106505	1021	5402 Bettman Dr		1504	Cincinnati	OH	45232-1212	2
210-Findlater Gardens	106506	1021	5404 Bettman Dr		1505	Cincinnati	OH	45232-1212	3
210-Findlater Gardens	106507	1021	5406 Bettman Dr		1506	Cincinnati	OH	45232-1212	2
210-Findlater Gardens	106508	1021	5408 Bettman Dr		1507	Cincinnati	OH	45232-1212	3
210-Findlater Gardens	106509	1021	5410 Bettman Dr		1508	Cincinnati	OH	45232-1212	2
210-Findlater Gardens	106510	1019	5416 Bettman Dr		1509	Cincinnati	OH	45232-1212	1
210-Findlater Gardens	106511	1019	5418 Bettman Dr		1510	Cincinnati	OH	45232-1212	1
210-Findlater Gardens	106512	1019	5420 Bettman Dr		1511	Cincinnati	OH	45232-1212	1
210-Findlater Gardens	106513	1019	5422 Bettman Dr		1512	Cincinnati	OH	45232-1212	2
210-Findlater Gardens	106514	1015	5446 Bettman Dr		1513	Cincinnati	OH	45232-1212	4
210-Findlater Gardens	106515	1015	5448 Bettman Dr		1514	Cincinnati	OH	45232-1212	4
210-Findlater Gardens	106516	1015	5450 Bettman Dr		1515	Cincinnati	OH	45232-1212	4
210-Findlater Gardens	106517	1015	5452 Bettman Dr		1516	Cincinnati	OH	45232-1212	4
210-Findlater Gardens	106518	1017	617 Dutch Colony Dr		1517	Cincinnati	OH	45232-1201	5
210-Findlater Gardens	106519	1017	619 Dutch Colony Dr		1518	Cincinnati	OH	45232-1201	5
210-Findlater Gardens	106520	1016	5447 Bettman Dr		1519	Cincinnati	OH	45232-1211	4
210-Findlater Gardens	106521	1016	5445 Bettman Dr		1520	Cincinnati	OH	45232-1211	2
210-Findlater Gardens	106522	1016	5443 Bettman Dr		1521	Cincinnati	OH	45232-1211	3
210-Findlater Gardens	106523	1016	5441 Bettman Dr		1522	Cincinnati	OH	45232-1211	2
210-Findlater Gardens	106524	1016	5439 Bettman Dr		1523	Cincinnati	OH	45232-1211	3
210-Findlater Gardens	106525	1016	5437 Bettman Dr		1524	Cincinnati	OH	45232-1211	2
210-Findlater Gardens	106526	1018	5431 Bettman Dr		1525	Cincinnati	OH	45232-1211	3
210-Findlater Gardens	106527	1018	5429 Bettman Dr		1526	Cincinnati	OH	45232-1211	2
210-Findlater Gardens	106528	1018	5427 Bettman Dr		1527	Cincinnati	OH	45232-1211	3
210-Findlater Gardens	106529	1018	5425 Bettman Dr		1528	Cincinnati	OH	45232-1211	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
210-Findlater Gardens	106530	1018	5423 Bettman Dr		1529	Cincinnati	OH	45232-1211	3
210-Findlater Gardens	106531	1018	5421 Bettman Dr		1530	Cincinnati	OH	45232-1211	2
210-Findlater Gardens	106532	1020	5419 Bettman Dr		1531	Cincinnati	OH	45232-1211	1
210-Findlater Gardens	106533	1020	5417 Bettman Dr		1532	Cincinnati	OH	45232-1211	1
210-Findlater Gardens	106534	1020	5415 Bettman Dr		1533	Cincinnati	OH	45232-1211	1
210-Findlater Gardens	106535	1020	5413 Bettman Dr		1534	Cincinnati	OH	45232-1211	1
210-Findlater Gardens	106536	1022	5411 Bettman Dr		1535	Cincinnati	OH	45232-1211	3
210-Findlater Gardens	106537	1022	5409 Bettman Dr		1536	Cincinnati	OH	45232-1211	2
210-Findlater Gardens	106538	1022	5407 Bettman Dr		1537	Cincinnati	OH	45232-1211	3
210-Findlater Gardens	106539	1022	5405 Bettman Dr		1538	Cincinnati	OH	45232-1211	2
210-Findlater Gardens	106540	1022	5403 Bettman Dr		1539	Cincinnati	OH	45232-1211	3
210-Findlater Gardens	106541	1022	5401 Bettman Dr		1540	Cincinnati	OH	45232-1211	2
210-Findlater Gardens	106542	1030	600 Strand Ln		1541	Cincinnati	OH	45232-1223	3
210-Findlater Gardens	106543	1030	602 Strand Ln		1542	Cincinnati	OH	45232-1223	2
210-Findlater Gardens	106544	1030	604 Strand Ln		1543	Cincinnati	OH	45232-1223	3
210-Findlater Gardens	106545	1030	606 Strand Ln		1544	Cincinnati	OH	45232-1223	2
210-Findlater Gardens	106546	1030	608 Strand Ln		1545	Cincinnati	OH	45232-1223	3
210-Findlater Gardens	106547	1030	610 Strand Ln		1546	Cincinnati	OH	45232-1223	2
210-Findlater Gardens	106548	1031	618 Strand Ln		1547	Cincinnati	OH	45232-1223	5
210-Findlater Gardens	106549	1031	620 Strand Ln		1548	Cincinnati	OH	45232-1223	5
210-Findlater Gardens	106550	1032	619 Strand Ln		1549	Cincinnati	OH	45232-1253	5
210-Findlater Gardens	106551	1032	617 Strand Ln		1550	Cincinnati	OH	45232-1253	5
210-Findlater Gardens	106552	1033	5314 Holland Dr		1551	Cincinnati	OH	45232-1218	2
210-Findlater Gardens	106553	1033	5312 Holland Dr		1552	Cincinnati	OH	45232-1218	3
210-Findlater Gardens	106554	1033	5310 Holland Dr		1553	Cincinnati	OH	45232-1218	2
210-Findlater Gardens	106555	1033	5308 Holland Dr		1554	Cincinnati	OH	45232-1218	3
210-Findlater Gardens	106556	1033	5306 Holland Dr		1555	Cincinnati	OH	45232-1218	2
210-Findlater Gardens	106557	1033	5304 Holland Dr		1556	Cincinnati	OH	45232-1218	3
210-Findlater Gardens	106558	1034	5286 Holland Dr		1557	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106559	1034	5288 Holland Dr		1558	Cincinnati	OH	45232-1216	2
210-Findlater Gardens	106560	1034	5290 Holland Dr		1559	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106561	1034	5292 Holland Dr		1560	Cincinnati	OH	45232-1216	2
210-Findlater Gardens	106562	1034	5294 Holland Dr		1561	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106563	1034	5296 Holland Dr		1562	Cincinnati	OH	45232-1216	2
210-Findlater Gardens	106564	1035	5274 Holland Dr		1563	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106565	1035	5276 Holland Dr		1564	Cincinnati	OH	45232-1216	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
210-Findlater Gardens	106566	1035	5278 Holland Dr		1565	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106567	1035	5280 Holland Dr		1566	Cincinnati	OH	45232-1216	2
210-Findlater Gardens	106568	1035	5282 Holland Dr		1567	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106569	1035	5284 Holland Dr		1568	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106570	1036	5266 Holland Dr		1569	Cincinnati	OH	45232-1216	2
210-Findlater Gardens	106571	1036	5264 Holland Dr		1570	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106572	1036	5262 Holland Dr		1571	Cincinnati	OH	45232-1216	2
210-Findlater Gardens	106573	1036	5260 Holland Dr		1572	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106574	1036	5258 Holland Dr		1573	Cincinnati	OH	45232-1216	2
210-Findlater Gardens	106575	1036	5256 Holland Dr		1574	Cincinnati	OH	45232-1216	4
210-Findlater Gardens	106576	1037	5254 Holland Dr		1575	Cincinnati	OH	45232-1216	5
210-Findlater Gardens	106577	1037	5252 Holland Dr		1576	Cincinnati	OH	45232-1216	5
210-Findlater Gardens	106578	1038	5250 Holland Dr		1577	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106579	1038	5248 Holland Dr		1578	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106580	1038	5246 Holland Dr		1579	Cincinnati	OH	45232-1216	2
210-Findlater Gardens	106581	1038	5244 Holland Dr		1580	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106582	1038	5242 Holland Dr		1581	Cincinnati	OH	45232-1216	2
210-Findlater Gardens	106583	1038	5240 Holland Dr		1582	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106584	1039A	5234 Holland Dr		1583	Cincinnati	OH	45232-1216	2
210-Findlater Gardens	106585	1039A	5232 Holland Dr		1584	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106588	1039B	5226 Holland Dr		1587	Cincinnati	OH	45232-1216	2
210-Findlater Gardens	106589	1039B	5224 Holland Dr		1588	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106590	1040	5218 Holland Dr		1589	Cincinnati	OH	45232-1216	2
210-Findlater Gardens	106591	1040	5216 Holland Dr		1590	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106592	1040	5214 Holland Dr		1591	Cincinnati	OH	45232-1216	2
210-Findlater Gardens	106593	1040	5212 Holland Dr		1592	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106594	1040	5210 Holland Dr		1593	Cincinnati	OH	45232-1216	2
210-Findlater Gardens	106595	1040	5208 Holland Dr		1594	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106596	1041A	5202 Holland Dr		1595	Cincinnati	OH	45232-1216	2
210-Findlater Gardens	106597	1041A	5200 Holland Dr		1596	Cincinnati	OH	45232-1216	3
210-Findlater Gardens	106600	1041B	5194 Holland Dr		1599	Cincinnati	OH	45232-1287	2
210-Findlater Gardens	106601	1041B	5192 Holland Dr		1600	Cincinnati	OH	45232-1287	4
210-Findlater Gardens	106602	1042	5186 Holland Dr		1601	Cincinnati	OH	45232-1287	2
210-Findlater Gardens	106603	1042	5184 Holland Dr		1602	Cincinnati	OH	45232-1287	3
210-Findlater Gardens	106604	1042	5182 Holland Dr		1603	Cincinnati	OH	45232-1287	2
210-Findlater Gardens	106605	1042	5180 Holland Dr		1604	Cincinnati	OH	45232-1287	3

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210-Findlater Gardens	106606	1042	5178 Holland Dr		1605	Cincinnati	OH	45232-1287	2
210-Findlater Gardens	106607	1042	5176 Holland Dr		1606	Cincinnati	OH	45232-1287	3
210-Findlater Gardens	106608	1043	5174 Holland Dr		1607	Cincinnati	OH	45232-1287	5
210-Findlater Gardens	106609	1043	5172 Holland Dr		1608	Cincinnati	OH	45232-1287	5
210-Findlater Gardens	106610	1044	5170 Holland Dr		1609	Cincinnati	OH	45232-1287	2
210-Findlater Gardens	106611	1044	5168 Holland Dr		1610	Cincinnati	OH	45232-1287	3
210-Findlater Gardens	106612	1044	5166 Holland Dr		1611	Cincinnati	OH	45232-1287	2
210-Findlater Gardens	106613	1044	5164 Holland Dr		1612	Cincinnati	OH	45232-1287	3
210-Findlater Gardens	106614	1044	5162 Holland Dr		1613	Cincinnati	OH	45232-1287	2
210-Findlater Gardens	106615	1044	5160 Holland Dr		1614	Cincinnati	OH	45232-1287	3
210-Findlater Gardens	106616	1045	5159 Holland Dr		1615	Cincinnati	OH	45232-1215	5
210-Findlater Gardens	106617	1045	5161 Holland Dr		1616	Cincinnati	OH	45232-1215	5
210-Findlater Gardens	106618	1046	5191 Holland Dr		1617	Cincinnati	OH	45232-1215	1
210-Findlater Gardens	106619	1046	5193 Holland Dr		1618	Cincinnati	OH	45232-1215	1
210-Findlater Gardens	106620	1046	5195 Holland Dr		1619	Cincinnati	OH	45232-1215	1
210-Findlater Gardens	106621	1046	5197 Holland Dr		1620	Cincinnati	OH	45232-1215	2
210-Findlater Gardens	106622	1047A	5213 Holland Dr		1621	Cincinnati	OH	45232-1286	4
210-Findlater Gardens	106623	1047A	5215 Holland Dr		1622	Cincinnati	OH	45232-1286	2
210-Findlater Gardens	106626	1047B	5221 Holland Dr		1625	Cincinnati	OH	45232-1286	3
210-Findlater Gardens	106627	1047B	5223 Holland Dr		1626	Cincinnati	OH	45232-1286	2
210-Findlater Gardens	106628	1048	5229 Holland Dr		1627	Cincinnati	OH	45232-1286	2
210-Findlater Gardens	106629	1048	5231 Holland Dr		1628	Cincinnati	OH	45232-1286	3
210-Findlater Gardens	106630	1048	5233 Holland Dr		1629	Cincinnati	OH	45232-1286	2
210-Findlater Gardens	106631	1048	5235 Holland Dr		1630	Cincinnati	OH	45232-1286	3
210-Findlater Gardens	106632	1048	5237 Holland Dr		1631	Cincinnati	OH	45232-1286	2
210-Findlater Gardens	106633	1048	5239 Holland Dr		1632	Cincinnati	OH	45232-1286	3
210-Findlater Gardens	106634	1049	5288 Vivian Pl		1633	Cincinnati	OH	45232-1254	1
210-Findlater Gardens	106635	1049	5286 Vivian Pl		1634	Cincinnati	OH	45232-1254	1
210-Findlater Gardens	106636	1049	5284 Vivian Pl		1635	Cincinnati	OH	45232-1254	1
210-Findlater Gardens	106637	1049	5282 Vivian Pl		1636	Cincinnati	OH	45232-1254	1
210-Findlater Gardens	106638	1060	534 Vassar Ct		1637	Cincinnati	OH	45232-1225	2
210-Findlater Gardens	106639	1060	532 Vassar Ct		1638	Cincinnati	OH	45232-1225	3
210-Findlater Gardens	106640	1060	530 Vassar Ct		1639	Cincinnati	OH	45232-1225	2
210-Findlater Gardens	106641	1060	528 Vassar Ct		1640	Cincinnati	OH	45232-1225	3
210-Findlater Gardens	106642	1060	526 Vassar Ct		1641	Cincinnati	OH	45232-1225	2
210-Findlater Gardens	106643	1060	524 Vassar Ct		1642	Cincinnati	OH	45232-1225	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
210-Findlater Gardens	106644	1059B	518 Vassar Ct		1643	Cincinnati	OH	45232-1225	3
210-Findlater Gardens	106645	1059B	516 Vassar Ct		1644	Cincinnati	OH	45232-1225	3
210-Findlater Gardens	106648	1059A	510 Vassar Ct		1647	Cincinnati	OH	45232-1225	2
210-Findlater Gardens	106649	1059A	508 Vassar Ct		1648	Cincinnati	OH	45232-1225	4
210-Findlater Gardens	106650	1058	502 Vassar Ct		1649	Cincinnati	OH	45232-1225	2
210-Findlater Gardens	106651	1058	500 Vassar Ct		1650	Cincinnati	OH	45232-1225	1
210-Findlater Gardens	106652	1058	501 Vassar Ct		1651	Cincinnati	OH	45232-1224	1
210-Findlater Gardens	106653	1058	503 Vassar Ct		1652	Cincinnati	OH	45232-1224	1
210-Findlater Gardens	106654	1057B	507 Vassar Ct		1653	Cincinnati	OH	45232-1224	3
210-Findlater Gardens	106655	1057B	509 Vassar Ct		1654	Cincinnati	OH	45232-1224	2
210-Findlater Gardens	106658	1057A	515 Vassar Ct		1657	Cincinnati	OH	45232-1224	3
210-Findlater Gardens	106659	1057A	517 Vassar Ct		1658	Cincinnati	OH	45232-1224	2
210-Findlater Gardens	106660	1056	523 Vassar Ct		1659	Cincinnati	OH	45232-1224	2
210-Findlater Gardens	106661	1056	525 Vassar Ct		1660	Cincinnati	OH	45232-1224	3
210-Findlater Gardens	106662	1056	527 Vassar Ct		1661	Cincinnati	OH	45232-1224	2
210-Findlater Gardens	106663	1056	529 Vassar Ct		1662	Cincinnati	OH	45232-1224	3
210-Findlater Gardens	106664	1056	531 Vassar Ct		1663	Cincinnati	OH	45232-1224	2
210-Findlater Gardens	106665	1056	533 Vassar Ct		1664	Cincinnati	OH	45232-1224	3
210-Findlater Gardens	106666	1055	5258 Vivian Pl		1665	Cincinnati	OH	45232-1227	2
210-Findlater Gardens	106667	1055	5256 Vivian Pl		1666	Cincinnati	OH	45232-1227	3
210-Findlater Gardens	106668	1055	5254 Vivian Pl		1667	Cincinnati	OH	45232-1227	2
210-Findlater Gardens	106669	1055	5252 Vivian Pl		1668	Cincinnati	OH	45232-1227	3
210-Findlater Gardens	106670	1055	5250 Vivian Pl		1669	Cincinnati	OH	45232-1227	2
210-Findlater Gardens	106671	1055	5248 Vivian Pl		1670	Cincinnati	OH	45232-1227	3
210-Findlater Gardens	106672	1054	5246 Vivian Pl		1671	Cincinnati	OH	45232-1227	5
210-Findlater Gardens	106673	1054	5245 Vivian Pl		1672	Cincinnati	OH	45232-1226	5
210-Findlater Gardens	106674	1053	5251 Vivian Pl		1673	Cincinnati	OH	45232-1226	4
210-Findlater Gardens	106675	1053	5253 Vivian Pl		1674	Cincinnati	OH	45232-1226	4
210-Findlater Gardens	106676	1053	5255 Vivian Pl		1675	Cincinnati	OH	45232-1226	4
210-Findlater Gardens	106677	1053	5257 Vivian Pl		1676	Cincinnati	OH	45232-1226	4
210-Findlater Gardens	106678	1052	5263 Vivian Pl		1677	Cincinnati	OH	45232-1226	2
210-Findlater Gardens	106679	1052	5265 Vivian Pl		1678	Cincinnati	OH	45232-1226	3
210-Findlater Gardens	106680	1052	5267 Vivian Pl		1679	Cincinnati	OH	45232-1226	2
210-Findlater Gardens	106681	1052	5269 Vivian Pl		1680	Cincinnati	OH	45232-1226	3
210-Findlater Gardens	106682	1052	5271 Vivian Pl		1681	Cincinnati	OH	45232-1226	2
210-Findlater Gardens	106683	1052	5273 Vivian Pl		1682	Cincinnati	OH	45232-1226	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
210-Findlater Gardens	106684	1051	5277 Vivian Pl		1683	Cincinnati	OH	45232-1226	4
210-Findlater Gardens	106685	1051	5279 Vivian Pl		1684	Cincinnati	OH	45232-1226	4
210-Findlater Gardens	106686	1051	5281 Vivian Pl		1685	Cincinnati	OH	45232-1226	4
210-Findlater Gardens	106687	1051	5283 Vivian Pl		1686	Cincinnati	OH	45232-1226	4
210-Findlater Gardens	106688	1050	5285 Vivian Pl		1687	Cincinnati	OH	45232-1226	2
210-Findlater Gardens	106689	1050	5287 Vivian Pl		1688	Cincinnati	OH	45232-1226	3
210-Findlater Gardens	106690	1050	5289 Vivian Pl		1689	Cincinnati	OH	45232-1226	2
210-Findlater Gardens	106691	1050	5291 Vivian Pl		1690	Cincinnati	OH	45232-1226	3
210-Findlater Gardens	106692	1050	5293 Vivian Pl		1691	Cincinnati	OH	45232-1226	2
210-Findlater Gardens	106693	1050	5295 Vivian Pl		1692	Cincinnati	OH	45232-1226	3
218-Marquette Manor and Su	113751	1101	1999 Sutter Ave		201	Cincinnati	OH	45225-1766	1
218-Marquette Manor and Su	113752	1101	1999 Sutter Ave		202	Cincinnati	OH	45225-1766	1
218-Marquette Manor and Su	113753	1101	1999 Sutter Ave		203	Cincinnati	OH	45225-1766	1
218-Marquette Manor and Su	113754	1101	1999 Sutter Ave		204	Cincinnati	OH	45225-1766	1
218-Marquette Manor and Su	113755	1101	1999 Sutter Ave		205	Cincinnati	OH	45225-1766	1
218-Marquette Manor and Su	113757	1101	1999 Sutter Ave		207	Cincinnati	OH	45225-1766	1
218-Marquette Manor and Su	113758	1101	1999 Sutter Ave		208	Cincinnati	OH	45225-1766	1
218-Marquette Manor and Su	113759	1101	1999 Sutter Ave		209	Cincinnati	OH	45225-1766	1
218-Marquette Manor and Su	113760	1101	1999 Sutter Ave		210	Cincinnati	OH	45225-1766	1
218-Marquette Manor and Su	113761	1101	1999 Sutter Ave		211	Cincinnati	OH	45225-1766	1
218-Marquette Manor and Su	113762	1101	1999 Sutter Ave		301	Cincinnati	OH	45225-1767	1
218-Marquette Manor and Su	113763	1101	1999 Sutter Ave		302	Cincinnati	OH	45225-1767	1
218-Marquette Manor and Su	113764	1101	1999 Sutter Ave		303	Cincinnati	OH	45225-1767	1
218-Marquette Manor and Su	113765	1101	1999 Sutter Ave		304	Cincinnati	OH	45225-1767	1
218-Marquette Manor and Su	113766	1101	1999 Sutter Ave		305	Cincinnati	OH	45225-1767	1
218-Marquette Manor and Su	113768	1101	1999 Sutter Ave		307	Cincinnati	OH	45225-1767	1
218-Marquette Manor and Su	113769	1101	1999 Sutter Ave		308	Cincinnati	OH	45225-1767	1
218-Marquette Manor and Su	113770	1101	1999 Sutter Ave		309	Cincinnati	OH	45225-1767	1
218-Marquette Manor and Su	113771	1101	1999 Sutter Ave		310	Cincinnati	OH	45225-1767	1
218-Marquette Manor and Su	113772	1101	1999 Sutter Ave		311	Cincinnati	OH	45225-1767	1
218-Marquette Manor and Su	113773	1101	1999 Sutter Ave		401	Cincinnati	OH	45225-1768	1
218-Marquette Manor and Su	113774	1101	1999 Sutter Ave		402	Cincinnati	OH	45225-1768	1
218-Marquette Manor and Su	113775	1101	1999 Sutter Ave		403	Cincinnati	OH	45225-1768	1
218-Marquette Manor and Su	113776	1101	1999 Sutter Ave		404	Cincinnati	OH	45225-1768	1
218-Marquette Manor and Su	113777	1101	1999 Sutter Ave		405	Cincinnati	OH	45225-1768	1
218-Marquette Manor and Su	113779	1101	1999 Sutter Ave		407	Cincinnati	OH	45225-1768	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
218-Marquette Manor and Su	113780	1101	1999 Sutter Ave		408	Cincinnati	OH	45225-1768	1
218-Marquette Manor and Su	113781	1101	1999 Sutter Ave		409	Cincinnati	OH	45225-1768	1
218-Marquette Manor and Su	113782	1101	1999 Sutter Ave		410	Cincinnati	OH	45225-1768	1
218-Marquette Manor and Su	113783	1101	1999 Sutter Ave		411	Cincinnati	OH	45225-1768	1
218-Marquette Manor and Su	113784	1101	1999 Sutter Ave		501	Cincinnati	OH	45225-1769	1
218-Marquette Manor and Su	113785	1101	1999 Sutter Ave		502	Cincinnati	OH	45225-1769	1
218-Marquette Manor and Su	113786	1101	1999 Sutter Ave		503	Cincinnati	OH	45225-1769	1
218-Marquette Manor and Su	113787	1101	1999 Sutter Ave		504	Cincinnati	OH	45225-1769	1
218-Marquette Manor and Su	113788	1101	1999 Sutter Ave		505	Cincinnati	OH	45225-1769	1
218-Marquette Manor and Su	113790	1101	1999 Sutter Ave		507	Cincinnati	OH	45225-1769	1
218-Marquette Manor and Su	113791	1101	1999 Sutter Ave		508	Cincinnati	OH	45225-1769	1
218-Marquette Manor and Su	113792	1101	1999 Sutter Ave		509	Cincinnati	OH	45225-1769	1
218-Marquette Manor and Su	113793	1101	1999 Sutter Ave		510	Cincinnati	OH	45225-1769	1
218-Marquette Manor and Su	113794	1101	1999 Sutter Ave		511	Cincinnati	OH	45225-1769	1
218-Marquette Manor and Su	113795	1101	1999 Sutter Ave		601	Cincinnati	OH	45225-1770	1
218-Marquette Manor and Su	113796	1101	1999 Sutter Ave		602	Cincinnati	OH	45225-1770	1
218-Marquette Manor and Su	113797	1101	1999 Sutter Ave		603	Cincinnati	OH	45225-1770	1
218-Marquette Manor and Su	113798	1101	1999 Sutter Ave		604	Cincinnati	OH	45225-1770	1
218-Marquette Manor and Su	113799	1101	1999 Sutter Ave		605	Cincinnati	OH	45225-1770	1
218-Marquette Manor and Su	113801	1101	1999 Sutter Ave		607	Cincinnati	OH	45225-1770	1
218-Marquette Manor and Su	113802	1101	1999 Sutter Ave		608	Cincinnati	OH	45225-1770	1
218-Marquette Manor and Su	113803	1101	1999 Sutter Ave		609	Cincinnati	OH	45225-1770	1
218-Marquette Manor and Su	113804	1101	1999 Sutter Ave		610	Cincinnati	OH	45225-1770	1
218-Marquette Manor and Su	113805	1101	1999 Sutter Ave		611	Cincinnati	OH	45225-1770	1
218-Marquette Manor and Su	113806	1101	1999 Sutter Ave		701	Cincinnati	OH	45225-1771	1
218-Marquette Manor and Su	113807	1101	1999 Sutter Ave		702	Cincinnati	OH	45225-1771	1
218-Marquette Manor and Su	113808	1101	1999 Sutter Ave		703	Cincinnati	OH	45225-1771	1
218-Marquette Manor and Su	113809	1101	1999 Sutter Ave		704	Cincinnati	OH	45225-1771	1
218-Marquette Manor and Su	113810	1101	1999 Sutter Ave		705	Cincinnati	OH	45225-1771	1
218-Marquette Manor and Su	113812	1101	1999 Sutter Ave		707	Cincinnati	OH	45225-1771	1
218-Marquette Manor and Su	113813	1101	1999 Sutter Ave		708	Cincinnati	OH	45225-1771	1
218-Marquette Manor and Su	113814	1101	1999 Sutter Ave		709	Cincinnati	OH	45225-1771	1
218-Marquette Manor and Su	113815	1101	1999 Sutter Ave		710	Cincinnati	OH	45225-1771	1
218-Marquette Manor and Su	113816	1101	1999 Sutter Ave		711	Cincinnati	OH	45225-1771	1
218-Marquette Manor and Su	113817	1101	1999 Sutter Ave		801	Cincinnati	OH	45225-1772	1
218-Marquette Manor and Su	113818	1101	1999 Sutter Ave		802	Cincinnati	OH	45225-1772	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
218-Marquette Manor and Su	113819	1101	1999 Sutter Ave		803	Cincinnati	OH	45225-1772	1
218-Marquette Manor and Su	113820	1101	1999 Sutter Ave		804	Cincinnati	OH	45225-1772	1
218-Marquette Manor and Su	113821	1101	1999 Sutter Ave		805	Cincinnati	OH	45225-1772	1
218-Marquette Manor and Su	113823	1101	1999 Sutter Ave		807	Cincinnati	OH	45225-1772	1
218-Marquette Manor and Su	113824	1101	1999 Sutter Ave		808	Cincinnati	OH	45225-1772	1
218-Marquette Manor and Su	113825	1101	1999 Sutter Ave		809	Cincinnati	OH	45225-1772	1
218-Marquette Manor and Su	113826	1101	1999 Sutter Ave		810	Cincinnati	OH	45225-1772	1
218-Marquette Manor and Su	113827	1101	1999 Sutter Ave		811	Cincinnati	OH	45225-1772	1
218-Marquette Manor and Su	113828	1101	1999 Sutter Ave		901	Cincinnati	OH	45225-1773	1
218-Marquette Manor and Su	113829	1101	1999 Sutter Ave		902	Cincinnati	OH	45225-1773	1
218-Marquette Manor and Su	113830	1101	1999 Sutter Ave		903	Cincinnati	OH	45225-1773	1
218-Marquette Manor and Su	113831	1101	1999 Sutter Ave		904	Cincinnati	OH	45225-1773	1
218-Marquette Manor and Su	113832	1101	1999 Sutter Ave		905	Cincinnati	OH	45225-1773	1
218-Marquette Manor and Su	113834	1101	1999 Sutter Ave		907	Cincinnati	OH	45225-1773	1
218-Marquette Manor and Su	113835	1101	1999 Sutter Ave		908	Cincinnati	OH	45225-1773	1
218-Marquette Manor and Su	113836	1101	1999 Sutter Ave		909	Cincinnati	OH	45225-1773	1
218-Marquette Manor and Su	113837	1101	1999 Sutter Ave		910	Cincinnati	OH	45225-1773	1
218-Marquette Manor and Su	113838	1101	1999 Sutter Ave		911	Cincinnati	OH	45225-1773	1
218-Marquette Manor and Su	113839	1101	1999 Sutter Ave		1001	Cincinnati	OH	45225-1774	1
218-Marquette Manor and Su	113840	1101	1999 Sutter Ave		1002	Cincinnati	OH	45225-1774	1
218-Marquette Manor and Su	113841	1101	1999 Sutter Ave		1003	Cincinnati	OH	45225-1774	1
218-Marquette Manor and Su	113842	1101	1999 Sutter Ave		1004	Cincinnati	OH	45225-1774	1
218-Marquette Manor and Su	113843	1101	1999 Sutter Ave		1005	Cincinnati	OH	45225-1774	1
218-Marquette Manor and Su	113845	1101	1999 Sutter Ave		1007	Cincinnati	OH	45225-1774	1
218-Marquette Manor and Su	113846	1101	1999 Sutter Ave		1008	Cincinnati	OH	45225-1774	1
218-Marquette Manor and Su	113847	1101	1999 Sutter Ave		1009	Cincinnati	OH	45225-1774	1
218-Marquette Manor and Su	113848	1101	1999 Sutter Ave		1010	Cincinnati	OH	45225-1774	1
218-Marquette Manor and Su	113849	1101	1999 Sutter Ave		1011	Cincinnati	OH	45225-1774	1
218-Marquette Manor and Su	113850	1101	1999 Sutter Ave		1101	Cincinnati	OH	45225-1775	1
218-Marquette Manor and Su	113851	1101	1999 Sutter Ave		1102	Cincinnati	OH	45225-1775	1
218-Marquette Manor and Su	113852	1101	1999 Sutter Ave		1103	Cincinnati	OH	45225-1775	1
218-Marquette Manor and Su	113853	1101	1999 Sutter Ave		1104	Cincinnati	OH	45225-1775	1
218-Marquette Manor and Su	113854	1101	1999 Sutter Ave		1105	Cincinnati	OH	45225-1775	1
218-Marquette Manor and Su	113856	1101	1999 Sutter Ave		1107	Cincinnati	OH	45225-1775	1
218-Marquette Manor and Su	113857	1101	1999 Sutter Ave		1108	Cincinnati	OH	45225-1775	1
218-Marquette Manor and Su	113858	1101	1999 Sutter Ave		1109	Cincinnati	OH	45225-1775	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
218-Marquette Manor and Su	113859	1101	1999 Sutter Ave		1110	Cincinnati	OH	45225-1775	1
218-Marquette Manor and Su	113860	1101	1999 Sutter Ave		1111	Cincinnati	OH	45225-1775	1
218-Marquette Manor and Su	113861	1101	1999 Sutter Ave		1201	Cincinnati	OH	45225-1776	1
218-Marquette Manor and Su	113862	1101	1999 Sutter Ave		1202	Cincinnati	OH	45225-1776	1
218-Marquette Manor and Su	113863	1101	1999 Sutter Ave		1203	Cincinnati	OH	45225-1776	1
218-Marquette Manor and Su	113864	1101	1999 Sutter Ave		1204	Cincinnati	OH	45225-1776	1
218-Marquette Manor and Su	113865	1101	1999 Sutter Ave		1205	Cincinnati	OH	45225-1776	1
218-Marquette Manor and Su	113867	1101	1999 Sutter Ave		1207	Cincinnati	OH	45225-1776	1
218-Marquette Manor and Su	113868	1101	1999 Sutter Ave		1208	Cincinnati	OH	45225-1776	1
218-Marquette Manor and Su	113869	1101	1999 Sutter Ave		1209	Cincinnati	OH	45225-1776	1
218-Marquette Manor and Su	113870	1101	1999 Sutter Ave		1210	Cincinnati	OH	45225-1776	1
218-Marquette Manor and Su	113871	1101	1999 Sutter Ave		1211	Cincinnati	OH	45225-1776	1
218-Marquette Manor and Su	113872	1101	1999 Sutter Ave		1301	Cincinnati	OH	45225-1777	1
218-Marquette Manor and Su	113873	1101	1999 Sutter Ave		1302	Cincinnati	OH	45225-1777	1
218-Marquette Manor and Su	113874	1101	1999 Sutter Ave		1303	Cincinnati	OH	45225-1777	1
218-Marquette Manor and Su	113875	1101	1999 Sutter Ave		1304	Cincinnati	OH	45225-1777	1
218-Marquette Manor and Su	113876	1101	1999 Sutter Ave		1305	Cincinnati	OH	45225-1777	1
218-Marquette Manor and Su	113878	1101	1999 Sutter Ave		1307	Cincinnati	OH	45225-1777	1
218-Marquette Manor and Su	113879	1101	1999 Sutter Ave		1308	Cincinnati	OH	45225-1777	1
218-Marquette Manor and Su	113880	1101	1999 Sutter Ave		1309	Cincinnati	OH	45225-1777	1
218-Marquette Manor and Su	113881	1101	1999 Sutter Ave		1310	Cincinnati	OH	45225-1777	1
218-Marquette Manor and Su	113882	1101	1999 Sutter Ave		1311	Cincinnati	OH	45225-1777	1
218-Marquette Manor and Su	113883	1101	1999 Sutter Ave		1401	Cincinnati	OH	45225-1778	1
218-Marquette Manor and Su	113884	1101	1999 Sutter Ave		1402	Cincinnati	OH	45225-1778	1
218-Marquette Manor and Su	113885	1101	1999 Sutter Ave		1403	Cincinnati	OH	45225-1778	1
218-Marquette Manor and Su	113886	1101	1999 Sutter Ave		1404	Cincinnati	OH	45225-1778	1
218-Marquette Manor and Su	113887	1101	1999 Sutter Ave		1405	Cincinnati	OH	45225-1778	1
218-Marquette Manor and Su	113889	1101	1999 Sutter Ave		1407	Cincinnati	OH	45225-1778	1
218-Marquette Manor and Su	113890	1101	1999 Sutter Ave		1408	Cincinnati	OH	45225-1778	1
218-Marquette Manor and Su	113891	1101	1999 Sutter Ave		1409	Cincinnati	OH	45225-1778	1
218-Marquette Manor and Su	113892	1101	1999 Sutter Ave		1410	Cincinnati	OH	45225-1778	1
218-Marquette Manor and Su	113893	1101	1999 Sutter Ave		1411	Cincinnati	OH	45225-1778	1
218-Marquette Manor and Su	113894	1101	1999 Sutter Ave		1501	Cincinnati	OH	45225-1779	1
218-Marquette Manor and Su	113895	1101	1999 Sutter Ave		1502	Cincinnati	OH	45225-1779	1
218-Marquette Manor and Su	113896	1101	1999 Sutter Ave		1503	Cincinnati	OH	45225-1779	1
218-Marquette Manor and Su	113897	1101	1999 Sutter Ave		1504	Cincinnati	OH	45225-1779	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
218-Marquette Manor and Su	113898	1101	1999 Sutter Ave		1505	Cincinnati	OH	45225-1779	1
218-Marquette Manor and Su	113900	1101	1999 Sutter Ave		1507	Cincinnati	OH	45225-1779	1
218-Marquette Manor and Su	113901	1101	1999 Sutter Ave		1508	Cincinnati	OH	45225-1779	1
218-Marquette Manor and Su	113902	1101	1999 Sutter Ave		1509	Cincinnati	OH	45225-1779	1
218-Marquette Manor and Su	113903	1101	1999 Sutter Ave		1510	Cincinnati	OH	45225-1779	1
218-Marquette Manor and Su	113904	1101	1999 Sutter Ave		1511	Cincinnati	OH	45225-1779	1
210-Findlater Gardens	136027	1301	5318 Winneste Ave		1002	Cincinnati	OH	45232-1133	2
210-Findlater Gardens	136028	1301	5320 Winneste Ave		1003	Cincinnati	OH	45232-1133	3
210-Findlater Gardens	136029	1301	5322 Winneste Ave		1004	Cincinnati	OH	45232-1133	2
210-Findlater Gardens	136030	1302	681 Strand Ln		1005	Cincinnati	OH	45232-1230	4
210-Findlater Gardens	136031	1302	679 Strand Ln		1006	Cincinnati	OH	45232-1230	1
210-Findlater Gardens	136032	1302	677 Strand Ln		1007	Cincinnati	OH	45232-1230	4
210-Findlater Gardens	136033	1302	675 Strand Ln		1008	Cincinnati	OH	45232-1230	1
210-Findlater Gardens	136034	1302	673 Strand Ln		1009	Cincinnati	OH	45232-1230	4
210-Findlater Gardens	136035	1302	671 Strand Ln		1010	Cincinnati	OH	45232-1230	2
210-Findlater Gardens	136036	1303	659 Strand Ln		1011	Cincinnati	OH	45232-1230	5
210-Findlater Gardens	136037	1303	657 Strand Ln		1012	Cincinnati	OH	45232-1230	1
210-Findlater Gardens	136038	1303	655 Strand Ln		1013	Cincinnati	OH	45232-1230	4
210-Findlater Gardens	136039	1303	653 Strand Ln		1014	Cincinnati	OH	45232-1230	1
210-Findlater Gardens	136040	1303	651 Strand Ln		1015	Cincinnati	OH	45232-1230	4
210-Findlater Gardens	136041	1303	649 Strand Ln		1016	Cincinnati	OH	45232-1230	1
210-Findlater Gardens	136042	1304	5325 Holland Dr		1017	Cincinnati	OH	45232-1217	3
210-Findlater Gardens	136043	1304	5323 Holland Dr		1018	Cincinnati	OH	45232-1217	2
210-Findlater Gardens	136044	1305	5322 Holland Dr		1019	Cincinnati	OH	45232-1218	3
210-Findlater Gardens	136045	1305	5324 Holland Dr		1020	Cincinnati	OH	45232-1218	2
210-Findlater Gardens	136046	1306	5336 Holland Dr		1021	Cincinnati	OH	45232-1288	3
210-Findlater Gardens	136047	1306	5340 Holland Dr		1022	Cincinnati	OH	45232-1288	2
210-Findlater Gardens	136048	1306	5344 Holland Dr		1023	Cincinnati	OH	45232-1288	3
210-Findlater Gardens	136049	1306	5348 Holland Dr		1024	Cincinnati	OH	45232-1288	2
210-Findlater Gardens	136050	1307	5352 Holland Dr		1025	Cincinnati	OH	45232-1288	3
210-Findlater Gardens	136051	1307	5356 Holland Dr		1026	Cincinnati	OH	45232-1288	2
210-Findlater Gardens	136052	1308	5364 Holland Dr		1027	Cincinnati	OH	45232-1288	3
210-Findlater Gardens	136053	1308	5370 Holland Dr		1028	Cincinnati	OH	45232-1288	2
210-Findlater Gardens	136054	1308	5376 Holland Dr		1029	Cincinnati	OH	45232-1288	3
210-Findlater Gardens	136055	1308	5382 Holland Dr		1030	Cincinnati	OH	45232-1288	3
210-Findlater Gardens	136056	1309B	5414 Holland Dr		1031	Cincinnati	OH	45232-1220	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
210-Findlater Gardens	136057	1309B	5416 Holland Dr		1032	Cincinnati	OH	45232-1220	2
210-Findlater Gardens	136058	1309B	5418 Holland Dr		1033	Cincinnati	OH	45232-1220	3
210-Findlater Gardens	136059	1309B	5420 Holland Dr		1034	Cincinnati	OH	45232-1220	3
210-Findlater Gardens	136060	1309A	5422 Holland Dr		1035	Cincinnati	OH	45232-1220	6
210-Findlater Gardens	136062	1309A	5426 Holland Dr		1037	Cincinnati	OH	45232-1220	4
210-Findlater Gardens	136063	1309A	5428 Holland Dr		1038	Cincinnati	OH	45232-1220	1
210-Findlater Gardens	136064	1309A	5430 Holland Dr		1039	Cincinnati	OH	45232-1220	4
210-Findlater Gardens	136065	1309A	5432 Holland Dr		1040	Cincinnati	OH	45232-1220	1
210-Findlater Gardens	136066	1310	5436 Holland Dr		1041	Cincinnati	OH	45232-1220	4
210-Findlater Gardens	136067	1310	5438 Holland Dr		1042	Cincinnati	OH	45232-1220	1
210-Findlater Gardens	136068	1310	5440 Holland Dr		1043	Cincinnati	OH	45232-1220	3
210-Findlater Gardens	136069	1310	5442 Holland Dr		1044	Cincinnati	OH	45232-1220	2
210-Findlater Gardens	136070	1310	5444 Holland Dr		1045	Cincinnati	OH	45232-1220	4
210-Findlater Gardens	136071	1310	5446 Holland Dr		1046	Cincinnati	OH	45232-1220	1
210-Findlater Gardens	136072	1311	645 Dutch Colony Dr		1047	Cincinnati	OH	45232-1201	3
210-Findlater Gardens	136073	1311	643 Dutch Colony Dr		1048	Cincinnati	OH	45232-1201	2
210-Findlater Gardens	136074	1311	641 Dutch Colony Dr		1049	Cincinnati	OH	45232-1201	3
210-Findlater Gardens	136075	1311	639 Dutch Colony Dr		1050	Cincinnati	OH	45232-1201	2
210-Findlater Gardens	136076	1312	633 Dutch Colony Dr		1051	Cincinnati	OH	45232-1201	6
210-Findlater Gardens	136078	1312	629 Dutch Colony Dr		1053	Cincinnati	OH	45232-1201	4
210-Findlater Gardens	136079	1312	627 Dutch Colony Dr		1054	Cincinnati	OH	45232-1201	1
210-Findlater Gardens	136080	1312	625 Dutch Colony Dr		1055	Cincinnati	OH	45232-1201	4
210-Findlater Gardens	136081	1312	623 Dutch Colony Dr		1056	Cincinnati	OH	45232-1201	2
210-Findlater Gardens	136082	1313	624 Dutch Colony Dr		1057	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	136083	1313	626 Dutch Colony Dr		1058	Cincinnati	OH	45232-1250	1
210-Findlater Gardens	136084	1313	628 Dutch Colony Dr		1059	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	136085	1313	630 Dutch Colony Dr		1060	Cincinnati	OH	45232-1250	1
210-Findlater Gardens	136086	1313	632 Dutch Colony Dr		1061	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	136087	1313	634 Dutch Colony Dr		1062	Cincinnati	OH	45232-1250	1
210-Findlater Gardens	136088	1314	636 Dutch Colony Dr		1063	Cincinnati	OH	45232-1250	6
210-Findlater Gardens	136090	1314	640 Dutch Colony Dr		1065	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	136091	1314	642 Dutch Colony Dr		1066	Cincinnati	OH	45232-1250	1
210-Findlater Gardens	136092	1314	644 Dutch Colony Dr		1067	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	136093	1314	646 Dutch Colony Dr		1068	Cincinnati	OH	45232-1250	1
210-Findlater Gardens	136094	1315	648 Dutch Colony Dr		1069	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	136095	1315	650 Dutch Colony Dr		1070	Cincinnati	OH	45232-1250	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
210-Findlater Gardens	136096	1315	652 Dutch Colony Dr		1071	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	136097	1315	654 Dutch Colony Dr		1072	Cincinnati	OH	45232-1250	1
210-Findlater Gardens	136098	1315	656 Dutch Colony Dr		1073	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	136099	1315	658 Dutch Colony Dr		1074	Cincinnati	OH	45232-1250	1
210-Findlater Gardens	136100	1316	660 Dutch Colony Dr		1075	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	136101	1316	662 Dutch Colony Dr		1076	Cincinnati	OH	45232-1250	1
210-Findlater Gardens	136102	1316	664 Dutch Colony Dr		1077	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	136103	1316	666 Dutch Colony Dr		1078	Cincinnati	OH	45232-1250	1
210-Findlater Gardens	136104	1316	668 Dutch Colony Dr		1079	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	136105	1316	670 Dutch Colony Dr		1080	Cincinnati	OH	45232-1250	1
210-Findlater Gardens	136106	1317	672 Dutch Colony Dr		1081	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	136107	1317	674 Dutch Colony Dr		1082	Cincinnati	OH	45232-1250	1
210-Findlater Gardens	136108	1317	676 Dutch Colony Dr		1083	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	136109	1317	678 Dutch Colony Dr		1084	Cincinnati	OH	45232-1250	1
210-Findlater Gardens	136110	1317	680 Dutch Colony Dr		1085	Cincinnati	OH	45232-1250	4
210-Findlater Gardens	136111	1317	682 Dutch Colony Dr		1086	Cincinnati	OH	45232-1250	1
210-Findlater Gardens	136112	1318	690 Dutch Colony Dr		1087	Cincinnati	OH	45232-1100	3
210-Findlater Gardens	136113	1318	688 Dutch Colony Dr		1088	Cincinnati	OH	45232-1100	2
210-Findlater Gardens	136114	1318	686 Dutch Colony Dr		1089	Cincinnati	OH	45232-1100	3
210-Findlater Gardens	136115	1318	684 Dutch Colony Dr		1090	Cincinnati	OH	45232-1100	2
210-Findlater Gardens	136116	1319	696 Dutch Colony Dr		1091	Cincinnati	OH	45232-1100	4
210-Findlater Gardens	136117	1319	698 Dutch Colony Dr		1092	Cincinnati	OH	45232-1100	1
210-Findlater Gardens	136118	1319	700 Dutch Colony Dr		1093	Cincinnati	OH	45232-1138	3
210-Findlater Gardens	136119	1319	702 Dutch Colony Dr		1094	Cincinnati	OH	45232-1138	2
210-Findlater Gardens	136120	1319	704 Dutch Colony Dr		1095	Cincinnati	OH	45232-1138	4
210-Findlater Gardens	136121	1319	708 Dutch Colony Dr		1096	Cincinnati	OH	45232-1138	1
210-Findlater Gardens	136122	1320	712 Dutch Colony Dr		1097	Cincinnati	OH	45232-1138	3
210-Findlater Gardens	136123	1320	714 Dutch Colony Dr		1098	Cincinnati	OH	45232-1138	2
210-Findlater Gardens	136124	1320	716 Dutch Colony Dr		1099	Cincinnati	OH	45232-1138	3
210-Findlater Gardens	136125	1320	718 Dutch Colony Dr		1100	Cincinnati	OH	45232-1138	2
210-Findlater Gardens	136126	1321	720 Dutch Colony Dr		1101	Cincinnati	OH	45232-1138	3
210-Findlater Gardens	136127	1321	722 Dutch Colony Dr		1102	Cincinnati	OH	45232-1138	2
210-Findlater Gardens	136128	1321	724 Dutch Colony Dr		1103	Cincinnati	OH	45232-1138	3
210-Findlater Gardens	136129	1321	726 Dutch Colony Dr		1104	Cincinnati	OH	45232-1138	2
210-Findlater Gardens	136130	1322	730 Dutch Colony Dr		1105	Cincinnati	OH	45232-1138	4
210-Findlater Gardens	136131	1322	732 Dutch Colony Dr		1106	Cincinnati	OH	45232-1138	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
210-Findlater Gardens	136132	1322	734 Dutch Colony Dr		1107	Cincinnati	OH	45232-1138	4
210-Findlater Gardens	136133	1322	736 Dutch Colony Dr		1108	Cincinnati	OH	45232-1138	1
210-Findlater Gardens	136134	1322	738 Dutch Colony Dr		1109	Cincinnati	OH	45232-1138	4
210-Findlater Gardens	136135	1322	740 Dutch Colony Dr		1110	Cincinnati	OH	45232-1138	1
210-Findlater Gardens	136136	1323	744 Dutch Colony Dr		1111	Cincinnati	OH	45232-1138	3
210-Findlater Gardens	136137	1323	746 Dutch Colony Dr		1112	Cincinnati	OH	45232-1138	2
210-Findlater Gardens	136138	1323	748 Dutch Colony Dr		1113	Cincinnati	OH	45232-1138	3
210-Findlater Gardens	136139	1323	750 Dutch Colony Dr		1114	Cincinnati	OH	45232-1138	2
210-Findlater Gardens	136140	1324	760 Dutch Colony Dr		1115	Cincinnati	OH	45232-1138	3
210-Findlater Gardens	136141	1324	762 Dutch Colony Dr		1116	Cincinnati	OH	45232-1138	2
210-Findlater Gardens	136142	1324	764 Dutch Colony Dr		1117	Cincinnati	OH	45232-1138	3
210-Findlater Gardens	136143	1324	766 Dutch Colony Dr		1118	Cincinnati	OH	45232-1138	2
210-Findlater Gardens	136144	1325	772 Dutch Colony Dr		1119	Cincinnati	OH	45232-1138	4
210-Findlater Gardens	136145	1325	774 Dutch Colony Dr		1120	Cincinnati	OH	45232-1138	1
210-Findlater Gardens	136146	1325	776 Dutch Colony Dr		1121	Cincinnati	OH	45232-1138	4
210-Findlater Gardens	136147	1325	778 Dutch Colony Dr		1122	Cincinnati	OH	45232-1138	1
210-Findlater Gardens	136148	1325	780 Dutch Colony Dr		1123	Cincinnati	OH	45232-1138	4
210-Findlater Gardens	136149	1325	782 Dutch Colony Dr		1124	Cincinnati	OH	45232-1138	1
210-Findlater Gardens	136150	1326	786 Dutch Colony Dr		1125	Cincinnati	OH	45232-1138	3
210-Findlater Gardens	136151	1326	788 Dutch Colony Dr		1126	Cincinnati	OH	45232-1138	2
210-Findlater Gardens	136152	1326	790 Dutch Colony Dr		1127	Cincinnati	OH	45232-1138	3
210-Findlater Gardens	136153	1326	792 Dutch Colony Dr		1128	Cincinnati	OH	45232-1138	2
210-Findlater Gardens	136154	1327	794 Dutch Colony Dr		1129	Cincinnati	OH	45232-1138	3
210-Findlater Gardens	136155	1327	796 Dutch Colony Dr		1130	Cincinnati	OH	45232-1138	2
210-Findlater Gardens	136156	1327	798 Dutch Colony Dr		1131	Cincinnati	OH	45232-1138	3
210-Findlater Gardens	136157	1327	800 Dutch Colony Dr		1132	Cincinnati	OH	45232-1103	2
210-Findlater Gardens	136158	1328	816 Dutch Colony Dr		1133	Cincinnati	OH	45232-1103	3
210-Findlater Gardens	136160	1328	820 Dutch Colony Dr		1135	Cincinnati	OH	45232-1103	4
210-Findlater Gardens	136161	1328	822 Dutch Colony Dr		1136	Cincinnati	OH	45232-1103	1
210-Findlater Gardens	136162	1328	824 Dutch Colony Dr		1137	Cincinnati	OH	45232-1103	4
210-Findlater Gardens	136163	1328	826 Dutch Colony Dr		1138	Cincinnati	OH	45232-1103	1
210-Findlater Gardens	136164	1329	832 Dutch Colony Dr		1139	Cincinnati	OH	45232-1103	3
210-Findlater Gardens	136165	1329	834 Dutch Colony Dr		1140	Cincinnati	OH	45232-1103	2
210-Findlater Gardens	136166	1329	836 Dutch Colony Dr		1141	Cincinnati	OH	45232-1103	3
210-Findlater Gardens	136167	1329	838 Dutch Colony Dr		1142	Cincinnati	OH	45232-1103	2
210-Findlater Gardens	136168	1330	864 Dutch Colony Dr		1143	Cincinnati	OH	45232-1103	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
210-Findlater Gardens	136169	1330	862 Dutch Colony Dr		1144	Cincinnati	OH	45232-1103	3
210-Findlater Gardens	136170	1330	860 Dutch Colony Dr		1145	Cincinnati	OH	45232-1103	2
210-Findlater Gardens	136171	1330	858 Dutch Colony Dr		1146	Cincinnati	OH	45232-1103	3
210-Findlater Gardens	136172	1331	872 Dutch Colony Dr		1147	Cincinnati	OH	45232-1103	2
210-Findlater Gardens	136173	1331	870 Dutch Colony Dr		1148	Cincinnati	OH	45232-1103	3
210-Findlater Gardens	136174	1331	868 Dutch Colony Dr		1149	Cincinnati	OH	45232-1103	2
210-Findlater Gardens	136175	1331	866 Dutch Colony Dr		1150	Cincinnati	OH	45232-1103	3
210-Findlater Gardens	136176	1332	878 Dutch Colony Dr		1151	Cincinnati	OH	45232-1103	3
210-Findlater Gardens	136177	1332	880 Dutch Colony Dr		1152	Cincinnati	OH	45232-1103	2
210-Findlater Gardens	136178	1332	882 Dutch Colony Dr		1153	Cincinnati	OH	45232-1103	3
210-Findlater Gardens	136179	1332	884 Dutch Colony Dr		1154	Cincinnati	OH	45232-1103	3
210-Findlater Gardens	136180	1333	889 Dutch Colony Dr		1155	Cincinnati	OH	45232-1102	4
210-Findlater Gardens	136181	1333	887 Dutch Colony Dr		1156	Cincinnati	OH	45232-1102	2
210-Findlater Gardens	136182	1333	885 Dutch Colony Dr		1157	Cincinnati	OH	45232-1102	3
210-Findlater Gardens	136183	1333	883 Dutch Colony Dr		1158	Cincinnati	OH	45232-1102	2
210-Findlater Gardens	136184	1334	877 Dutch Colony Dr		1159	Cincinnati	OH	45232-1102	3
210-Findlater Gardens	136185	1334	875 Dutch Colony Dr		1160	Cincinnati	OH	45232-1102	2
210-Findlater Gardens	136186	1334	873 Dutch Colony Dr		1161	Cincinnati	OH	45232-1102	3
210-Findlater Gardens	136187	1334	871 Dutch Colony Dr		1162	Cincinnati	OH	45232-1102	2
210-Findlater Gardens	136188	1335	859 Dutch Colony Dr		1163	Cincinnati	OH	45232-1102	3
210-Findlater Gardens	136189	1335	857 Dutch Colony Dr		1164	Cincinnati	OH	45232-1102	2
210-Findlater Gardens	136190	1335	855 Dutch Colony Dr		1165	Cincinnati	OH	45232-1102	3
210-Findlater Gardens	136191	1335	853 Dutch Colony Dr		1166	Cincinnati	OH	45232-1102	2
210-Findlater Gardens	136192	1336	841 Dutch Colony Dr		1167	Cincinnati	OH	45232-1102	2
210-Findlater Gardens	136193	1336	843 Dutch Colony Dr		1168	Cincinnati	OH	45232-1102	3
210-Findlater Gardens	136194	1336	845 Dutch Colony Dr		1169	Cincinnati	OH	45232-1102	2
210-Findlater Gardens	136195	1336	847 Dutch Colony Dr		1170	Cincinnati	OH	45232-1102	3
210-Findlater Gardens	136196	1337	817 Dutch Colony Dr		1171	Cincinnati	OH	45232-1102	3
210-Findlater Gardens	136197	1337	815 Dutch Colony Dr		1172	Cincinnati	OH	45232-1102	2
210-Findlater Gardens	136198	1337	813 Dutch Colony Dr		1173	Cincinnati	OH	45232-1102	3
210-Findlater Gardens	136199	1337	811 Dutch Colony Dr		1174	Cincinnati	OH	45232-1102	2
210-Findlater Gardens	136200	1339	809 Dutch Colony Dr		1175	Cincinnati	OH	45232-1102	3
210-Findlater Gardens	136201	1339	807 Dutch Colony Dr		1176	Cincinnati	OH	45232-1102	2
210-Findlater Gardens	136202	1338	805 Dutch Colony Dr		1177	Cincinnati	OH	45232-1102	3
210-Findlater Gardens	136203	1338	803 Dutch Colony Dr		1178	Cincinnati	OH	45232-1102	2
210-Findlater Gardens	136204	1339	799 Dutch Colony Dr		1179	Cincinnati	OH	45232-1139	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
210-Findlater Gardens	136205	1339	797 Dutch Colony Dr		1180	Cincinnati	OH	45232-1139	2
210-Findlater Gardens	136206	1339	795 Dutch Colony Dr		1181	Cincinnati	OH	45232-1139	3
210-Findlater Gardens	136207	1339	793 Dutch Colony Dr		1182	Cincinnati	OH	45232-1139	2
210-Findlater Gardens	136208	1340	783 Dutch Colony Dr		1183	Cincinnati	OH	45232-1139	3
210-Findlater Gardens	136209	1340	781 Dutch Colony Dr		1184	Cincinnati	OH	45232-1139	2
210-Findlater Gardens	136210	1341	5449 Hebron Ct		1185	Cincinnati	OH	45232-1104	3
210-Findlater Gardens	136211	1341	5447 Hebron Ct		1186	Cincinnati	OH	45232-1104	2
210-Findlater Gardens	136212	1341	5445 Hebron Ct		1187	Cincinnati	OH	45232-1104	3
210-Findlater Gardens	136213	1341	5443 Hebron Ct		1188	Cincinnati	OH	45232-1104	2
210-Findlater Gardens	136214	1342	5439 Hebron Ct		1189	Cincinnati	OH	45232-1104	3
210-Findlater Gardens	136215	1342	5437 Hebron Ct		1190	Cincinnati	OH	45232-1104	2
210-Findlater Gardens	136216	1343	5435 Hebron Ct		1191	Cincinnati	OH	45232-1104	3
210-Findlater Gardens	136217	1343	5433 Hebron Ct		1192	Cincinnati	OH	45232-1104	2
210-Findlater Gardens	136218	1343	5431 Hebron Ct		1193	Cincinnati	OH	45232-1104	3
210-Findlater Gardens	136219	1343	5429 Hebron Ct		1194	Cincinnati	OH	45232-1104	2
210-Findlater Gardens	136220	1343	5427 Hebron Ct		1195	Cincinnati	OH	45232-1104	4
210-Findlater Gardens	136221	1343	5425 Hebron Ct		1196	Cincinnati	OH	45232-1104	1
210-Findlater Gardens	136222	1344	5423 Hebron Ct		1197	Cincinnati	OH	45232-1104	3
210-Findlater Gardens	136223	1344	5421 Hebron Ct		1198	Cincinnati	OH	45232-1104	2
210-Findlater Gardens	136224	1344	5419 Hebron Ct		1199	Cincinnati	OH	45232-1104	3
210-Findlater Gardens	136225	1344	5417 Hebron Ct		1200	Cincinnati	OH	45232-1104	2
210-Findlater Gardens	136226	1348	5422 Hebron Ct		1201	Cincinnati	OH	45232-1105	3
210-Findlater Gardens	136227	1348	5424 Hebron Ct		1202	Cincinnati	OH	45232-1105	2
210-Findlater Gardens	136228	1350	5426 Hebron Ct		1203	Cincinnati	OH	45232-1105	3
210-Findlater Gardens	136229	1350	5428 Hebron Ct		1204	Cincinnati	OH	45232-1105	2
210-Findlater Gardens	136230	1350	5430 Hebron Ct		1205	Cincinnati	OH	45232-1105	3
210-Findlater Gardens	136231	1350	5432 Hebron Ct		1206	Cincinnati	OH	45232-1105	2
210-Findlater Gardens	136232	1351	5434 Hebron Ct		1207	Cincinnati	OH	45232-1105	3
210-Findlater Gardens	136234	1352	5444 Hebron Ct		1209	Cincinnati	OH	45232-1105	4
210-Findlater Gardens	136235	1352	5446 Hebron Ct		1210	Cincinnati	OH	45232-1105	1
210-Findlater Gardens	136236	1352	5448 Hebron Ct		1211	Cincinnati	OH	45232-1105	4
210-Findlater Gardens	136237	1352	5450 Hebron Ct		1212	Cincinnati	OH	45232-1105	1
210-Findlater Gardens	136238	1352	5452 Hebron Ct		1213	Cincinnati	OH	45232-1105	4
210-Findlater Gardens	136239	1352	5454 Hebron Ct		1214	Cincinnati	OH	45232-1105	1
210-Findlater Gardens	136240	1353A	759 Dutch Colony Dr		1215	Cincinnati	OH	45232-1137	3
210-Findlater Gardens	136241	1353A	757 Dutch Colony Dr		1216	Cincinnati	OH	45232-1137	2

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210-Findlater Gardens	136242	1353A	755 Dutch Colony Dr		1217	Cincinnati	OH	45232-1137	3
210-Findlater Gardens	136243	1353A	753 Dutch Colony Dr		1218	Cincinnati	OH	45232-1137	2
210-Findlater Gardens	136244	1353B	739 Dutch Colony Dr		1219	Cincinnati	OH	45232-1137	4
210-Findlater Gardens	136245	1353B	737 Dutch Colony Dr		1220	Cincinnati	OH	45232-1137	1
210-Findlater Gardens	136246	1353B	735 Dutch Colony Dr		1221	Cincinnati	OH	45232-1137	4
210-Findlater Gardens	136247	1353B	733 Dutch Colony Dr		1222	Cincinnati	OH	45232-1137	1
210-Findlater Gardens	136248	1353B	731 Dutch Colony Dr		1223	Cincinnati	OH	45232-1137	4
210-Findlater Gardens	136249	1353B	729 Dutch Colony Dr		1224	Cincinnati	OH	45232-1137	2
210-Findlater Gardens	136250	1354	709 Dutch Colony Dr		1225	Cincinnati	OH	45232-1137	3
210-Findlater Gardens	136252	1355	705 Dutch Colony Dr		1227	Cincinnati	OH	45232-1137	4
210-Findlater Gardens	136253	1355	703 Dutch Colony Dr		1228	Cincinnati	OH	45232-1137	1
210-Findlater Gardens	136254	1355	701 Dutch Colony Dr		1229	Cincinnati	OH	45232-1137	4
210-Findlater Gardens	136255	1355	697 Dutch Colony Dr		1230	Cincinnati	OH	45232-1137	1
210-Findlater Gardens	136256	1355	695 Dutch Colony Dr		1231	Cincinnati	OH	45232-1137	4
210-Findlater Gardens	136257	1355	693 Dutch Colony Dr		1232	Cincinnati	OH	45232-1137	1
210-Findlater Gardens	136258	1356	691 Dutch Colony Dr		1233	Cincinnati	OH	45232-1137	3
210-Findlater Gardens	136259	1356	689 Dutch Colony Dr		1234	Cincinnati	OH	45232-1137	2
210-Findlater Gardens	136260	1357	5447 Winneste Ave		1235	Cincinnati	OH	45232-1134	3
210-Findlater Gardens	136261	1357	5445 Winneste Ave		1236	Cincinnati	OH	45232-1134	2
210-Findlater Gardens	136262	1358	5443 Winneste Ave		1237	Cincinnati	OH	45232-1134	3
210-Findlater Gardens	136263	1358	5441 Winneste Ave		1238	Cincinnati	OH	45232-1134	2
210-Findlater Gardens	136264	1358	5439 Winneste Ave		1239	Cincinnati	OH	45232-1134	3
210-Findlater Gardens	136265	1358	5437 Winneste Ave		1240	Cincinnati	OH	45232-1134	2
210-Findlater Gardens	136266	1359	5435 Winneste Ave		1241	Cincinnati	OH	45232-1134	3
210-Findlater Gardens	136267	1359	5433 Winneste Ave		1242	Cincinnati	OH	45232-1134	2
210-Findlater Gardens	136268	1359	5431 Winneste Ave		1243	Cincinnati	OH	45232-1134	3
210-Findlater Gardens	136269	1359	5429 Winneste Ave		1244	Cincinnati	OH	45232-1134	2
210-Findlater Gardens	136270	1360	5427 Winneste Ave		1245	Cincinnati	OH	45232-1134	3
210-Findlater Gardens	136271	1360	5425 Winneste Ave		1246	Cincinnati	OH	45232-1134	2
210-Findlater Gardens	136272	1360	5423 Winneste Ave		1247	Cincinnati	OH	45232-1134	3
210-Findlater Gardens	136273	1360	5421 Winneste Ave		1248	Cincinnati	OH	45232-1134	3
210-Findlater Gardens	136274	1361	5417 Winneste Ave		1249	Cincinnati	OH	45232-1134	3
210-Findlater Gardens	136276	1361	5407 Winneste Ave		1251	Cincinnati	OH	45232-1134	4
210-Findlater Gardens	136277	1361	5403 Winneste Ave		1252	Cincinnati	OH	45232-1134	1
210-Findlater Gardens	136278	1361	5399 Winneste Ave		1253	Cincinnati	OH	45232-1132	4
210-Findlater Gardens	136279	1361	5397 Winneste Ave		1254	Cincinnati	OH	45232-1132	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
210-Findlater Gardens	136280	1362	5391 Winneste Ave		1255	Cincinnati	OH	45232-1132	3
210-Findlater Gardens	136281	1362	5389 Winneste Ave		1256	Cincinnati	OH	45232-1132	2
210-Findlater Gardens	136282	1362	5387 Winneste Ave		1257	Cincinnati	OH	45232-1132	3
210-Findlater Gardens	136283	1362	5385 Winneste Ave		1258	Cincinnati	OH	45232-1132	2
210-Findlater Gardens	136284	1363B	5381 Winneste Ave		1259	Cincinnati	OH	45232-1132	3
210-Findlater Gardens	136286	1363B	5371 Winneste Ave		1261	Cincinnati	OH	45232-1132	4
210-Findlater Gardens	136287	1363B	5363 Winneste Ave		1262	Cincinnati	OH	45232-1132	1
210-Findlater Gardens	136288	1363B	5357 Winneste Ave		1263	Cincinnati	OH	45232-1132	4
210-Findlater Gardens	136289	1363B	5351 Winneste Ave		1264	Cincinnati	OH	45232-1132	1
210-Findlater Gardens	136290	1363A	5339 Winneste Ave		1265	Cincinnati	OH	45232-1132	4
210-Findlater Gardens	136291	1363A	5337 Winneste Ave		1266	Cincinnati	OH	45232-1132	1
210-Findlater Gardens	136292	1363A	5335 Winneste Ave		1267	Cincinnati	OH	45232-1132	4
210-Findlater Gardens	136293	1363A	5333 Winneste Ave		1268	Cincinnati	OH	45232-1132	1
210-Findlater Gardens	136294	1363A	5331 Winneste Ave		1269	Cincinnati	OH	45232-1132	3
210-Findlater Gardens	136295	1363A	5329 Winneste Ave		1270	Cincinnati	OH	45232-1132	2
210-Findlater Gardens	136296	1364	5332 Winneste Ave		1271	Cincinnati	OH	45232-1142	3
210-Findlater Gardens	136297	1364	5334 Winneste Ave		1272	Cincinnati	OH	45232-1142	2
210-Findlater Gardens	136298	1364	5336 Winneste Ave		1273	Cincinnati	OH	45232-1142	3
210-Findlater Gardens	136299	1364	5338 Winneste Ave		1274	Cincinnati	OH	45232-1142	2
210-Findlater Gardens	136300	1365	5340 Winneste Ave		1275	Cincinnati	OH	45232-1142	3
210-Findlater Gardens	136301	1365	5342 Winneste Ave		1276	Cincinnati	OH	45232-1142	2
210-Findlater Gardens	136302	1366	5352 Winneste Ave		1277	Cincinnati	OH	45232-1142	4
210-Findlater Gardens	136303	1366	5354 Winneste Ave		1278	Cincinnati	OH	45232-1142	1
210-Findlater Gardens	136304	1366	5356 Winneste Ave		1279	Cincinnati	OH	45232-1142	3
210-Findlater Gardens	136305	1366	5358 Winneste Ave		1280	Cincinnati	OH	45232-1142	2
210-Findlater Gardens	136306	1366	5360 Winneste Ave		1281	Cincinnati	OH	45232-1142	4
210-Findlater Gardens	136307	1366	5362 Winneste Ave		1282	Cincinnati	OH	45232-1142	1
210-Findlater Gardens	136308	1367	5364 Winneste Ave		1283	Cincinnati	OH	45232-1142	3
210-Findlater Gardens	136309	1367	5366 Winneste Ave		1284	Cincinnati	OH	45232-1142	2
210-Findlater Gardens	136310	1367	5368 Winneste Ave		1285	Cincinnati	OH	45232-1142	3
210-Findlater Gardens	136311	1367	5370 Winneste Ave		1286	Cincinnati	OH	45232-1142	2
210-Findlater Gardens	136312	1368	5372 Winneste Ave		1287	Cincinnati	OH	45232-1142	4
210-Findlater Gardens	136313	1368	5374 Winneste Ave		1288	Cincinnati	OH	45232-1142	1
210-Findlater Gardens	136314	1368	5376 Winneste Ave		1289	Cincinnati	OH	45232-1142	4
210-Findlater Gardens	136315	1368	5378 Winneste Ave		1290	Cincinnati	OH	45232-1142	1
210-Findlater Gardens	136316	1368	5380 Winneste Ave		1291	Cincinnati	OH	45232-1142	4

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
210-Findlater Gardens	136317	1368	5382 Winneste Ave		1292	Cincinnati	OH	45232-1142	1
210-Findlater Gardens	136318	1369	5394 Winneste Ave		1293	Cincinnati	OH	45232-1142	3
210-Findlater Gardens	136319	1369	5396 Winneste Ave		1294	Cincinnati	OH	45232-1142	2
210-Findlater Gardens	136320	1369	5398 Winneste Ave		1295	Cincinnati	OH	45232-1142	4
210-Findlater Gardens	136321	1369	5400 Winneste Ave		1296	Cincinnati	OH	45232-1135	1
210-Findlater Gardens	136322	1369	5402 Winneste Ave		1297	Cincinnati	OH	45232-1135	4
210-Findlater Gardens	136323	1369	5404 Winneste Ave		1298	Cincinnati	OH	45232-1135	1
210-Findlater Gardens	136324	1370	5406 Winneste Ave		1299	Cincinnati	OH	45232-1135	4
210-Findlater Gardens	136326	1370	5410 Winneste Ave		1301	Cincinnati	OH	45232-1135	4
210-Findlater Gardens	136327	1370	5412 Winneste Ave		1302	Cincinnati	OH	45232-1135	1
210-Findlater Gardens	136328	1370	5414 Winneste Ave		1303	Cincinnati	OH	45232-1135	4
210-Findlater Gardens	136329	1370	5416 Winneste Ave		1304	Cincinnati	OH	45232-1135	1
210-Findlater Gardens	136330	1371	5418 Winneste Ave		1305	Cincinnati	OH	45232-1135	3
210-Findlater Gardens	136331	1371	5420 Winneste Ave		1306	Cincinnati	OH	45232-1135	2
210-Findlater Gardens	136332	1371	5422 Winneste Ave		1307	Cincinnati	OH	45232-1135	3
210-Findlater Gardens	136333	1371	5424 Winneste Ave		1308	Cincinnati	OH	45232-1135	2
210-Findlater Gardens	136334	1372	5426 Winneste Ave		1309	Cincinnati	OH	45232-1135	3
210-Findlater Gardens	136335	1372	5430 Winneste Ave		1310	Cincinnati	OH	45232-1135	2
210-Findlater Gardens	136336	1372	5432 Winneste Ave		1311	Cincinnati	OH	45232-1135	3
210-Findlater Gardens	136337	1372	5434 Winneste Ave		1312	Cincinnati	OH	45232-1135	2
210-Findlater Gardens	136338	1373	5436 Winneste Ave		1313	Cincinnati	OH	45232-1135	3
210-Findlater Gardens	136339	1373	5438 Winneste Ave		1314	Cincinnati	OH	45232-1135	2
210-Findlater Gardens	136340	1373	5440 Winneste Ave		1315	Cincinnati	OH	45232-1135	3
210-Findlater Gardens	136341	1373	5442 Winneste Ave		1316	Cincinnati	OH	45232-1135	2
210-Findlater Gardens	136342	1374	5444 Winneste Ave		1317	Cincinnati	OH	45232-1135	3
210-Findlater Gardens	136343	1374	5446 Winneste Ave		1318	Cincinnati	OH	45232-1135	2
210-Findlater Gardens	136344	1375	5448 Winneste Ave		1319	Cincinnati	OH	45232-1135	3
210-Findlater Gardens	136345	1375	5450 Winneste Ave		1320	Cincinnati	OH	45232-1135	2
210-Findlater Gardens	136346	1375	5452 Winneste Ave		1321	Cincinnati	OH	45232-1135	3
210-Findlater Gardens	136347	1375	5454 Winneste Ave		1322	Cincinnati	OH	45232-1135	2
210-Findlater Gardens	136348	1376	667 Dutch Colony Dr		1323	Cincinnati	OH	45232-1228	3
210-Findlater Gardens	136349	1376	665 Dutch Colony Dr		1324	Cincinnati	OH	45232-1228	2
210-Findlater Gardens	136350	1376	663 Dutch Colony Dr		1325	Cincinnati	OH	45232-1228	3
210-Findlater Gardens	136351	1376	661 Dutch Colony Dr		1326	Cincinnati	OH	45232-1228	2
210-Findlater Gardens	136352	1377	5449 Holland Dr		1327	Cincinnati	OH	45232-1219	3
210-Findlater Gardens	136353	1377	5447 Holland Dr		1328	Cincinnati	OH	45232-1219	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
210-Findlater Gardens	136354	1378	5441 Holland Dr		1329	Cincinnati	OH	45232-1219	3
210-Findlater Gardens	136355	1378	5439 Holland Dr		1330	Cincinnati	OH	45232-1219	2
210-Findlater Gardens	136356	1379	5433 Holland Dr		1331	Cincinnati	OH	45232-1219	3
210-Findlater Gardens	136357	1379	5431 Holland Dr		1332	Cincinnati	OH	45232-1219	2
210-Findlater Gardens	136358	1379	5429 Holland Dr		1333	Cincinnati	OH	45232-1219	3
210-Findlater Gardens	136359	1379	5427 Holland Dr		1334	Cincinnati	OH	45232-1219	3
210-Findlater Gardens	136360	1380	5425 Holland Dr		1335	Cincinnati	OH	45232-1219	3
210-Findlater Gardens	136361	1380	5423 Holland Dr		1336	Cincinnati	OH	45232-1219	2
210-Findlater Gardens	136362	1380	5421 Holland Dr		1337	Cincinnati	OH	45232-1219	3
210-Findlater Gardens	136363	1380	5419 Holland Dr		1338	Cincinnati	OH	45232-1219	2
210-Findlater Gardens	136364	1381	5407 Holland Dr		1339	Cincinnati	OH	45232-1219	3
210-Findlater Gardens	136365	1381	5405 Holland Dr		1340	Cincinnati	OH	45232-1219	2
210-Findlater Gardens	136366	1381	5403 Holland Dr		1341	Cincinnati	OH	45232-1219	3
210-Findlater Gardens	136367	1381	5401 Holland Dr		1342	Cincinnati	OH	45232-1219	3
210-Findlater Gardens	136368	1382	5399 Holland Dr		1343	Cincinnati	OH	45232-1219	3
210-Findlater Gardens	136369	1382	5397 Holland Dr		1344	Cincinnati	OH	45232-1219	2
210-Findlater Gardens	136370	1382	5395 Holland Dr		1345	Cincinnati	OH	45232-1219	3
210-Findlater Gardens	136371	1382	5393 Holland Dr		1346	Cincinnati	OH	45232-1219	2
210-Findlater Gardens	136372	1383	5381 Holland Dr		1347	Cincinnati	OH	45232-1219	4
210-Findlater Gardens	136373	1383	5379 Holland Dr		1348	Cincinnati	OH	45232-1219	1
210-Findlater Gardens	136374	1383	5377 Holland Dr		1349	Cincinnati	OH	45232-1219	3
210-Findlater Gardens	136375	1383	5375 Holland Dr		1350	Cincinnati	OH	45232-1219	2
210-Findlater Gardens	136376	1383	5373 Holland Dr		1351	Cincinnati	OH	45232-1219	4
210-Findlater Gardens	136377	1383	5371 Holland Dr		1352	Cincinnati	OH	45232-1219	1
210-Findlater Gardens	136378	1384	5369 Holland Dr		1353	Cincinnati	OH	45232-1219	3
210-Findlater Gardens	136379	1384	5367 Holland Dr		1354	Cincinnati	OH	45232-1219	2
210-Findlater Gardens	136380	1384	5365 Holland Dr		1355	Cincinnati	OH	45232-1219	3
210-Findlater Gardens	136381	1384	5363 Holland Dr		1356	Cincinnati	OH	45232-1219	2
210-Findlater Gardens	136382	1385	5361 Holland Dr		1357	Cincinnati	OH	45232-1219	4
210-Findlater Gardens	136383	1385	5359 Holland Dr		1358	Cincinnati	OH	45232-1219	1
210-Findlater Gardens	136384	1385	5357 Holland Dr		1359	Cincinnati	OH	45232-1219	4
210-Findlater Gardens	136385	1385	5355 Holland Dr		1360	Cincinnati	OH	45232-1219	1
210-Findlater Gardens	136386	1385	5353 Holland Dr		1361	Cincinnati	OH	45232-1219	4
210-Findlater Gardens	136387	1385	5351 Holland Dr		1362	Cincinnati	OH	45232-1219	1
210-Findlater Gardens	136388	1386	640 Strand Ln		1363	Cincinnati	OH	45232-1229	3
210-Findlater Gardens	136389	1386	642 Strand Ln		1364	Cincinnati	OH	45232-1229	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
210-Findlater Gardens	136390	1386	644 Strand Ln		1365	Cincinnati	OH	45232-1229	3
210-Findlater Gardens	136391	1386	646 Strand Ln		1366	Cincinnati	OH	45232-1229	2
210-Findlater Gardens	136392	1387	654 Strand Ln		1367	Cincinnati	OH	45232-1229	3
210-Findlater Gardens	136393	1387	656 Strand Ln		1368	Cincinnati	OH	45232-1229	2
210-Findlater Gardens	136394	1387	658 Strand Ln		1369	Cincinnati	OH	45232-1229	3
210-Findlater Gardens	136395	1387	660 Strand Ln		1370	Cincinnati	OH	45232-1229	2
210-Findlater Gardens	136396	1388	668 Strand Ln		1371	Cincinnati	OH	45232-1229	3
210-Findlater Gardens	136398	1388	672 Strand Ln		1373	Cincinnati	OH	45232-1229	4
210-Findlater Gardens	136399	1388	674 Strand Ln		1374	Cincinnati	OH	45232-1229	1
210-Findlater Gardens	136400	1388	676 Strand Ln		1375	Cincinnati	OH	45232-1229	4
210-Findlater Gardens	136401	1388	678 Strand Ln		1376	Cincinnati	OH	45232-1229	2
218-Marquette Manor and Su	141503	14A01	1773 Bleecker Ln		751	Cincinnati	OH	45225-1703	2
218-Marquette Manor and Su	141504	14A01	1771 Bleecker Ln		752	Cincinnati	OH	45225-1703	3
218-Marquette Manor and Su	141505	14A01	1769 Bleecker Ln		753	Cincinnati	OH	45225-1703	2
218-Marquette Manor and Su	141506	14A01	1767 Bleecker Ln		754	Cincinnati	OH	45225-1703	3
218-Marquette Manor and Su	141507	14A01	1765 Bleecker Ln		755	Cincinnati	OH	45225-1703	2
218-Marquette Manor and Su	141508	14A01	1763 Bleecker Ln		756	Cincinnati	OH	45225-1703	3
218-Marquette Manor and Su	141509	14C01	1761 Bleecker Ln		757	Cincinnati	OH	45225-1703	1
218-Marquette Manor and Su	141510	14C01	1759 Bleecker Ln		758	Cincinnati	OH	45225-1703	4
218-Marquette Manor and Su	141511	14C02	1757 Bleecker Ln		759	Cincinnati	OH	45225-1703	4
218-Marquette Manor and Su	141512	14C03	1755 Bleecker Ln		760	Cincinnati	OH	45225-1703	1
218-Marquette Manor and Su	141513	14B01	1751 Bleecker Ln		761	Cincinnati	OH	45225-1703	1
218-Marquette Manor and Su	141514	14B01	1749 Bleecker Ln		762	Cincinnati	OH	45225-1703	4
218-Marquette Manor and Su	141515	14B01	1747 Bleecker Ln		763	Cincinnati	OH	45225-1703	2
218-Marquette Manor and Su	141516	14B01	1745 Bleecker Ln		764	Cincinnati	OH	45225-1703	3
218-Marquette Manor and Su	141517	14B02	1743 Bleecker Ln		765	Cincinnati	OH	45225-1703	2
218-Marquette Manor and Su	141518	14B02	1741 Bleecker Ln		766	Cincinnati	OH	45225-1703	3
218-Marquette Manor and Su	141519	14B02	1739 Bleecker Ln		767	Cincinnati	OH	45225-1703	1
218-Marquette Manor and Su	141520	14B02	1737 Bleecker Ln		768	Cincinnati	OH	45225-1703	4
218-Marquette Manor and Su	141521	14A02	1735 Bleecker Ln		769	Cincinnati	OH	45225-	1
218-Marquette Manor and Su	141522	14A02	1731 Bleecker Ln		770	Cincinnati	OH	45225-	4
218-Marquette Manor and Su	141523	14A02	1729 Bleecker Ln		771	Cincinnati	OH	45225-	2
218-Marquette Manor and Su	141524	14A02	1725 Bleecker Ln		772	Cincinnati	OH	45225-	3
218-Marquette Manor and Su	141525	14A02	1723 Bleecker Ln		773	Cincinnati	OH	45225-	2
218-Marquette Manor and Su	141526	14A02	1721 Bleecker Ln		774	Cincinnati	OH	45225-	3
218-Marquette Manor and Su	141531	14A03	1978 Knob Ct		783	Cincinnati	OH	45225-1758	2

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218-Marquette Manor and Su	141532	14A03	1982 Knob Ct		784	Cincinnati	OH	45225-1758	2
218-Marquette Manor and Su	141533	14A03	1984 Knob Ct		785	Cincinnati	OH	45225-1758	2
218-Marquette Manor and Su	141534	14A03	1986 Knob Ct		786	Cincinnati	OH	45225-1758	3
218-Marquette Manor and Su	141535	14A03	1988 Knob Ct		787	Cincinnati	OH	45225-1758	2
218-Marquette Manor and Su	141536	14A03	1990 Knob Ct		788	Cincinnati	OH	45225-1758	3
218-Marquette Manor and Su	141537	14A04	1992 Knob Ct		789	Cincinnati	OH	45225-1758	1
218-Marquette Manor and Su	141538	14A04	1994 Knob Ct		790	Cincinnati	OH	45225-1758	4
218-Marquette Manor and Su	141539	14A04	1996 Knob Ct		791	Cincinnati	OH	45225-1758	1
218-Marquette Manor and Su	141540	14A04	1998 Knob Ct		792	Cincinnati	OH	45225-1758	4
218-Marquette Manor and Su	141541	14A04	2000 Knob Ct		793	Cincinnati	OH	45225-1710	1
218-Marquette Manor and Su	141542	14A04	2004 Knob Ct		794	Cincinnati	OH	45225-1710	4
218-Marquette Manor and Su	141543	14A05	2006 Knob Ct		795	Cincinnati	OH	45225-1710	2
218-Marquette Manor and Su	141544	14A05	2008 Knob Ct		796	Cincinnati	OH	45225-1710	3
218-Marquette Manor and Su	141545	14A05	2010 Knob Ct		797	Cincinnati	OH	45225-1710	2
218-Marquette Manor and Su	141546	14A05	2012 Knob Ct		798	Cincinnati	OH	45225-1710	3
218-Marquette Manor and Su	141547	14A05	2014 Knob Ct		799	Cincinnati	OH	45225-1710	2
218-Marquette Manor and Su	141548	14A05	2016 Knob Ct		800	Cincinnati	OH	45225-1710	3
218-Marquette Manor and Su	141549	14A06	2019 Knob Ct		801	Cincinnati	OH	45225-1709	2
218-Marquette Manor and Su	141550	14A06	2017 Knob Ct		802	Cincinnati	OH	45225-1709	3
218-Marquette Manor and Su	141551	14A06	2015 Knob Ct		803	Cincinnati	OH	45225-1709	2
218-Marquette Manor and Su	141552	14A06	2013 Knob Ct		804	Cincinnati	OH	45225-1709	3
218-Marquette Manor and Su	141553	14A06	2011 Knob Ct		805	Cincinnati	OH	45225-1709	6
218-Marquette Manor and Su	141554	14A06	2009 Knob Ct		806	Cincinnati	OH	45225-1709	0
218-Marquette Manor and Su	141555	14A07	2005 Knob Ct		807	Cincinnati	OH	45225-1709	2
218-Marquette Manor and Su	141556	14A07	2003 Knob Ct		808	Cincinnati	OH	45225-1709	3
218-Marquette Manor and Su	141557	14A07	2001 Knob Ct		809	Cincinnati	OH	45225-1709	2
218-Marquette Manor and Su	141558	14A07	1999 Knob Ct		810	Cincinnati	OH	45225-1707	3
218-Marquette Manor and Su	141559	14A07	1997 Knob Ct		811	Cincinnati	OH	45225-1707	2
218-Marquette Manor and Su	141560	14A07	1995 Knob Ct		812	Cincinnati	OH	45225-1707	3
218-Marquette Manor and Su	141561	14A08	1993 Knob Ct		813	Cincinnati	OH	45225-1707	2
218-Marquette Manor and Su	141562	14A08	1991 Knob Ct		814	Cincinnati	OH	45225-1707	3
218-Marquette Manor and Su	141563	14A08	1989 Knob Ct		815	Cincinnati	OH	45225-1707	2
218-Marquette Manor and Su	141564	14A08	1987 Knob Ct		816	Cincinnati	OH	45225-1707	3
218-Marquette Manor and Su	141565	14A08	1985 Knob Ct		817	Cincinnati	OH	45225-1707	2
218-Marquette Manor and Su	141566	14A08	1981 Knob Ct		818	Cincinnati	OH	45225-1707	2
218-Marquette Manor and Su	141567	14B05	1979 Knob Ct		819	Cincinnati	OH	45225-1707	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
218-Marquette Manor and Su	141568	14B05	1977 Knob Ct		820	Cincinnati	OH	45225-1707	4
218-Marquette Manor and Su	141569	14B05	1975 Knob Ct		821	Cincinnati	OH	45225-1707	1
218-Marquette Manor and Su	141570	14B05	1973 Knob Ct		822	Cincinnati	OH	45225-1707	4
218-Marquette Manor and Su	141571	14A09	1971 Knob Ct		823	Cincinnati	OH	45225-1707	1
218-Marquette Manor and Su	141572	14A09	1969 Knob Ct		824	Cincinnati	OH	45225-1707	4
218-Marquette Manor and Su	141573	14A09	1967 Knob Ct		825	Cincinnati	OH	45225-1707	1
218-Marquette Manor and Su	141574	14A09	1965 Knob Ct		826	Cincinnati	OH	45225-1707	4
218-Marquette Manor and Su	141575	14A09	1963 Knob Ct		827	Cincinnati	OH	45225-1707	2
218-Marquette Manor and Su	141576	14A09	1961 Knob Ct		828	Cincinnati	OH	45225-1707	2
218-Marquette Manor and Su	141577	14B06	1959 Knob Ct		829	Cincinnati	OH	45225-1707	1
218-Marquette Manor and Su	141578	14B06	1957 Knob Ct		830	Cincinnati	OH	45225-1707	4
218-Marquette Manor and Su	141579	14B06	1955 Knob Ct		831	Cincinnati	OH	45225-1707	2
218-Marquette Manor and Su	141580	14B06	1953 Knob Ct		832	Cincinnati	OH	45225-1707	3
218-Marquette Manor and Su	141581	14C02	1951 Knob Ct		833	Cincinnati	OH	45225-1707	1
218-Marquette Manor and Su	141582	14C02	1949 Knob Ct		834	Cincinnati	OH	45225-1707	4
218-Marquette Manor and Su	141583	14C02	1947 Knob Ct		835	Cincinnati	OH	45225-1707	4
218-Marquette Manor and Su	141584	14C02	1945 Knob Ct		836	Cincinnati	OH	45225-1707	1
218-Marquette Manor and Su	141585	14A10	1943 Knob Ct		837	Cincinnati	OH	45225-1707	2
218-Marquette Manor and Su	141586	14A10	1941 Knob Ct		838	Cincinnati	OH	45225-1707	3
218-Marquette Manor and Su	141587	14A10	1939 Knob Ct		839	Cincinnati	OH	45225-1707	2
218-Marquette Manor and Su	141588	14A10	1937 Knob Ct		840	Cincinnati	OH	45225-1707	3
218-Marquette Manor and Su	141589	14A10	1935 Knob Ct		841	Cincinnati	OH	45225-1707	2
218-Marquette Manor and Su	141590	14A10	1933 Knob Ct		842	Cincinnati	OH	45225-1707	3
218-Marquette Manor and Su	141591	14B07	1925 Knob Ct		843	Cincinnati	OH	45225-1707	2
218-Marquette Manor and Su	141592	14B07	1927 Knob Ct		844	Cincinnati	OH	45225-1707	3
218-Marquette Manor and Su	141593	14B07	1929 Knob Ct		845	Cincinnati	OH	45225-1707	1
218-Marquette Manor and Su	141594	14B07	1931 Knob Ct		846	Cincinnati	OH	45225-1707	4
218-Marquette Manor and Su	141595	14C03	1923 Knob Ct		847	Cincinnati	OH	45225-1707	1
218-Marquette Manor and Su	141596	14C03	1921 Knob Ct		848	Cincinnati	OH	45225-1707	4
218-Marquette Manor and Su	141597	14C04	1919 Knob Ct		849	Cincinnati	OH	45225-1707	4
218-Marquette Manor and Su	141598	14C03	1915 Knob Ct		850	Cincinnati	OH	45225-1707	1
218-Marquette Manor and Su	141599	14A11	1911 Knob Ct		851	Cincinnati	OH	45225-1707	2
218-Marquette Manor and Su	141600	14A11	1909 Knob Ct		852	Cincinnati	OH	45225-1707	3
218-Marquette Manor and Su	141601	14A11	1907 Knob Ct		853	Cincinnati	OH	45225-1707	1
218-Marquette Manor and Su	141602	14A11	1905 Knob Ct		854	Cincinnati	OH	45225-1707	4
218-Marquette Manor and Su	141603	14A11	1903 Knob Ct		855	Cincinnati	OH	45225-1707	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
218-Marquette Manor and Su	141604	14A11	1901 Knob Ct		856	Cincinnati	OH	45225-1707	4
218-Marquette Manor and Su	141605	14A12	1750 Bleecker Ln		857	Cincinnati	OH	45225-1755	1
218-Marquette Manor and Su	141606	14A12	1752 Bleecker Ln		858	Cincinnati	OH	45225-1755	4
218-Marquette Manor and Su	141607	14A12	1754 Bleecker Ln		859	Cincinnati	OH	45225-1755	1
218-Marquette Manor and Su	141608	14A12	1756 Bleecker Ln		860	Cincinnati	OH	45225-1755	4
218-Marquette Manor and Su	141609	14A12	1758 Bleecker Ln		861	Cincinnati	OH	45225-1755	1
218-Marquette Manor and Su	141610	14A12	1760 Bleecker Ln		862	Cincinnati	OH	45225-1755	4
218-Marquette Manor and Su	141611	14A13	1736 Bleecker Ln		863	Cincinnati	OH	45225-1704	3
218-Marquette Manor and Su	141612	14A13	1734 Bleecker Ln		864	Cincinnati	OH	45225-1704	2
218-Marquette Manor and Su	141613	14A13	1732 Bleecker Ln		865	Cincinnati	OH	45225-1704	3
218-Marquette Manor and Su	141614	14A13	1728 Bleecker Ln		866	Cincinnati	OH	45225-1704	2
218-Marquette Manor and Su	141615	14A13	1726 Bleecker Ln		867	Cincinnati	OH	45225-1704	3
218-Marquette Manor and Su	141616	14A13	1722 Bleecker Ln		868	Cincinnati	OH	45225-1704	2
218-Marquette Manor and Su	141617	14A14	1720 Bleecker Ln		869	Cincinnati	OH	45225-1704	3
218-Marquette Manor and Su	141618	14A14	1718 Bleecker Ln		870	Cincinnati	OH	45225-1704	2
218-Marquette Manor and Su	141619	14A14	1716 Bleecker Ln		871	Cincinnati	OH	45225-1704	3
218-Marquette Manor and Su	141620	14A14	1712 Bleecker Ln		872	Cincinnati	OH	45225-1704	2
218-Marquette Manor and Su	141621	14A14	1710 Bleecker Ln		873	Cincinnati	OH	45225-1704	3
218-Marquette Manor and Su	141622	14A14	1708 Bleecker Ln		874	Cincinnati	OH	45225-1704	2
218-Marquette Manor and Su	141623	14C04	1958 Knob Ct		875	Cincinnati	OH	45225-1708	1
218-Marquette Manor and Su	141624	14C04	1956 Knob Ct		876	Cincinnati	OH	45225-1708	4
218-Marquette Manor and Su	141625	14C04	1954 Knob Ct		877	Cincinnati	OH	45225-1708	4
218-Marquette Manor and Su	141626	14C04	1952 Knob Ct		878	Cincinnati	OH	45225-1708	1
218-Marquette Manor and Su	141627	14A15	1920 Knob Ct		879	Cincinnati	OH	45225-1708	3
218-Marquette Manor and Su	141628	14A15	1918 Knob Ct		880	Cincinnati	OH	45225-1708	2
218-Marquette Manor and Su	141629	14A15	1916 Knob Ct		881	Cincinnati	OH	45225-1708	3
218-Marquette Manor and Su	141630	14A15	1914 Knob Ct		882	Cincinnati	OH	45225-1708	2
218-Marquette Manor and Su	141631	14A15	1912 Knob Ct		883	Cincinnati	OH	45225-1708	3
218-Marquette Manor and Su	141632	14A15	1910 Knob Ct		884	Cincinnati	OH	45225-1708	2
208-SS Avondale/Walnut Hill	163001	1601	3064 Mathers St		3001	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163002	1601	3064 Mathers St		3002	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163003	1601	3062 Mathers St		3003	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163004	1601	3062 Mathers St		3004	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163005	1602	3060 Mathers St		3005	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163006	1602	3060 Mathers St		3006	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163007	1602	3058 Mathers St		3007	Cincinnati	OH	45206-1025	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
208-SS Avondale/Walnut Hill	163008	1602	3058 Mathers St		3008	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163009	1602	3056 Mathers St		3009	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163010	1602	3056 Mathers St		3010	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163011	1602	3054 Mathers St		3011	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163012	1602	3054 Mathers St		3012	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163013	1602	3052 Mathers St		3013	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163014	1602	3052 Mathers St		3014	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163015	1602	3050 Mathers St		3015	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163016	1602	3050 Mathers St		3016	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163017	1603	3048 Mathers St		3017	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163018	1603	3048 Mathers St		3018	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163019	1603	3046 Mathers St		3019	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163020	1603	3046 Mathers St		3020	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163021	1603	3044 Mathers St		3021	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163022	1603	3044 Mathers St		3022	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163023	1603	3042 Mathers St		3023	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163024	1603	3042 Mathers St		3024	Cincinnati	OH	45206-1025	2
208-SS Avondale/Walnut Hill	163025	1604	3065 Walters St		3025	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163026	1604	3067 Walters St		3026	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163027	1604	3069 Walters St		3027	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163028	1604	3071 Walters St		3028	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163029	1605	3063 Walters St		3029	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163030	1605	3061 Walters St		3030	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163031	1605	3059 Walters St		3031	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163032	1605	3057 Walters St		3032	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163033	1606	3055 Walters St		3033	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163034	1606	3053 Walters St		3034	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163035	1606	3051 Walters St		3035	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163036	1606	3049 Walters St		3036	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163037	1606	3047 Walters St		3037	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163038	1606	3045 Walters St		3038	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163039	1607	3041 Walters St		3039	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163040	1607	3039 Walters St		3040	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163041	1607	3037 Walters St		3041	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163042	1607	3035 Walters St		3042	Cincinnati	OH	45206-1039	3
208-SS Avondale/Walnut Hill	163043	1608	3040 Mathers St		3043	Cincinnati	OH	45206-1033	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
208-SS Avondale/Walnut Hill	163044	1608	3038 Mathers St		3044	Cincinnati	OH	45206-1033	4
208-SS Avondale/Walnut Hill	163045	1608	3036 Mathers St		3045	Cincinnati	OH	45206-1033	1
208-SS Avondale/Walnut Hill	163046	1608	3034 Mathers St		3046	Cincinnati	OH	45206-1033	4
208-SS Avondale/Walnut Hill	163047	1608	3032 Mathers St		3047	Cincinnati	OH	45206-1033	1
208-SS Avondale/Walnut Hill	163048	1608	3030 Mathers St		3048	Cincinnati	OH	45206-1033	4
208-SS Avondale/Walnut Hill	163049	1609	3028 Mathers St		3049	Cincinnati	OH	45206-1033	1
208-SS Avondale/Walnut Hill	163050	1609	3026 Mathers St		3050	Cincinnati	OH	45206-1033	4
208-SS Avondale/Walnut Hill	163051	1609	3024 Mathers St		3051	Cincinnati	OH	45206-1033	1
208-SS Avondale/Walnut Hill	163052	1609	3022 Mathers St		3052	Cincinnati	OH	45206-1033	4
208-SS Avondale/Walnut Hill	163053	1610	3020 Mathers St		3053	Cincinnati	OH	45206-1033	1
208-SS Avondale/Walnut Hill	163054	1610	3018 Mathers St		3054	Cincinnati	OH	45206-1033	4
208-SS Avondale/Walnut Hill	163055	1610	3016 Mathers St		3055	Cincinnati	OH	45206-1033	1
208-SS Avondale/Walnut Hill	163056	1610	3014 Mathers St		3056	Cincinnati	OH	45206-1033	4
208-SS Avondale/Walnut Hill	163057	1610	3012 Mathers St		3057	Cincinnati	OH	45206-1033	1
208-SS Avondale/Walnut Hill	163058	1610	3010 Mathers St		3058	Cincinnati	OH	45206-1033	4
208-SS Avondale/Walnut Hill	163059	1611	864 Altoona St		3059	Cincinnati	OH	45206-1064	1
208-SS Avondale/Walnut Hill	163060	1611	866 Altoona St		3060	Cincinnati	OH	45206-1064	4
208-SS Avondale/Walnut Hill	163061	1611	868 Altoona St		3061	Cincinnati	OH	45206-1064	1
208-SS Avondale/Walnut Hill	163062	1611	870 Altoona St		3062	Cincinnati	OH	45206-1064	4
208-SS Avondale/Walnut Hill	163063	1611	872 Altoona St		3063	Cincinnati	OH	45206-1064	1
208-SS Avondale/Walnut Hill	163064	1611	874 Altoona St		3064	Cincinnati	OH	45206-1064	4
214-Liberty Street Multifamili	173101	1711	916 W Liberty St		3101	Cincinnati	OH	45214-2516	3
214-Liberty Street Multifamili	173102	1711	918 W Liberty St		3102	Cincinnati	OH	45214-2516	3
214-Liberty Street Multifamili	173103	1711	920 W Liberty St		3103	Cincinnati	OH	45214-2516	3
214-Liberty Street Multifamili	173104	1711	922 W Liberty St		3104	Cincinnati	OH	45214-2516	3
214-Liberty Street Multifamili	173105	1711	924 W Liberty St		3105	Cincinnati	OH	45214-2516	3
214-Liberty Street Multifamili	173106	1711	926 W Liberty St		3106	Cincinnati	OH	45214-2516	3
214-Liberty Street Multifamili	173107	1711	928 W Liberty St		3107	Cincinnati	OH	45214-2516	3
214-Liberty Street Multifamili	173108	1711	930 W Liberty St		3108	Cincinnati	OH	45214-2516	3
214-Liberty Street Multifamili	173109	1710	932 W Liberty St		3109	Cincinnati	OH	45214-2576	3
214-Liberty Street Multifamili	173110	1710	934 W Liberty St		3110	Cincinnati	OH	45214-2576	3
214-Liberty Street Multifamili	173111	1710	936 W Liberty St		3111	Cincinnati	OH	45214-2576	3
214-Liberty Street Multifamili	173112	1710	938 W Liberty St		3112	Cincinnati	OH	45214-2576	3
214-Liberty Street Multifamili	173113	1710	940 W Liberty St		3113	Cincinnati	OH	45214-2576	3
214-Liberty Street Multifamili	173114	1710	942 W Liberty St		3114	Cincinnati	OH	45214-2576	3
214-Liberty Street Multifamili	173115	1707	1641 Lockhurst Ln		3115	Cincinnati	OH	45214-2517	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
214-Liberty Street Multifamili	173116	1707	1639 Lockhurst Ln		3116	Cincinnati	OH	45214-2517	3
214-Liberty Street Multifamili	173117	1707	1637 Lockhurst Ln		3117	Cincinnati	OH	45214-2517	3
214-Liberty Street Multifamili	173118	1707	1635 Lockhurst Ln		3118	Cincinnati	OH	45214-2517	3
214-Liberty Street Multifamili	173119	1707	1633 Lockhurst Ln		3119	Cincinnati	OH	45214-2517	3
214-Liberty Street Multifamili	173120	1707	1631 Lockhurst Ln		3120	Cincinnati	OH	45214-2517	3
214-Liberty Street Multifamili	173121	1708	1617 Lockhurst Ln		3121	Cincinnati	OH	45214-2517	3
214-Liberty Street Multifamili	173122	1708	1615 Lockhurst Ln		3122	Cincinnati	OH	45214-2517	3
214-Liberty Street Multifamili	173123	1708	1613 Lockhurst Ln		3123	Cincinnati	OH	45214-2517	3
214-Liberty Street Multifamili	173124	1708	1611 Lockhurst Ln		3124	Cincinnati	OH	45214-2517	3
214-Liberty Street Multifamili	173125	1709	1606 Lockhurst Ln		3125	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173126	1709	1608 Lockhurst Ln		3126	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173127	1709	1610 Lockhurst Ln		3127	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173128	1709	1612 Lockhurst Ln		3128	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173129	1709	1616 Lockhurst Ln		3129	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173130	1709	1618 Lockhurst Ln		3130	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173131	1709	1620 Lockhurst Ln		3131	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173132	1709	1622 Lockhurst Ln		3132	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173133	1703	1624 Lockhurst Ln		3133	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173134	1703	1626 Lockhurst Ln		3134	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173135	1703	1628 Lockhurst Ln		3135	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173136	1703	1630 Lockhurst Ln		3136	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173137	1703	1632 Lockhurst Ln		3137	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173138	1703	1634 Lockhurst Ln		3138	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173139	1701	1645 Lockhurst Ln		3139	Cincinnati	OH	45214-2517	3
214-Liberty Street Multifamili	173140	1701	1647 Lockhurst Ln		3140	Cincinnati	OH	45214-2517	3
214-Liberty Street Multifamili	173141	1701	1649 Lockhurst Ln		3141	Cincinnati	OH	45214-2517	3
214-Liberty Street Multifamili	173142	1701	1651 Lockhurst Ln		3142	Cincinnati	OH	45214-2517	3
214-Liberty Street Multifamili	173143	1701	1653 Lockhurst Ln		3143	Cincinnati	OH	45214-2517	3
214-Liberty Street Multifamili	173144	1701	1655 Lockhurst Ln		3144	Cincinnati	OH	45214-2517	3
214-Liberty Street Multifamili	173145	1702	1654 Lockhurst Ln		3145	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173146	1702	1652 Lockhurst Ln		3146	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173147	1702	1650 Lockhurst Ln		3147	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173148	1702	1648 Lockhurst Ln		3148	Cincinnati	OH	45214-2518	3
214-Liberty Street Multifamili	173149	1704	915 Poplar St		3149	Cincinnati	OH	45214-2521	3
214-Liberty Street Multifamili	173150	1704	913 Poplar St		3150	Cincinnati	OH	45214-2521	3
214-Liberty Street Multifamili	173151	1704	911 Poplar St		3151	Cincinnati	OH	45214-2521	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
214-Liberty Street Multifamili	173152	1704	909 Poplar St		3152	Cincinnati	OH	45214-2521	3
214-Liberty Street Multifamili	173153	1705	901 Poplar St		3153	Cincinnati	OH	45214-2521	3
214-Liberty Street Multifamili	173154	1705	903 Poplar St		3154	Cincinnati	OH	45214-2521	3
214-Liberty Street Multifamili	173155	1705	905 Poplar St		3155	Cincinnati	OH	45214-2521	3
214-Liberty Street Multifamili	173156	1705	907 Poplar St		3156	Cincinnati	OH	45214-2521	3
214-Liberty Street Multifamili	173157	1706	891 Poplar St		3157	Cincinnati	OH	45214-2519	3
214-Liberty Street Multifamili	173158	1706	893 Poplar St		3158	Cincinnati	OH	45214-2519	3
214-Liberty Street Multifamili	173159	1706	895 Poplar St		3159	Cincinnati	OH	45214-2519	3
214-Liberty Street Multifamili	173160	1706	897 Poplar St		3160	Cincinnati	OH	45214-2519	3
214-Liberty Street Multifamili	173161	1712	858 W Liberty St		3161	Cincinnati	OH	45214-2520	3
214-Liberty Street Multifamili	173162	1712	856 W Liberty St		3162	Cincinnati	OH	45214-2520	3
214-Liberty Street Multifamili	173163	1712	854 W Liberty St		3163	Cincinnati	OH	45214-2520	3
214-Liberty Street Multifamili	173164	1712	852 W Liberty St		3164	Cincinnati	OH	45214-2520	3
214-Liberty Street Multifamili	173165	1712	850 W Liberty St		3165	Cincinnati	OH	45214-2520	3
214-Liberty Street Multifamili	173166	1712	848 W Liberty St		3166	Cincinnati	OH	45214-2520	3
215-Stanley Rowe Towers	173167	17A	835 Poplar St		101	Cincinnati	OH	45214-2530	2
215-Stanley Rowe Towers	173168	17A	835 Poplar St		102	Cincinnati	OH	45214-2530	2
215-Stanley Rowe Towers	173169	17A	835 Poplar St		103	Cincinnati	OH	45214-2530	2
215-Stanley Rowe Towers	173170	17A	835 Poplar St		104	Cincinnati	OH	45214-2530	2
215-Stanley Rowe Towers	173171	17A	835 Poplar St		105	Cincinnati	OH	45214-2530	2
215-Stanley Rowe Towers	173172	17A	835 Poplar St		106	Cincinnati	OH	45214-2530	2
215-Stanley Rowe Towers	173173	17A	835 Poplar St		107	Cincinnati	OH	45214-2530	2
215-Stanley Rowe Towers	173174	17A	835 Poplar St		108	Cincinnati	OH	45214-2530	2
215-Stanley Rowe Towers	173175	17A	835 Poplar St		109	Cincinnati	OH	45214-2530	2
215-Stanley Rowe Towers	173176	17A	835 Poplar St		110	Cincinnati	OH	45214-2530	2
215-Stanley Rowe Towers	173177	17A	835 Poplar St		201	Cincinnati	OH	45214-2531	2
215-Stanley Rowe Towers	173178	17A	835 Poplar St		202	Cincinnati	OH	45214-2531	2
215-Stanley Rowe Towers	173179	17A	835 Poplar St		203	Cincinnati	OH	45214-2531	2
215-Stanley Rowe Towers	173180	17A	835 Poplar St		204	Cincinnati	OH	45214-2531	2
215-Stanley Rowe Towers	173181	17A	835 Poplar St		205	Cincinnati	OH	45214-2531	2
215-Stanley Rowe Towers	173182	17A	835 Poplar St		206	Cincinnati	OH	45214-2531	1
215-Stanley Rowe Towers	173183	17A	835 Poplar St		207	Cincinnati	OH	45214-2531	2
215-Stanley Rowe Towers	173184	17A	835 Poplar St		208	Cincinnati	OH	45214-2531	2
215-Stanley Rowe Towers	173185	17A	835 Poplar St		209	Cincinnati	OH	45214-2531	2
215-Stanley Rowe Towers	173186	17A	835 Poplar St		210	Cincinnati	OH	45214-2531	2
215-Stanley Rowe Towers	173187	17A	835 Poplar St		211	Cincinnati	OH	45214-2531	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
215-Stanley Rowe Towers	173188	17A	835 Poplar St		212	Cincinnati	OH	45214-2531	2
215-Stanley Rowe Towers	173189	17A	835 Poplar St		301	Cincinnati	OH	45214-2596	2
215-Stanley Rowe Towers	173190	17A	835 Poplar St		302	Cincinnati	OH	45214-2596	2
215-Stanley Rowe Towers	173191	17A	835 Poplar St		303	Cincinnati	OH	45214-2596	2
215-Stanley Rowe Towers	173192	17A	835 Poplar St		304	Cincinnati	OH	45214-2596	2
215-Stanley Rowe Towers	173193	17A	835 Poplar St		305	Cincinnati	OH	45214-2596	2
215-Stanley Rowe Towers	173194	17A	835 Poplar St		306	Cincinnati	OH	45214-2596	1
215-Stanley Rowe Towers	173195	17A	835 Poplar St		307	Cincinnati	OH	45214-2532	2
215-Stanley Rowe Towers	173196	17A	835 Poplar St		308	Cincinnati	OH	45214-2532	2
215-Stanley Rowe Towers	173197	17A	835 Poplar St		309	Cincinnati	OH	45214-2532	2
215-Stanley Rowe Towers	173198	17A	835 Poplar St		310	Cincinnati	OH	45214-2532	2
215-Stanley Rowe Towers	173199	17A	835 Poplar St		311	Cincinnati	OH	45214-2532	2
215-Stanley Rowe Towers	173200	17A	835 Poplar St		312	Cincinnati	OH	45214-2532	2
215-Stanley Rowe Towers	173201	17A	835 Poplar St		401	Cincinnati	OH	45214-2533	2
215-Stanley Rowe Towers	173202	17A	835 Poplar St		402	Cincinnati	OH	45214-2533	2
215-Stanley Rowe Towers	173203	17A	835 Poplar St		403	Cincinnati	OH	45214-2533	2
215-Stanley Rowe Towers	173204	17A	835 Poplar St		404	Cincinnati	OH	45214-2533	2
215-Stanley Rowe Towers	173205	17A	835 Poplar St		405	Cincinnati	OH	45214-2533	2
215-Stanley Rowe Towers	173206	17A	835 Poplar St		406	Cincinnati	OH	45214-2533	1
215-Stanley Rowe Towers	173207	17A	835 Poplar St		407	Cincinnati	OH	45214-2533	2
215-Stanley Rowe Towers	173208	17A	835 Poplar St		408	Cincinnati	OH	45214-2533	2
215-Stanley Rowe Towers	173209	17A	835 Poplar St		409	Cincinnati	OH	45214-2533	2
215-Stanley Rowe Towers	173210	17A	835 Poplar St		410	Cincinnati	OH	45214-2533	2
215-Stanley Rowe Towers	173211	17A	835 Poplar St		411	Cincinnati	OH	45214-2533	2
215-Stanley Rowe Towers	173212	17A	835 Poplar St		412	Cincinnati	OH	45214-2533	2
215-Stanley Rowe Towers	173213	17A	835 Poplar St		501	Cincinnati	OH	45214-2534	2
215-Stanley Rowe Towers	173214	17A	835 Poplar St		502	Cincinnati	OH	45214-2534	2
215-Stanley Rowe Towers	173215	17A	835 Poplar St		503	Cincinnati	OH	45214-2534	2
215-Stanley Rowe Towers	173216	17A	835 Poplar St		504	Cincinnati	OH	45214-2534	2
215-Stanley Rowe Towers	173217	17A	835 Poplar St		505	Cincinnati	OH	45214-2534	2
215-Stanley Rowe Towers	173218	17A	835 Poplar St		506	Cincinnati	OH	45214-2534	1
215-Stanley Rowe Towers	173219	17A	835 Poplar St		507	Cincinnati	OH	45214-2534	2
215-Stanley Rowe Towers	173220	17A	835 Poplar St		508	Cincinnati	OH	45214-2534	2
215-Stanley Rowe Towers	173221	17A	835 Poplar St		509	Cincinnati	OH	45214-2534	2
215-Stanley Rowe Towers	173222	17A	835 Poplar St		510	Cincinnati	OH	45214-2534	2
215-Stanley Rowe Towers	173223	17A	835 Poplar St		511	Cincinnati	OH	45214-2534	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
215-Stanley Rowe Towers	173224	17A	835 Poplar St		512	Cincinnati	OH	45214-2534	2
215-Stanley Rowe Towers	173225	17A	835 Poplar St		601	Cincinnati	OH	45214-2535	2
215-Stanley Rowe Towers	173226	17A	835 Poplar St		602	Cincinnati	OH	45214-2535	2
215-Stanley Rowe Towers	173227	17A	835 Poplar St		603	Cincinnati	OH	45214-2535	2
215-Stanley Rowe Towers	173228	17A	835 Poplar St		604	Cincinnati	OH	45214-2535	2
215-Stanley Rowe Towers	173229	17A	835 Poplar St		605	Cincinnati	OH	45214-2535	2
215-Stanley Rowe Towers	173230	17A	835 Poplar St		606	Cincinnati	OH	45214-2535	1
215-Stanley Rowe Towers	173231	17A	835 Poplar St		607	Cincinnati	OH	45214-2535	2
215-Stanley Rowe Towers	173232	17A	835 Poplar St		608	Cincinnati	OH	45214-2535	2
215-Stanley Rowe Towers	173233	17A	835 Poplar St		609	Cincinnati	OH	45214-2535	2
215-Stanley Rowe Towers	173234	17A	835 Poplar St		610	Cincinnati	OH	45214-2535	2
215-Stanley Rowe Towers	173235	17A	835 Poplar St		611	Cincinnati	OH	45214-2535	2
215-Stanley Rowe Towers	173236	17A	835 Poplar St		612	Cincinnati	OH	45214-2535	2
215-Stanley Rowe Towers	173237	17A	835 Poplar St		701	Cincinnati	OH	45214-2536	2
215-Stanley Rowe Towers	173238	17A	835 Poplar St		702	Cincinnati	OH	45214-2536	2
215-Stanley Rowe Towers	173239	17A	835 Poplar St		703	Cincinnati	OH	45214-2536	2
215-Stanley Rowe Towers	173240	17A	835 Poplar St		704	Cincinnati	OH	45214-2536	2
215-Stanley Rowe Towers	173241	17A	835 Poplar St		705	Cincinnati	OH	45214-2536	2
215-Stanley Rowe Towers	173242	17A	835 Poplar St		706	Cincinnati	OH	45214-2536	1
215-Stanley Rowe Towers	173243	17A	835 Poplar St		707	Cincinnati	OH	45214-2536	2
215-Stanley Rowe Towers	173244	17A	835 Poplar St		708	Cincinnati	OH	45214-2536	2
215-Stanley Rowe Towers	173245	17A	835 Poplar St		709	Cincinnati	OH	45214-2536	2
215-Stanley Rowe Towers	173246	17A	835 Poplar St		710	Cincinnati	OH	45214-2536	2
215-Stanley Rowe Towers	173247	17A	835 Poplar St		711	Cincinnati	OH	45214-2536	2
215-Stanley Rowe Towers	173248	17A	835 Poplar St		712	Cincinnati	OH	45214-2536	2
215-Stanley Rowe Towers	173249	17A	835 Poplar St		801	Cincinnati	OH	45214-2537	2
215-Stanley Rowe Towers	173250	17A	835 Poplar St		802	Cincinnati	OH	45214-2537	2
215-Stanley Rowe Towers	173251	17A	835 Poplar St		803	Cincinnati	OH	45214-2537	2
215-Stanley Rowe Towers	173252	17A	835 Poplar St		804	Cincinnati	OH	45214-2537	2
215-Stanley Rowe Towers	173253	17A	835 Poplar St		805	Cincinnati	OH	45214-2537	2
215-Stanley Rowe Towers	173254	17A	835 Poplar St		806	Cincinnati	OH	45214-2537	1
215-Stanley Rowe Towers	173255	17A	835 Poplar St		807	Cincinnati	OH	45214-2537	2
215-Stanley Rowe Towers	173256	17A	835 Poplar St		808	Cincinnati	OH	45214-2537	2
215-Stanley Rowe Towers	173257	17A	835 Poplar St		809	Cincinnati	OH	45214-2537	2
215-Stanley Rowe Towers	173258	17A	835 Poplar St		810	Cincinnati	OH	45214-2537	2
215-Stanley Rowe Towers	173259	17A	835 Poplar St		811	Cincinnati	OH	45214-2537	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
215-Stanley Rowe Towers	173260	17A	835 Poplar St		812	Cincinnati	OH	45214-2537	2
215-Stanley Rowe Towers	173261	17A	835 Poplar St		901	Cincinnati	OH	45214-2538	2
215-Stanley Rowe Towers	173262	17A	835 Poplar St		902	Cincinnati	OH	45214-2538	2
215-Stanley Rowe Towers	173263	17A	835 Poplar St		903	Cincinnati	OH	45214-2538	2
215-Stanley Rowe Towers	173264	17A	835 Poplar St		904	Cincinnati	OH	45214-2538	2
215-Stanley Rowe Towers	173265	17A	835 Poplar St		905	Cincinnati	OH	45214-2538	2
215-Stanley Rowe Towers	173266	17A	835 Poplar St		906	Cincinnati	OH	45214-2538	1
215-Stanley Rowe Towers	173267	17A	835 Poplar St		907	Cincinnati	OH	45214-2538	2
215-Stanley Rowe Towers	173268	17A	835 Poplar St		908	Cincinnati	OH	45214-2538	2
215-Stanley Rowe Towers	173269	17A	835 Poplar St		909	Cincinnati	OH	45214-2538	2
215-Stanley Rowe Towers	173270	17A	835 Poplar St		910	Cincinnati	OH	45214-2538	2
215-Stanley Rowe Towers	173271	17A	835 Poplar St		911	Cincinnati	OH	45214-2538	2
215-Stanley Rowe Towers	173272	17A	835 Poplar St		912	Cincinnati	OH	45214-2538	2
215-Stanley Rowe Towers	173273	17A	835 Poplar St		1001	Cincinnati	OH	45214-2539	2
215-Stanley Rowe Towers	173274	17A	835 Poplar St		1002	Cincinnati	OH	45214-2539	2
215-Stanley Rowe Towers	173275	17A	835 Poplar St		1003	Cincinnati	OH	45214-2539	2
215-Stanley Rowe Towers	173276	17A	835 Poplar St		1004	Cincinnati	OH	45214-2539	2
215-Stanley Rowe Towers	173277	17A	835 Poplar St		1005	Cincinnati	OH	45214-2539	2
215-Stanley Rowe Towers	173278	17A	835 Poplar St		1006	Cincinnati	OH	45214-2539	2
215-Stanley Rowe Towers	173279	17A	835 Poplar St		1007	Cincinnati	OH	45214-2539	2
215-Stanley Rowe Towers	173280	17A	835 Poplar St		1008	Cincinnati	OH	45214-2539	2
215-Stanley Rowe Towers	173281	17A	835 Poplar St		1009	Cincinnati	OH	45214-2539	2
215-Stanley Rowe Towers	173282	17A	835 Poplar St		1010	Cincinnati	OH	45214-2539	2
215-Stanley Rowe Towers	173283	17A	835 Poplar St		1011	Cincinnati	OH	45214-2539	2
215-Stanley Rowe Towers	173284	17A	835 Poplar St		1012	Cincinnati	OH	45214-2539	2
215-Stanley Rowe Towers	173285	17A	835 Poplar St		1101	Cincinnati	OH	45214-2540	2
215-Stanley Rowe Towers	173286	17A	835 Poplar St		1102	Cincinnati	OH	45214-2540	2
215-Stanley Rowe Towers	173287	17A	835 Poplar St		1103	Cincinnati	OH	45214-2540	2
215-Stanley Rowe Towers	173288	17A	835 Poplar St		1104	Cincinnati	OH	45214-2540	2
215-Stanley Rowe Towers	173289	17A	835 Poplar St		1105	Cincinnati	OH	45214-2540	2
215-Stanley Rowe Towers	173290	17A	835 Poplar St		1106	Cincinnati	OH	45214-2540	2
215-Stanley Rowe Towers	173291	17A	835 Poplar St		1107	Cincinnati	OH	45214-2540	2
215-Stanley Rowe Towers	173292	17A	835 Poplar St		1108	Cincinnati	OH	45214-2540	2
215-Stanley Rowe Towers	173293	17A	835 Poplar St		1109	Cincinnati	OH	45214-2540	2
215-Stanley Rowe Towers	173294	17A	835 Poplar St		1110	Cincinnati	OH	45214-2540	2
215-Stanley Rowe Towers	173295	17A	835 Poplar St		1111	Cincinnati	OH	45214-2540	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
215-Stanley Rowe Towers	173296	17A	835 Poplar St		1112	Cincinnati	OH	45214-2540	2
215-Stanley Rowe Towers	173297	17A	835 Poplar St		1201	Cincinnati	OH	45214-2541	2
215-Stanley Rowe Towers	173298	17A	835 Poplar St		1202	Cincinnati	OH	45214-2541	2
215-Stanley Rowe Towers	173299	17A	835 Poplar St		1203	Cincinnati	OH	45214-2541	2
215-Stanley Rowe Towers	173300	17A	835 Poplar St		1204	Cincinnati	OH	45214-2541	2
215-Stanley Rowe Towers	173301	17A	835 Poplar St		1205	Cincinnati	OH	45214-2541	2
215-Stanley Rowe Towers	173302	17A	835 Poplar St		1206	Cincinnati	OH	45214-2541	2
215-Stanley Rowe Towers	173303	17A	835 Poplar St		1207	Cincinnati	OH	45214-2541	2
215-Stanley Rowe Towers	173304	17A	835 Poplar St		1208	Cincinnati	OH	45214-2541	2
215-Stanley Rowe Towers	173305	17A	835 Poplar St		1209	Cincinnati	OH	45214-2541	2
215-Stanley Rowe Towers	173306	17A	835 Poplar St		1210	Cincinnati	OH	45214-2541	2
215-Stanley Rowe Towers	173307	17A	835 Poplar St		1211	Cincinnati	OH	45214-2541	2
215-Stanley Rowe Towers	173308	17A	835 Poplar St		1212	Cincinnati	OH	45214-2541	2
215-Stanley Rowe Towers	173309	17A	835 Poplar St		1301	Cincinnati	OH	45214-2542	2
215-Stanley Rowe Towers	173310	17A	835 Poplar St		1302	Cincinnati	OH	45214-2542	2
215-Stanley Rowe Towers	173311	17A	835 Poplar St		1303	Cincinnati	OH	45214-2542	2
215-Stanley Rowe Towers	173312	17A	835 Poplar St		1304	Cincinnati	OH	45214-2542	2
215-Stanley Rowe Towers	173313	17A	835 Poplar St		1305	Cincinnati	OH	45214-2542	2
215-Stanley Rowe Towers	173314	17A	835 Poplar St		1306	Cincinnati	OH	45214-2542	2
215-Stanley Rowe Towers	173315	17A	835 Poplar St		1307	Cincinnati	OH	45214-2542	2
215-Stanley Rowe Towers	173316	17A	835 Poplar St		1308	Cincinnati	OH	45214-2542	2
215-Stanley Rowe Towers	173317	17A	835 Poplar St		1309	Cincinnati	OH	45214-2542	2
215-Stanley Rowe Towers	173318	17A	835 Poplar St		1310	Cincinnati	OH	45214-2542	2
215-Stanley Rowe Towers	173319	17A	835 Poplar St		1311	Cincinnati	OH	45214-2542	2
215-Stanley Rowe Towers	173320	17A	835 Poplar St		1312	Cincinnati	OH	45214-2542	2
215-Stanley Rowe Towers	173321	17B	1621 Linn St		201	Cincinnati	OH	45214-2547	2
215-Stanley Rowe Towers	173322	17B	1621 Linn St		202	Cincinnati	OH	45214-2547	2
215-Stanley Rowe Towers	173323	17B	1621 Linn St		203	Cincinnati	OH	45214-2547	1
215-Stanley Rowe Towers	173324	17B	1621 Linn St		204	Cincinnati	OH	45214-2547	1
215-Stanley Rowe Towers	173325	17B	1621 Linn St		205	Cincinnati	OH	45214-2547	1
215-Stanley Rowe Towers	173326	17B	1621 Linn St		206	Cincinnati	OH	45214-2547	1
215-Stanley Rowe Towers	173327	17B	1621 Linn St		207	Cincinnati	OH	45214-2547	0
215-Stanley Rowe Towers	173328	17B	1621 Linn St		208	Cincinnati	OH	45214-2547	1
215-Stanley Rowe Towers	173329	17B	1621 Linn St		209	Cincinnati	OH	45214-2547	0
215-Stanley Rowe Towers	173330	17B	1621 Linn St		210	Cincinnati	OH	45214-2547	1
215-Stanley Rowe Towers	173331	17B	1621 Linn St		211	Cincinnati	OH	45214-2547	0

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
215-Stanley Rowe Towers	173332	17B	1621 Linn St		212	Cincinnati	OH	45214-2547	1
215-Stanley Rowe Towers	173333	17B	1621 Linn St		213	Cincinnati	OH	45214-2547	1
215-Stanley Rowe Towers	173334	17B	1621 Linn St		214	Cincinnati	OH	45214-2547	1
215-Stanley Rowe Towers	173335	17B	1621 Linn St		215	Cincinnati	OH	45214-2547	1
215-Stanley Rowe Towers	173336	17B	1621 Linn St		216	Cincinnati	OH	45214-2547	2
215-Stanley Rowe Towers	173337	17B	1621 Linn St		217	Cincinnati	OH	45214-2547	2
215-Stanley Rowe Towers	173338	17B	1621 Linn St		301	Cincinnati	OH	45214-2548	2
215-Stanley Rowe Towers	173339	17B	1621 Linn St		302	Cincinnati	OH	45214-2548	2
215-Stanley Rowe Towers	173340	17B	1621 Linn St		303	Cincinnati	OH	45214-2548	1
215-Stanley Rowe Towers	173341	17B	1621 Linn St		304	Cincinnati	OH	45214-2548	1
215-Stanley Rowe Towers	173342	17B	1621 Linn St		305	Cincinnati	OH	45214-2548	1
215-Stanley Rowe Towers	173343	17B	1621 Linn St		306	Cincinnati	OH	45214-2528	1
215-Stanley Rowe Towers	173344	17B	1621 Linn St		307	Cincinnati	OH	45214-2528	0
215-Stanley Rowe Towers	173345	17B	1621 Linn St		308	Cincinnati	OH	45214-2528	1
215-Stanley Rowe Towers	173346	17B	1621 Linn St		309	Cincinnati	OH	45214-2528	0
215-Stanley Rowe Towers	173347	17B	1621 Linn St		310	Cincinnati	OH	45214-2528	1
215-Stanley Rowe Towers	173348	17B	1621 Linn St		311	Cincinnati	OH	45214-2528	0
215-Stanley Rowe Towers	173349	17B	1621 Linn St		312	Cincinnati	OH	45214-2528	1
215-Stanley Rowe Towers	173350	17B	1621 Linn St		313	Cincinnati	OH	45214-2528	1
215-Stanley Rowe Towers	173351	17B	1621 Linn St		314	Cincinnati	OH	45214-2528	1
215-Stanley Rowe Towers	173352	17B	1621 Linn St		315	Cincinnati	OH	45214-2549	1
215-Stanley Rowe Towers	173353	17B	1621 Linn St		316	Cincinnati	OH	45214-2549	2
215-Stanley Rowe Towers	173354	17B	1621 Linn St		317	Cincinnati	OH	45214-2549	2
215-Stanley Rowe Towers	173355	17B	1621 Linn St		401	Cincinnati	OH	45214-2549	2
215-Stanley Rowe Towers	173356	17B	1621 Linn St		402	Cincinnati	OH	45214-2549	2
215-Stanley Rowe Towers	173357	17B	1621 Linn St		403	Cincinnati	OH	45214-2549	1
215-Stanley Rowe Towers	173358	17B	1621 Linn St		404	Cincinnati	OH	45214-2549	1
215-Stanley Rowe Towers	173359	17B	1621 Linn St		405	Cincinnati	OH	45214-2549	1
215-Stanley Rowe Towers	173360	17B	1621 Linn St		406	Cincinnati	OH	45214-2549	1
215-Stanley Rowe Towers	173361	17B	1621 Linn St		407	Cincinnati	OH	45214-2549	0
215-Stanley Rowe Towers	173362	17B	1621 Linn St		408	Cincinnati	OH	45214-2549	1
215-Stanley Rowe Towers	173363	17B	1621 Linn St		409	Cincinnati	OH	45214-2549	0
215-Stanley Rowe Towers	173364	17B	1621 Linn St		410	Cincinnati	OH	45214-2549	1
215-Stanley Rowe Towers	173365	17B	1621 Linn St		411	Cincinnati	OH	45214-2549	0
215-Stanley Rowe Towers	173366	17B	1621 Linn St		412	Cincinnati	OH	45214-2550	1
215-Stanley Rowe Towers	173367	17B	1621 Linn St		413	Cincinnati	OH	45214-2550	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
215-Stanley Rowe Towers	173368	17B	1621 Linn St		414	Cincinnati	OH	45214-2550	1
215-Stanley Rowe Towers	173369	17B	1621 Linn St		415	Cincinnati	OH	45214-2550	1
215-Stanley Rowe Towers	173370	17B	1621 Linn St		416	Cincinnati	OH	45214-2550	2
215-Stanley Rowe Towers	173371	17B	1621 Linn St		417	Cincinnati	OH	45214-2550	2
215-Stanley Rowe Towers	173372	17B	1621 Linn St		501	Cincinnati	OH	45214-2550	2
215-Stanley Rowe Towers	173373	17B	1621 Linn St		502	Cincinnati	OH	45214-2550	2
215-Stanley Rowe Towers	173374	17B	1621 Linn St		503	Cincinnati	OH	45214-2550	1
215-Stanley Rowe Towers	173375	17B	1621 Linn St		504	Cincinnati	OH	45214-2550	1
215-Stanley Rowe Towers	173376	17B	1621 Linn St		505	Cincinnati	OH	45214-2550	1
215-Stanley Rowe Towers	173377	17B	1621 Linn St		506	Cincinnati	OH	45214-2551	1
215-Stanley Rowe Towers	173378	17B	1621 Linn St		507	Cincinnati	OH	45214-2551	0
215-Stanley Rowe Towers	173379	17B	1621 Linn St		508	Cincinnati	OH	45214-2551	1
215-Stanley Rowe Towers	173380	17B	1621 Linn St		509	Cincinnati	OH	45214-2551	0
215-Stanley Rowe Towers	173381	17B	1621 Linn St		510	Cincinnati	OH	45214-2551	1
215-Stanley Rowe Towers	173382	17B	1621 Linn St		511	Cincinnati	OH	45214-2551	0
215-Stanley Rowe Towers	173383	17B	1621 Linn St		512	Cincinnati	OH	45214-2551	1
215-Stanley Rowe Towers	173384	17B	1621 Linn St		513	Cincinnati	OH	45214-2551	1
215-Stanley Rowe Towers	173385	17B	1621 Linn St		514	Cincinnati	OH	45214-2551	1
215-Stanley Rowe Towers	173386	17B	1621 Linn St		515	Cincinnati	OH	45214-2552	1
215-Stanley Rowe Towers	173387	17B	1621 Linn St		516	Cincinnati	OH	45214-2552	2
215-Stanley Rowe Towers	173388	17B	1621 Linn St		517	Cincinnati	OH	45214-2552	2
215-Stanley Rowe Towers	173389	17B	1621 Linn St		601	Cincinnati	OH	45214-2552	2
215-Stanley Rowe Towers	173390	17B	1621 Linn St		602	Cincinnati	OH	45214-2552	2
215-Stanley Rowe Towers	173391	17B	1621 Linn St		603	Cincinnati	OH	45214-2552	1
215-Stanley Rowe Towers	173392	17B	1621 Linn St		604	Cincinnati	OH	45214-2552	1
215-Stanley Rowe Towers	173393	17B	1621 Linn St		605	Cincinnati	OH	45214-2552	1
215-Stanley Rowe Towers	173394	17B	1621 Linn St		606	Cincinnati	OH	45214-2552	1
215-Stanley Rowe Towers	173395	17B	1621 Linn St		607	Cincinnati	OH	45214-2552	0
215-Stanley Rowe Towers	173396	17B	1621 Linn St		608	Cincinnati	OH	45214-2552	1
215-Stanley Rowe Towers	173397	17B	1621 Linn St		609	Cincinnati	OH	45214-2552	0
215-Stanley Rowe Towers	173398	17B	1621 Linn St		610	Cincinnati	OH	45214-2552	1
215-Stanley Rowe Towers	173399	17B	1621 Linn St		611	Cincinnati	OH	45214-2553	0
215-Stanley Rowe Towers	173400	17B	1621 Linn St		612	Cincinnati	OH	45214-2553	1
215-Stanley Rowe Towers	173401	17B	1621 Linn St		613	Cincinnati	OH	45214-2553	1
215-Stanley Rowe Towers	173402	17B	1621 Linn St		614	Cincinnati	OH	45214-2553	1
215-Stanley Rowe Towers	173403	17B	1621 Linn St		615	Cincinnati	OH	45214-2553	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
215-Stanley Rowe Towers	173404	17B	1621 Linn St		616	Cincinnati	OH	45214-2553	2
215-Stanley Rowe Towers	173405	17B	1621 Linn St		617	Cincinnati	OH	45214-2553	2
215-Stanley Rowe Towers	173406	17B	1621 Linn St		701	Cincinnati	OH	45214-2553	2
215-Stanley Rowe Towers	173407	17B	1621 Linn St		702	Cincinnati	OH	45214-2553	2
215-Stanley Rowe Towers	173408	17B	1621 Linn St		703	Cincinnati	OH	45214-2553	1
215-Stanley Rowe Towers	173409	17B	1621 Linn St		704	Cincinnati	OH	45214-2553	1
215-Stanley Rowe Towers	173410	17B	1621 Linn St		705	Cincinnati	OH	45214-2553	1
215-Stanley Rowe Towers	173411	17B	1621 Linn St		706	Cincinnati	OH	45214-2554	1
215-Stanley Rowe Towers	173412	17B	1621 Linn St		707	Cincinnati	OH	45214-2554	0
215-Stanley Rowe Towers	173413	17B	1621 Linn St		708	Cincinnati	OH	45214-2554	1
215-Stanley Rowe Towers	173414	17B	1621 Linn St		709	Cincinnati	OH	45214-2554	0
215-Stanley Rowe Towers	173415	17B	1621 Linn St		710	Cincinnati	OH	45214-2554	1
215-Stanley Rowe Towers	173416	17B	1621 Linn St		711	Cincinnati	OH	45214-2554	0
215-Stanley Rowe Towers	173417	17B	1621 Linn St		712	Cincinnati	OH	45214-2554	1
215-Stanley Rowe Towers	173418	17B	1621 Linn St		713	Cincinnati	OH	45214-2554	1
215-Stanley Rowe Towers	173419	17B	1621 Linn St		714	Cincinnati	OH	45214-2554	1
215-Stanley Rowe Towers	173420	17B	1621 Linn St		715	Cincinnati	OH	45214-2555	1
215-Stanley Rowe Towers	173421	17B	1621 Linn St		716	Cincinnati	OH	45214-2555	2
215-Stanley Rowe Towers	173422	17B	1621 Linn St		717	Cincinnati	OH	45214-2555	2
215-Stanley Rowe Towers	173423	17B	1621 Linn St		801	Cincinnati	OH	45214-2555	2
215-Stanley Rowe Towers	173424	17B	1621 Linn St		802	Cincinnati	OH	45214-2555	2
215-Stanley Rowe Towers	173425	17B	1621 Linn St		803	Cincinnati	OH	45214-2555	1
215-Stanley Rowe Towers	173426	17B	1621 Linn St		804	Cincinnati	OH	45214-2555	1
215-Stanley Rowe Towers	173427	17B	1621 Linn St		805	Cincinnati	OH	45214-2555	1
215-Stanley Rowe Towers	173428	17B	1621 Linn St		806	Cincinnati	OH	45214-2555	1
215-Stanley Rowe Towers	173429	17B	1621 Linn St		807	Cincinnati	OH	45214-2555	0
215-Stanley Rowe Towers	173430	17B	1621 Linn St		808	Cincinnati	OH	45214-2555	1
215-Stanley Rowe Towers	173431	17B	1621 Linn St		809	Cincinnati	OH	45214-2555	0
215-Stanley Rowe Towers	173432	17B	1621 Linn St		810	Cincinnati	OH	45214-2555	1
215-Stanley Rowe Towers	173433	17B	1621 Linn St		811	Cincinnati	OH	45214-2556	0
215-Stanley Rowe Towers	173434	17B	1621 Linn St		812	Cincinnati	OH	45214-2556	1
215-Stanley Rowe Towers	173435	17B	1621 Linn St		813	Cincinnati	OH	45214-2556	1
215-Stanley Rowe Towers	173436	17B	1621 Linn St		814	Cincinnati	OH	45214-2556	1
215-Stanley Rowe Towers	173437	17B	1621 Linn St		815	Cincinnati	OH	45214-2556	1
215-Stanley Rowe Towers	173438	17B	1621 Linn St		816	Cincinnati	OH	45214-2556	2
215-Stanley Rowe Towers	173439	17B	1621 Linn St		817	Cincinnati	OH	45214-2556	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
215-Stanley Rowe Towers	173440	17B	1621 Linn St		901	Cincinnati	OH	45214-2556	2
215-Stanley Rowe Towers	173441	17B	1621 Linn St		902	Cincinnati	OH	45214-2556	2
215-Stanley Rowe Towers	173442	17B	1621 Linn St		903	Cincinnati	OH	45214-2557	1
215-Stanley Rowe Towers	173443	17B	1621 Linn St		904	Cincinnati	OH	45214-2557	1
215-Stanley Rowe Towers	173444	17B	1621 Linn St		905	Cincinnati	OH	45214-2557	1
215-Stanley Rowe Towers	173445	17B	1621 Linn St		906	Cincinnati	OH	45214-2557	1
215-Stanley Rowe Towers	173446	17B	1621 Linn St		907	Cincinnati	OH	45214-2557	0
215-Stanley Rowe Towers	173447	17B	1621 Linn St		908	Cincinnati	OH	45214-2557	1
215-Stanley Rowe Towers	173448	17B	1621 Linn St		909	Cincinnati	OH	45214-2557	0
215-Stanley Rowe Towers	173449	17B	1621 Linn St		910	Cincinnati	OH	45214-2557	1
215-Stanley Rowe Towers	173450	17B	1621 Linn St		911	Cincinnati	OH	45214-2557	0
215-Stanley Rowe Towers	173451	17B	1621 Linn St		912	Cincinnati	OH	45214-2557	1
215-Stanley Rowe Towers	173452	17B	1621 Linn St		913	Cincinnati	OH	45214-2557	1
215-Stanley Rowe Towers	173453	17B	1621 Linn St		914	Cincinnati	OH	45214-2557	1
215-Stanley Rowe Towers	173454	17B	1621 Linn St		915	Cincinnati	OH	45214-2558	1
215-Stanley Rowe Towers	173455	17B	1621 Linn St		916	Cincinnati	OH	45214-2558	2
215-Stanley Rowe Towers	173456	17B	1621 Linn St		917	Cincinnati	OH	45214-2558	2
215-Stanley Rowe Towers	173457	17B	1621 Linn St		1001	Cincinnati	OH	45214-2558	2
215-Stanley Rowe Towers	173458	17B	1621 Linn St		1002	Cincinnati	OH	45214-2558	2
215-Stanley Rowe Towers	173459	17B	1621 Linn St		1003	Cincinnati	OH	45214-2559	1
215-Stanley Rowe Towers	173460	17B	1621 Linn St		1004	Cincinnati	OH	45214-2559	1
215-Stanley Rowe Towers	173461	17B	1621 Linn St		1005	Cincinnati	OH	45214-2559	1
215-Stanley Rowe Towers	173462	17B	1621 Linn St		1006	Cincinnati	OH	45214-2559	1
215-Stanley Rowe Towers	173463	17B	1621 Linn St		1007	Cincinnati	OH	45214-2559	0
215-Stanley Rowe Towers	173464	17B	1621 Linn St		1008	Cincinnati	OH	45214-2559	1
215-Stanley Rowe Towers	173465	17B	1621 Linn St		1009	Cincinnati	OH	45214-2559	0
215-Stanley Rowe Towers	173466	17B	1621 Linn St		1010	Cincinnati	OH	45214-2559	1
215-Stanley Rowe Towers	173467	17B	1621 Linn St		1011	Cincinnati	OH	45214-2559	0
215-Stanley Rowe Towers	173468	17B	1621 Linn St		1012	Cincinnati	OH	45214-2560	1
215-Stanley Rowe Towers	173469	17B	1621 Linn St		1013	Cincinnati	OH	45214-2560	1
215-Stanley Rowe Towers	173470	17B	1621 Linn St		1014	Cincinnati	OH	45214-2560	1
215-Stanley Rowe Towers	173471	17B	1621 Linn St		1015	Cincinnati	OH	45214-2560	1
215-Stanley Rowe Towers	173472	17B	1621 Linn St		1016	Cincinnati	OH	45214-2560	2
215-Stanley Rowe Towers	173473	17B	1621 Linn St		1017	Cincinnati	OH	45214-2560	2
215-Stanley Rowe Towers	173474	17B	1621 Linn St		1101	Cincinnati	OH	45214-2560	2
215-Stanley Rowe Towers	173475	17B	1621 Linn St		1102	Cincinnati	OH	45214-2560	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
215-Stanley Rowe Towers	173476	17B	1621 Linn St		1103	Cincinnati	OH	45214-2560	1
215-Stanley Rowe Towers	173477	17B	1621 Linn St		1104	Cincinnati	OH	45214-2561	1
215-Stanley Rowe Towers	173478	17B	1621 Linn St		1105	Cincinnati	OH	45214-2561	1
215-Stanley Rowe Towers	173479	17B	1621 Linn St		1106	Cincinnati	OH	45214-2561	1
215-Stanley Rowe Towers	173480	17B	1621 Linn St		1107	Cincinnati	OH	45214-2561	0
215-Stanley Rowe Towers	173481	17B	1621 Linn St		1108	Cincinnati	OH	45214-2561	1
215-Stanley Rowe Towers	173482	17B	1621 Linn St		1109	Cincinnati	OH	45214-2561	0
215-Stanley Rowe Towers	173483	17B	1621 Linn St		1110	Cincinnati	OH	45214-2561	1
215-Stanley Rowe Towers	173484	17B	1621 Linn St		1111	Cincinnati	OH	45214-2561	0
215-Stanley Rowe Towers	173485	17B	1621 Linn St		1112	Cincinnati	OH	45214-2565	1
215-Stanley Rowe Towers	173486	17B	1621 Linn St		1113	Cincinnati	OH	45214-2565	1
215-Stanley Rowe Towers	173487	17B	1621 Linn St		1114	Cincinnati	OH	45214-2565	1
215-Stanley Rowe Towers	173488	17B	1621 Linn St		1115	Cincinnati	OH	45214-2566	1
215-Stanley Rowe Towers	173489	17B	1621 Linn St		1116	Cincinnati	OH	45214-2566	2
215-Stanley Rowe Towers	173490	17B	1621 Linn St		1117	Cincinnati	OH	45214-2566	2
215-Stanley Rowe Towers	173491	17B	1621 Linn St		1201	Cincinnati	OH	45214-2566	2
215-Stanley Rowe Towers	173492	17B	1621 Linn St		1202	Cincinnati	OH	45214-2566	2
215-Stanley Rowe Towers	173493	17B	1621 Linn St		1203	Cincinnati	OH	45214-2566	1
215-Stanley Rowe Towers	173494	17B	1621 Linn St		1204	Cincinnati	OH	45214-2566	1
215-Stanley Rowe Towers	173495	17B	1621 Linn St		1205	Cincinnati	OH	45214-2566	1
215-Stanley Rowe Towers	173496	17B	1621 Linn St		1206	Cincinnati	OH	45214-2566	1
215-Stanley Rowe Towers	173497	17B	1621 Linn St		1207	Cincinnati	OH	45214-2566	0
215-Stanley Rowe Towers	173498	17B	1621 Linn St		1208	Cincinnati	OH	45214-2566	1
215-Stanley Rowe Towers	173499	17B	1621 Linn St		1209	Cincinnati	OH	45214-2566	0
215-Stanley Rowe Towers	173500	17B	1621 Linn St		1210	Cincinnati	OH	45214-2566	1
215-Stanley Rowe Towers	173501	17B	1621 Linn St		1211	Cincinnati	OH	45214-2566	0
215-Stanley Rowe Towers	173502	17B	1621 Linn St		1212	Cincinnati	OH	45214-2567	1
215-Stanley Rowe Towers	173503	17B	1621 Linn St		1213	Cincinnati	OH	45214-2567	1
215-Stanley Rowe Towers	173504	17B	1621 Linn St		1214	Cincinnati	OH	45214-2567	1
215-Stanley Rowe Towers	173505	17B	1621 Linn St		1215	Cincinnati	OH	45214-2567	1
215-Stanley Rowe Towers	173506	17B	1621 Linn St		1216	Cincinnati	OH	45214-2567	2
215-Stanley Rowe Towers	173507	17B	1621 Linn St		1217	Cincinnati	OH	45214-2567	2
215-Stanley Rowe Towers	173508	17B	1621 Linn St		1301	Cincinnati	OH	45214-2567	2
215-Stanley Rowe Towers	173509	17B	1621 Linn St		1302	Cincinnati	OH	45214-2567	2
215-Stanley Rowe Towers	173510	17B	1621 Linn St		1303	Cincinnati	OH	45214-2568	1
215-Stanley Rowe Towers	173511	17B	1621 Linn St		1304	Cincinnati	OH	45214-2568	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
215-Stanley Rowe Towers	173512	17B	1621 Linn St		1305	Cincinnati	OH	45214-2568	1
215-Stanley Rowe Towers	173513	17B	1621 Linn St		1306	Cincinnati	OH	45214-2568	1
215-Stanley Rowe Towers	173514	17B	1621 Linn St		1307	Cincinnati	OH	45214-2568	0
215-Stanley Rowe Towers	173515	17B	1621 Linn St		1308	Cincinnati	OH	45214-2568	1
215-Stanley Rowe Towers	173516	17B	1621 Linn St		1309	Cincinnati	OH	45214-2568	0
215-Stanley Rowe Towers	173517	17B	1621 Linn St		1310	Cincinnati	OH	45214-2568	1
215-Stanley Rowe Towers	173518	17B	1621 Linn St		1311	Cincinnati	OH	45214-2568	0
215-Stanley Rowe Towers	173519	17B	1621 Linn St		1312	Cincinnati	OH	45214-2568	1
215-Stanley Rowe Towers	173520	17B	1621 Linn St		1313	Cincinnati	OH	45214-2569	1
215-Stanley Rowe Towers	173521	17B	1621 Linn St		1314	Cincinnati	OH	45214-2569	1
215-Stanley Rowe Towers	173522	17B	1621 Linn St		1315	Cincinnati	OH	45214-2569	1
215-Stanley Rowe Towers	173523	17B	1621 Linn St		1316	Cincinnati	OH	45214-2569	2
215-Stanley Rowe Towers	173524	17B	1621 Linn St		1317	Cincinnati	OH	45214-2569	2
215-Stanley Rowe Towers	173525	17B	1621 Linn St		1401	Cincinnati	OH	45214-2569	2
215-Stanley Rowe Towers	173526	17B	1621 Linn St		1402	Cincinnati	OH	45214-2569	2
215-Stanley Rowe Towers	173527	17B	1621 Linn St		1403	Cincinnati	OH	45214-2570	1
215-Stanley Rowe Towers	173528	17B	1621 Linn St		1404	Cincinnati	OH	45214-2570	1
215-Stanley Rowe Towers	173529	17B	1621 Linn St		1405	Cincinnati	OH	45214-2570	1
215-Stanley Rowe Towers	173530	17B	1621 Linn St		1406	Cincinnati	OH	45214-2570	1
215-Stanley Rowe Towers	173531	17B	1621 Linn St		1407	Cincinnati	OH	45214-2570	0
215-Stanley Rowe Towers	173532	17B	1621 Linn St		1408	Cincinnati	OH	45214-2570	1
215-Stanley Rowe Towers	173533	17B	1621 Linn St		1409	Cincinnati	OH	45214-2570	0
215-Stanley Rowe Towers	173534	17B	1621 Linn St		1410	Cincinnati	OH	45214-2570	1
215-Stanley Rowe Towers	173535	17B	1621 Linn St		1411	Cincinnati	OH	45214-2571	0
215-Stanley Rowe Towers	173536	17B	1621 Linn St		1412	Cincinnati	OH	45214-2571	1
215-Stanley Rowe Towers	173537	17B	1621 Linn St		1413	Cincinnati	OH	45214-2571	1
215-Stanley Rowe Towers	173538	17B	1621 Linn St		1414	Cincinnati	OH	45214-2571	1
215-Stanley Rowe Towers	173539	17B	1621 Linn St		1415	Cincinnati	OH	45214-2571	1
215-Stanley Rowe Towers	173540	17B	1621 Linn St		1416	Cincinnati	OH	45214-2571	2
215-Stanley Rowe Towers	173541	17B	1621 Linn St		1417	Cincinnati	OH	45214-2571	2
215-Stanley Rowe Towers	173542	17A	835 Poplar St		111	Cincinnati	OH	45214-2530	1
204-SS North	186716	1801	10101 Shivers Ct		3101	Cincinnati	OH	45215-1729	1
204-SS North	186717	1801	10105 Shivers Ct		3102	Cincinnati	OH	45215-1729	1
204-SS North	186718	1802	10113 Shivers Ct		3103	Cincinnati	OH	45215-1729	3
204-SS North	186719	1802	10117 Shivers Ct		3104	Cincinnati	OH	45215-1729	2
204-SS North	186720	1802	10121 Shivers Ct		3105	Cincinnati	OH	45215-1729	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
204-SS North	186721	1802	10125 Shivers Ct		3106	Cincinnati	OH	45215-1729	3
204-SS North	186722	1802	10129 Shivers Ct		3107	Cincinnati	OH	45215-1729	2
204-SS North	186723	1802	10133 Shivers Ct		3108	Cincinnati	OH	45215-1729	3
204-SS North	186724	1803	10100 Shivers Ct		3109	Cincinnati	OH	45215-1729	1
204-SS North	186725	1803	10104 Shivers Ct		3110	Cincinnati	OH	45215-1729	1
204-SS North	186726	1803	10108 Shivers Ct		3111	Cincinnati	OH	45215-1729	1
204-SS North	186727	1803	10112 Shivers Ct		3112	Cincinnati	OH	45215-1729	1
204-SS North	186728	1804	10124 Shivers Ct		3113	Cincinnati	OH	45215-1729	3
204-SS North	186729	1804	10128 Shivers Ct		3114	Cincinnati	OH	45215-1729	2
204-SS North	186730	1804	10132 Shivers Ct		3115	Cincinnati	OH	45215-1729	3
204-SS North	186731	1804	10136 Shivers Ct		3116	Cincinnati	OH	45215-1729	2
204-SS North	186732	1804	10140 Shivers Ct		3117	Cincinnati	OH	45215-1729	2
204-SS North	186733	1804	10144 Shivers Ct		3118	Cincinnati	OH	45215-1729	3
204-SS North	186734	1805	10101 Love Ct		3119	Cincinnati	OH	45215-1718	1
204-SS North	186735	1805	10105 Love Ct		3120	Cincinnati	OH	45215-1718	1
204-SS North	186736	1805	10109 Love Ct		3121	Cincinnati	OH	45215-1718	1
204-SS North	186737	1805	10113 Love Ct		3122	Cincinnati	OH	45215-1718	1
204-SS North	186738	1806	10125 Love Ct		3123	Cincinnati	OH	45215-1718	3
204-SS North	186739	1806	10129 Love Ct		3124	Cincinnati	OH	45215-1718	2
204-SS North	186740	1806	10133 Love Ct		3125	Cincinnati	OH	45215-1718	2
204-SS North	186741	1806	10137 Love Ct		3126	Cincinnati	OH	45215-1718	3
204-SS North	186742	1806	10141 Love Ct		3127	Cincinnati	OH	45215-1718	2
204-SS North	186743	1806	10145 Love Ct		3128	Cincinnati	OH	45215-1718	3
204-SS North	186744	1807	10100 Love Ct		3129	Cincinnati	OH	45215-1718	3
204-SS North	186745	1807	10104 Love Ct		3130	Cincinnati	OH	45215-1718	2
204-SS North	186746	1807	10108 Love Ct		3131	Cincinnati	OH	45215-1718	3
204-SS North	186747	1807	10112 Love Ct		3132	Cincinnati	OH	45215-1718	2
204-SS North	186748	1807	10116 Love Ct		3133	Cincinnati	OH	45215-1718	2
204-SS North	186749	1807	10120 Love Ct		3134	Cincinnati	OH	45215-1718	3
204-SS North	186750	1808	10124 Love Ct		3135	Cincinnati	OH	45215-1718	3
204-SS North	186751	1808	10128 Love Ct		3136	Cincinnati	OH	45215-1718	2
204-SS North	186752	1808	10132 Love Ct		3137	Cincinnati	OH	45215-1718	3
204-SS North	186753	1808	10136 Love Ct		3138	Cincinnati	OH	45215-1718	2
204-SS North	186754	1808	10140 Love Ct		3139	Cincinnati	OH	45215-1718	2
204-SS North	186755	1808	10144 Love Ct		3140	Cincinnati	OH	45215-1718	3
204-SS North	186756	1809	10101 Able Ct		3141	Cincinnati	OH	45215-1701	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
204-SS North	186757	1809	10105 Able Ct		3142	Cincinnati	OH	45215-1701	2
204-SS North	186758	1809	10109 Able Ct		3143	Cincinnati	OH	45215-1701	2
204-SS North	186759	1809	10113 Able Ct		3144	Cincinnati	OH	45215-1701	3
204-SS North	186760	1809	10117 Able Ct		3145	Cincinnati	OH	45215-1701	2
204-SS North	186761	1809	10121 Able Ct		3146	Cincinnati	OH	45215-1701	3
204-SS North	186762	1810	10125 Able Ct		3147	Cincinnati	OH	45215-1701	3
204-SS North	186763	1810	10129 Able Ct		3148	Cincinnati	OH	45215-1701	2
204-SS North	186764	1810	10133 Able Ct		3149	Cincinnati	OH	45215-1701	2
204-SS North	186765	1810	10137 Able Ct		3150	Cincinnati	OH	45215-1701	3
204-SS North	186766	1810	10141 Able Ct		3151	Cincinnati	OH	45215-1701	2
204-SS North	186767	1810	10145 Able Ct		3152	Cincinnati	OH	45215-1701	3
204-SS North	186768	1811	10100 Able Ct		3153	Cincinnati	OH	45215-1701	3
204-SS North	186769	1811	10104 Able Ct		3154	Cincinnati	OH	45215-1701	2
204-SS North	186770	1811	10108 Able Ct		3155	Cincinnati	OH	45215-1701	3
204-SS North	186771	1811	10112 Able Ct		3156	Cincinnati	OH	45215-1701	2
204-SS North	186772	1811	10116 Able Ct		3157	Cincinnati	OH	45215-1701	2
204-SS North	186773	1811	10120 Able Ct		3158	Cincinnati	OH	45215-1701	3
204-SS North	186774	1812	10124 Able Ct		3159	Cincinnati	OH	45215-1701	4
204-SS North	186775	1812	10128 Able Ct		3160	Cincinnati	OH	45215-1701	1
204-SS North	186776	1812	10132 Able Ct		3161	Cincinnati	OH	45215-1701	1
204-SS North	186777	1812	10136 Able Ct		3162	Cincinnati	OH	45215-1701	4
204-SS North	186778	1813	10101 Hunter Ct		3163	Cincinnati	OH	45215-1717	3
204-SS North	186779	1813	10105 Hunter Ct		3164	Cincinnati	OH	45215-1717	2
204-SS North	186880	1813	10109 Hunter Ct		3165	Cincinnati	OH	45215-1717	2
204-SS North	186881	1813	10113 Hunter Ct		3166	Cincinnati	OH	45215-1717	3
204-SS North	186882	1813	10117 Hunter Ct		3167	Cincinnati	OH	45215-1717	2
204-SS North	186883	1813	10121 Hunter Ct		3168	Cincinnati	OH	45215-1717	3
204-SS North	186884	1814	10125 Hunter Ct		3169	Cincinnati	OH	45215-1717	4
204-SS North	186885	1814	10129 Hunter Ct		3170	Cincinnati	OH	45215-1717	1
204-SS North	186886	1814	10133 Hunter Ct		3171	Cincinnati	OH	45215-1717	1
204-SS North	186887	1814	10137 Hunter Ct		3172	Cincinnati	OH	45215-1717	4
204-SS North	186888	1815	10112 Hunter Ct		3173	Cincinnati	OH	45215-1717	5
204-SS North	186889	1815	10120 Hunter Ct		3174	Cincinnati	OH	45215-1717	5
204-SS North	186890	1816	10128 Hunter Ct		3175	Cincinnati	OH	45215-1717	5
204-SS North	186891	1816	10136 Hunter Ct		3176	Cincinnati	OH	45215-1717	5
211-BW/Maple Tower/Evans	193926	1901	601 Maple Ave		101	Cincinnati	OH	45229-3151	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
211-BW/Maple Tower/Evans	193927	1901	601 Maple Ave		102	Cincinnati	OH	45229-3151	1
211-BW/Maple Tower/Evans	193928	1901	601 Maple Ave		103	Cincinnati	OH	45229-3151	1
211-BW/Maple Tower/Evans	193929	1901	601 Maple Ave		104	Cincinnati	OH	45229-3151	1
211-BW/Maple Tower/Evans	193930	1901	601 Maple Ave		105	Cincinnati	OH	45229-3151	1
211-BW/Maple Tower/Evans	193931	1901	601 Maple Ave		106	Cincinnati	OH	45229-3151	1
211-BW/Maple Tower/Evans	193932	1901	601 Maple Ave		107	Cincinnati	OH	45229-3151	0
211-BW/Maple Tower/Evans	193933	1901	601 Maple Ave		108	Cincinnati	OH	45229-3151	1
211-BW/Maple Tower/Evans	193934	1901	601 Maple Ave		109	Cincinnati	OH	45229-3151	0
211-BW/Maple Tower/Evans	193935	1901	601 Maple Ave		110	Cincinnati	OH	45229-3151	2
211-BW/Maple Tower/Evans	193936	1901	601 Maple Ave		111	Cincinnati	OH	45229-3151	2
211-BW/Maple Tower/Evans	193937	1901	601 Maple Ave		112	Cincinnati	OH	45229-3151	1
211-BW/Maple Tower/Evans	193938	1901	601 Maple Ave		113	Cincinnati	OH	45229-3151	1
211-BW/Maple Tower/Evans	193939	1901	601 Maple Ave		114	Cincinnati	OH	45229-3151	1
211-BW/Maple Tower/Evans	193940	1901	601 Maple Ave		115	Cincinnati	OH	45229-3151	1
211-BW/Maple Tower/Evans	193941	1901	601 Maple Ave		116	Cincinnati	OH	45229-3151	1
211-BW/Maple Tower/Evans	193942	1901	601 Maple Ave		201	Cincinnati	OH	45229-4111	1
211-BW/Maple Tower/Evans	193943	1901	601 Maple Ave		202	Cincinnati	OH	45229-4111	1
211-BW/Maple Tower/Evans	193944	1901	601 Maple Ave		203	Cincinnati	OH	45229-4111	1
211-BW/Maple Tower/Evans	193945	1901	601 Maple Ave		204	Cincinnati	OH	45229-4111	1
211-BW/Maple Tower/Evans	193946	1901	601 Maple Ave		205	Cincinnati	OH	45229-4111	1
211-BW/Maple Tower/Evans	193947	1901	601 Maple Ave		206	Cincinnati	OH	45229-3153	1
211-BW/Maple Tower/Evans	193948	1901	601 Maple Ave		207	Cincinnati	OH	45229-3153	1
211-BW/Maple Tower/Evans	193949	1901	601 Maple Ave		208	Cincinnati	OH	45229-3153	0
211-BW/Maple Tower/Evans	193950	1901	601 Maple Ave		209	Cincinnati	OH	45229-3153	1
211-BW/Maple Tower/Evans	193951	1901	601 Maple Ave		210	Cincinnati	OH	45229-3153	0
211-BW/Maple Tower/Evans	193952	1901	601 Maple Ave		211	Cincinnati	OH	45229-3153	2
211-BW/Maple Tower/Evans	193953	1901	601 Maple Ave		212	Cincinnati	OH	45229-3153	2
211-BW/Maple Tower/Evans	193954	1901	601 Maple Ave		213	Cincinnati	OH	45229-3153	1
211-BW/Maple Tower/Evans	193955	1901	601 Maple Ave		214	Cincinnati	OH	45229-3153	1
211-BW/Maple Tower/Evans	193956	1901	601 Maple Ave		215	Cincinnati	OH	45229-3153	1
211-BW/Maple Tower/Evans	193957	1901	601 Maple Ave		216	Cincinnati	OH	45229-3153	1
211-BW/Maple Tower/Evans	193958	1901	601 Maple Ave		217	Cincinnati	OH	45229-3153	1
211-BW/Maple Tower/Evans	193959	1901	601 Maple Ave		218	Cincinnati	OH	45229-3153	1
211-BW/Maple Tower/Evans	193960	1901	601 Maple Ave		219	Cincinnati	OH	45229-3153	1
211-BW/Maple Tower/Evans	193961	1901	601 Maple Ave		301	Cincinnati	OH	45229-4112	1
211-BW/Maple Tower/Evans	193962	1901	601 Maple Ave		302	Cincinnati	OH	45229-4112	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
211-BW/Maple Tower/Evans	193963	1901	601 Maple Ave		303	Cincinnati	OH	45229-4112	1
211-BW/Maple Tower/Evans	193964	1901	601 Maple Ave		304	Cincinnati	OH	45229-4112	1
211-BW/Maple Tower/Evans	193965	1901	601 Maple Ave		305	Cincinnati	OH	45229-4112	1
211-BW/Maple Tower/Evans	193966	1901	601 Maple Ave		306	Cincinnati	OH	45229-4112	1
211-BW/Maple Tower/Evans	193967	1901	601 Maple Ave		307	Cincinnati	OH	45229-4112	1
211-BW/Maple Tower/Evans	193968	1901	601 Maple Ave		308	Cincinnati	OH	45229-3125	0
211-BW/Maple Tower/Evans	193969	1901	601 Maple Ave		309	Cincinnati	OH	45229-3125	1
211-BW/Maple Tower/Evans	193970	1901	601 Maple Ave		310	Cincinnati	OH	45229-3125	0
211-BW/Maple Tower/Evans	193971	1901	601 Maple Ave		311	Cincinnati	OH	45229-3125	2
211-BW/Maple Tower/Evans	193972	1901	601 Maple Ave		312	Cincinnati	OH	45229-3125	2
211-BW/Maple Tower/Evans	193973	1901	601 Maple Ave		313	Cincinnati	OH	45229-3125	1
211-BW/Maple Tower/Evans	193974	1901	601 Maple Ave		314	Cincinnati	OH	45229-3125	1
211-BW/Maple Tower/Evans	193975	1901	601 Maple Ave		315	Cincinnati	OH	45229-3125	1
211-BW/Maple Tower/Evans	193976	1901	601 Maple Ave		316	Cincinnati	OH	45229-3125	1
211-BW/Maple Tower/Evans	193977	1901	601 Maple Ave		317	Cincinnati	OH	45229-3125	1
211-BW/Maple Tower/Evans	193978	1901	601 Maple Ave		318	Cincinnati	OH	45229-3125	1
211-BW/Maple Tower/Evans	193979	1901	601 Maple Ave		319	Cincinnati	OH	45229-3125	1
211-BW/Maple Tower/Evans	193980	1901	601 Maple Ave		401	Cincinnati	OH	45229-3126	1
211-BW/Maple Tower/Evans	193981	1901	601 Maple Ave		402	Cincinnati	OH	45229-3126	1
211-BW/Maple Tower/Evans	193982	1901	601 Maple Ave		403	Cincinnati	OH	45229-3126	1
211-BW/Maple Tower/Evans	193983	1901	601 Maple Ave		404	Cincinnati	OH	45229-3126	1
211-BW/Maple Tower/Evans	193984	1901	601 Maple Ave		405	Cincinnati	OH	45229-3126	1
211-BW/Maple Tower/Evans	193985	1901	601 Maple Ave		406	Cincinnati	OH	45229-3126	1
211-BW/Maple Tower/Evans	193986	1901	601 Maple Ave		407	Cincinnati	OH	45229-3126	1
211-BW/Maple Tower/Evans	193987	1901	601 Maple Ave		408	Cincinnati	OH	45229-3126	1
211-BW/Maple Tower/Evans	193988	1901	601 Maple Ave		409	Cincinnati	OH	45229-3126	1
211-BW/Maple Tower/Evans	193989	1901	601 Maple Ave		410	Cincinnati	OH	45229-4113	1
211-BW/Maple Tower/Evans	193990	1901	601 Maple Ave		411	Cincinnati	OH	45229-4113	1
211-BW/Maple Tower/Evans	193991	1901	601 Maple Ave		412	Cincinnati	OH	45229-4113	1
211-BW/Maple Tower/Evans	193992	1901	601 Maple Ave		501	Cincinnati	OH	45229-3162	1
211-BW/Maple Tower/Evans	193993	1901	601 Maple Ave		502	Cincinnati	OH	45229-3162	1
211-BW/Maple Tower/Evans	193994	1901	601 Maple Ave		503	Cincinnati	OH	45229-3162	1
211-BW/Maple Tower/Evans	193995	1901	601 Maple Ave		504	Cincinnati	OH	45229-3162	1
211-BW/Maple Tower/Evans	193996	1901	601 Maple Ave		505	Cincinnati	OH	45229-3162	1
211-BW/Maple Tower/Evans	193997	1901	601 Maple Ave		506	Cincinnati	OH	45229-3162	1
211-BW/Maple Tower/Evans	193998	1901	601 Maple Ave		507	Cincinnati	OH	45229-3162	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
211-BW/Maple Tower/Evans	193999	1901	601 Maple Ave		508	Cincinnati	OH	45229-3162	1
211-BW/Maple Tower/Evans	194000	1901	601 Maple Ave		509	Cincinnati	OH	45229-3162	1
211-BW/Maple Tower/Evans	194001	1901	601 Maple Ave		510	Cincinnati	OH	45229-3162	1
211-BW/Maple Tower/Evans	194002	1901	601 Maple Ave		511	Cincinnati	OH	45229-3162	1
211-BW/Maple Tower/Evans	194003	1901	601 Maple Ave		512	Cincinnati	OH	45229-3162	1
211-BW/Maple Tower/Evans	194004	1901	601 Maple Ave		601	Cincinnati	OH	45229-3163	1
211-BW/Maple Tower/Evans	194005	1901	601 Maple Ave		602	Cincinnati	OH	45229-3163	1
211-BW/Maple Tower/Evans	194006	1901	601 Maple Ave		603	Cincinnati	OH	45229-3163	1
211-BW/Maple Tower/Evans	194007	1901	601 Maple Ave		604	Cincinnati	OH	45229-3163	1
211-BW/Maple Tower/Evans	194008	1901	601 Maple Ave		605	Cincinnati	OH	45229-3163	1
211-BW/Maple Tower/Evans	194009	1901	601 Maple Ave		606	Cincinnati	OH	45229-3163	1
211-BW/Maple Tower/Evans	194010	1901	601 Maple Ave		607	Cincinnati	OH	45229-4114	1
211-BW/Maple Tower/Evans	194011	1901	601 Maple Ave		608	Cincinnati	OH	45229-4114	1
211-BW/Maple Tower/Evans	194012	1901	601 Maple Ave		609	Cincinnati	OH	45229-4114	1
211-BW/Maple Tower/Evans	194013	1901	601 Maple Ave		610	Cincinnati	OH	45229-4114	1
211-BW/Maple Tower/Evans	194014	1901	601 Maple Ave		611	Cincinnati	OH	45229-4114	1
211-BW/Maple Tower/Evans	194015	1901	601 Maple Ave		612	Cincinnati	OH	45229-4114	1
211-BW/Maple Tower/Evans	194016	1901	601 Maple Ave		701	Cincinnati	OH	45229-3180	1
211-BW/Maple Tower/Evans	194017	1901	601 Maple Ave		702	Cincinnati	OH	45229-3180	1
211-BW/Maple Tower/Evans	194018	1901	601 Maple Ave		703	Cincinnati	OH	45229-3180	1
211-BW/Maple Tower/Evans	194019	1901	601 Maple Ave		704	Cincinnati	OH	45229-3180	1
211-BW/Maple Tower/Evans	194020	1901	601 Maple Ave		705	Cincinnati	OH	45229-3180	1
211-BW/Maple Tower/Evans	194021	1901	601 Maple Ave		706	Cincinnati	OH	45229-3180	1
211-BW/Maple Tower/Evans	194022	1901	601 Maple Ave		707	Cincinnati	OH	45229-3180	1
211-BW/Maple Tower/Evans	194023	1901	601 Maple Ave		708	Cincinnati	OH	45229-3180	1
211-BW/Maple Tower/Evans	194024	1901	601 Maple Ave		709	Cincinnati	OH	45229-3180	1
211-BW/Maple Tower/Evans	194025	1901	601 Maple Ave		710	Cincinnati	OH	45229-3180	1
211-BW/Maple Tower/Evans	194026	1901	601 Maple Ave		711	Cincinnati	OH	45229-3180	1
211-BW/Maple Tower/Evans	194027	1901	601 Maple Ave		712	Cincinnati	OH	45229-3180	1
211-BW/Maple Tower/Evans	194028	1901	601 Maple Ave		801	Cincinnati	OH	45229-4115	1
211-BW/Maple Tower/Evans	194029	1901	601 Maple Ave		802	Cincinnati	OH	45229-4115	1
211-BW/Maple Tower/Evans	194030	1901	601 Maple Ave		803	Cincinnati	OH	45229-4115	1
211-BW/Maple Tower/Evans	194031	1901	601 Maple Ave		804	Cincinnati	OH	45229-3181	1
211-BW/Maple Tower/Evans	194032	1901	601 Maple Ave		805	Cincinnati	OH	45229-3181	1
211-BW/Maple Tower/Evans	194033	1901	601 Maple Ave		806	Cincinnati	OH	45229-3181	1
211-BW/Maple Tower/Evans	194034	1901	601 Maple Ave		807	Cincinnati	OH	45229-3181	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
211-BW/Maple Tower/Evans	194035	1901	601 Maple Ave		808	Cincinnati	OH	45229-3181	1
211-BW/Maple Tower/Evans	194036	1901	601 Maple Ave		809	Cincinnati	OH	45229-3181	1
211-BW/Maple Tower/Evans	194037	1901	601 Maple Ave		810	Cincinnati	OH	45229-3181	1
211-BW/Maple Tower/Evans	194038	1901	601 Maple Ave		811	Cincinnati	OH	45229-3181	1
211-BW/Maple Tower/Evans	194039	1901	601 Maple Ave		812	Cincinnati	OH	45229-3181	1
211-BW/Maple Tower/Evans	194040	1901	601 Maple Ave		901	Cincinnati	OH	45229-3182	1
211-BW/Maple Tower/Evans	194041	1901	601 Maple Ave		902	Cincinnati	OH	45229-3182	1
211-BW/Maple Tower/Evans	194042	1901	601 Maple Ave		903	Cincinnati	OH	45229-3182	1
211-BW/Maple Tower/Evans	194043	1901	601 Maple Ave		904	Cincinnati	OH	45229-3182	1
211-BW/Maple Tower/Evans	194044	1901	601 Maple Ave		905	Cincinnati	OH	45229-3182	1
211-BW/Maple Tower/Evans	194045	1901	601 Maple Ave		906	Cincinnati	OH	45229-3182	1
211-BW/Maple Tower/Evans	194046	1901	601 Maple Ave		907	Cincinnati	OH	45229-3182	1
211-BW/Maple Tower/Evans	194047	1901	601 Maple Ave		908	Cincinnati	OH	45229-3182	1
211-BW/Maple Tower/Evans	194048	1901	601 Maple Ave		909	Cincinnati	OH	45229-3182	1
211-BW/Maple Tower/Evans	194049	1901	601 Maple Ave		910	Cincinnati	OH	45229-3182	1
211-BW/Maple Tower/Evans	194050	1901	601 Maple Ave		911	Cincinnati	OH	45229-3182	1
211-BW/Maple Tower/Evans	194051	1901	601 Maple Ave		912	Cincinnati	OH	45229-3182	1
213-Redding/President/Park	203626	2001	3700 Reading Rd		6	Cincinnati	OH	45229-2119	0
213-Redding/President/Park	203627	2001	3700 Reading Rd		7	Cincinnati	OH	45229-2119	1
213-Redding/President/Park	203628	2001	3700 Reading Rd		8	Cincinnati	OH	45229-2119	1
213-Redding/President/Park	203629	2001	3700 Reading Rd		9	Cincinnati	OH	45229-2119	1
213-Redding/President/Park	203630	2001	3700 Reading Rd		10	Cincinnati	OH	45229-2119	0
213-Redding/President/Park	203631	2001	3700 Reading Rd		11	Cincinnati	OH	45229-2119	2
213-Redding/President/Park	203632	2001	3700 Reading Rd		101	Cincinnati	OH	45229-2134	1
213-Redding/President/Park	203633	2001	3700 Reading Rd		102	Cincinnati	OH	45229-2134	1
213-Redding/President/Park	203634	2001	3700 Reading Rd		104	Cincinnati	OH	45229-2134	1
213-Redding/President/Park	203635	2001	3700 Reading Rd		105	Cincinnati	OH	45229-2134	1
213-Redding/President/Park	203636	2001	3700 Reading Rd		106	Cincinnati	OH	45229-2134	1
213-Redding/President/Park	203637	2001	3700 Reading Rd		107	Cincinnati	OH	45229-2134	1
213-Redding/President/Park	203638	2001	3700 Reading Rd		108	Cincinnati	OH	45229-2134	0
213-Redding/President/Park	203639	2001	3700 Reading Rd		109	Cincinnati	OH	45229-2134	0
213-Redding/President/Park	203640	2001	3700 Reading Rd		110	Cincinnati	OH	45229-2134	1
213-Redding/President/Park	203641	2001	3700 Reading Rd		111	Cincinnati	OH	45229-2134	1
213-Redding/President/Park	203642	2001	3700 Reading Rd		112	Cincinnati	OH	45229-2134	1
213-Redding/President/Park	203643	2001	3700 Reading Rd		113	Cincinnati	OH	45229-2134	1
213-Redding/President/Park	203644	2001	3700 Reading Rd		114	Cincinnati	OH	45229-2134	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
213-Redding/President/Park	203645	2001	3700 Reading Rd		201	Cincinnati	OH	45229-2136	1
213-Redding/President/Park	203646	2001	3700 Reading Rd		202	Cincinnati	OH	45229-2136	2
213-Redding/President/Park	203647	2001	3700 Reading Rd		203	Cincinnati	OH	45229-2136	0
213-Redding/President/Park	203648	2001	3700 Reading Rd		204	Cincinnati	OH	45229-2136	1
213-Redding/President/Park	203649	2001	3700 Reading Rd		205	Cincinnati	OH	45229-2136	1
213-Redding/President/Park	203650	2001	3700 Reading Rd		206	Cincinnati	OH	45229-2136	1
213-Redding/President/Park	203651	2001	3700 Reading Rd		207	Cincinnati	OH	45229-2136	1
213-Redding/President/Park	203652	2001	3700 Reading Rd		208	Cincinnati	OH	45229-2136	1
213-Redding/President/Park	203653	2001	3700 Reading Rd		209	Cincinnati	OH	45229-2136	0
213-Redding/President/Park	203654	2001	3700 Reading Rd		210	Cincinnati	OH	45229-2136	1
213-Redding/President/Park	203655	2001	3700 Reading Rd		211	Cincinnati	OH	45229-2136	1
213-Redding/President/Park	203656	2001	3700 Reading Rd		212	Cincinnati	OH	45229-2136	1
213-Redding/President/Park	203657	2001	3700 Reading Rd		213	Cincinnati	OH	45229-2136	1
213-Redding/President/Park	203658	2001	3700 Reading Rd		214	Cincinnati	OH	45229-2136	1
213-Redding/President/Park	203659	2001	3700 Reading Rd		301	Cincinnati	OH	45229-2136	1
213-Redding/President/Park	203660	2001	3700 Reading Rd		302	Cincinnati	OH	45229-2138	2
213-Redding/President/Park	203661	2001	3700 Reading Rd		303	Cincinnati	OH	45229-2138	0
213-Redding/President/Park	203662	2001	3700 Reading Rd		304	Cincinnati	OH	45229-2138	1
213-Redding/President/Park	203663	2001	3700 Reading Rd		305	Cincinnati	OH	45229-2138	1
213-Redding/President/Park	203664	2001	3700 Reading Rd		306	Cincinnati	OH	45229-2138	1
213-Redding/President/Park	203665	2001	3700 Reading Rd		307	Cincinnati	OH	45229-2138	1
213-Redding/President/Park	203666	2001	3700 Reading Rd		308	Cincinnati	OH	45229-2138	0
213-Redding/President/Park	203667	2001	3700 Reading Rd		309	Cincinnati	OH	45229-2138	0
213-Redding/President/Park	203668	2001	3700 Reading Rd		310	Cincinnati	OH	45229-2138	0
213-Redding/President/Park	203669	2001	3700 Reading Rd		311	Cincinnati	OH	45229-2138	1
213-Redding/President/Park	203670	2001	3700 Reading Rd		312	Cincinnati	OH	45229-2138	1
213-Redding/President/Park	203671	2001	3700 Reading Rd		313	Cincinnati	OH	45229-2138	1
213-Redding/President/Park	203672	2001	3700 Reading Rd		314	Cincinnati	OH	45229-2138	1
213-Redding/President/Park	203673	2001	3700 Reading Rd		401	Cincinnati	OH	45229-2139	1
213-Redding/President/Park	203674	2001	3700 Reading Rd		402	Cincinnati	OH	45229-2139	1
213-Redding/President/Park	203675	2001	3700 Reading Rd		403	Cincinnati	OH	45229-2139	0
213-Redding/President/Park	203676	2001	3700 Reading Rd		404	Cincinnati	OH	45229-2139	1
213-Redding/President/Park	203677	2001	3700 Reading Rd		405	Cincinnati	OH	45229-2139	1
213-Redding/President/Park	203678	2001	3700 Reading Rd		406	Cincinnati	OH	45229-2139	1
213-Redding/President/Park	203679	2001	3700 Reading Rd		407	Cincinnati	OH	45229-2139	1
213-Redding/President/Park	203680	2001	3700 Reading Rd		408	Cincinnati	OH	45229-2139	0

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
213-Redding/President/Park	203681	2001	3700 Reading Rd		409	Cincinnati	OH	45229-2139	0
213-Redding/President/Park	203682	2001	3700 Reading Rd		410	Cincinnati	OH	45229-2139	1
213-Redding/President/Park	203683	2001	3700 Reading Rd		411	Cincinnati	OH	45229-2139	1
213-Redding/President/Park	203684	2001	3700 Reading Rd		412	Cincinnati	OH	45229-2139	1
213-Redding/President/Park	203685	2001	3700 Reading Rd		413	Cincinnati	OH	45229-2139	1
213-Redding/President/Park	203686	2001	3700 Reading Rd		414	Cincinnati	OH	45229-2139	1
213-Redding/President/Park	203687	2001	3700 Reading Rd		501	Cincinnati	OH	45229-2140	1
213-Redding/President/Park	203688	2001	3700 Reading Rd		502	Cincinnati	OH	45229-2140	1
213-Redding/President/Park	203689	2001	3700 Reading Rd		503	Cincinnati	OH	45229-2140	0
213-Redding/President/Park	203690	2001	3700 Reading Rd		504	Cincinnati	OH	45229-2140	1
213-Redding/President/Park	203691	2001	3700 Reading Rd		505	Cincinnati	OH	45229-2140	1
213-Redding/President/Park	203692	2001	3700 Reading Rd		506	Cincinnati	OH	45229-2140	1
213-Redding/President/Park	203693	2001	3700 Reading Rd		507	Cincinnati	OH	45229-2140	1
213-Redding/President/Park	203694	2001	3700 Reading Rd		508	Cincinnati	OH	45229-2140	1
213-Redding/President/Park	203695	2001	3700 Reading Rd		509	Cincinnati	OH	45229-2140	0
213-Redding/President/Park	203696	2001	3700 Reading Rd		510	Cincinnati	OH	45229-2140	1
213-Redding/President/Park	203697	2001	3700 Reading Rd		511	Cincinnati	OH	45229-2140	1
213-Redding/President/Park	203698	2001	3700 Reading Rd		512	Cincinnati	OH	45229-2140	1
213-Redding/President/Park	203699	2001	3700 Reading Rd		513	Cincinnati	OH	45229-2140	1
213-Redding/President/Park	203700	2001	3700 Reading Rd		514	Cincinnati	OH	45229-2140	1
213-Redding/President/Park	203701	2001	3700 Reading Rd		601	Cincinnati	OH	45229-2141	1
213-Redding/President/Park	203702	2001	3700 Reading Rd		602	Cincinnati	OH	45229-2141	1
213-Redding/President/Park	203703	2001	3700 Reading Rd		603	Cincinnati	OH	45229-2141	0
213-Redding/President/Park	203704	2001	3700 Reading Rd		604	Cincinnati	OH	45229-2141	1
213-Redding/President/Park	203705	2001	3700 Reading Rd		605	Cincinnati	OH	45229-2141	1
213-Redding/President/Park	203706	2001	3700 Reading Rd		606	Cincinnati	OH	45229-2141	1
213-Redding/President/Park	203707	2001	3700 Reading Rd		607	Cincinnati	OH	45229-2141	1
213-Redding/President/Park	203708	2001	3700 Reading Rd		608	Cincinnati	OH	45229-2141	0
213-Redding/President/Park	203709	2001	3700 Reading Rd		609	Cincinnati	OH	45229-2141	0
213-Redding/President/Park	203710	2001	3700 Reading Rd		610	Cincinnati	OH	45229-2141	1
213-Redding/President/Park	203711	2001	3700 Reading Rd		611	Cincinnati	OH	45229-2141	1
213-Redding/President/Park	203712	2001	3700 Reading Rd		612	Cincinnati	OH	45229-2141	1
213-Redding/President/Park	203713	2001	3700 Reading Rd		613	Cincinnati	OH	45229-2141	1
213-Redding/President/Park	203714	2001	3700 Reading Rd		614	Cincinnati	OH	45229-2141	1
213-Redding/President/Park	203715	2001	3700 Reading Rd		701	Cincinnati	OH	45229-2141	1
213-Redding/President/Park	203716	2001	3700 Reading Rd		702	Cincinnati	OH	45229-2142	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
213-Redding/President/Park	203717	2001	3700 Reading Rd		703	Cincinnati	OH	45229-2142	0
213-Redding/President/Park	203718	2001	3700 Reading Rd		704	Cincinnati	OH	45229-2142	1
213-Redding/President/Park	203719	2001	3700 Reading Rd		705	Cincinnati	OH	45229-2142	1
213-Redding/President/Park	203720	2001	3700 Reading Rd		706	Cincinnati	OH	45229-2142	1
213-Redding/President/Park	203721	2001	3700 Reading Rd		707	Cincinnati	OH	45229-2142	1
213-Redding/President/Park	203722	2001	3700 Reading Rd		708	Cincinnati	OH	45229-2142	0
213-Redding/President/Park	203723	2001	3700 Reading Rd		709	Cincinnati	OH	45229-2142	0
213-Redding/President/Park	203724	2001	3700 Reading Rd		710	Cincinnati	OH	45229-2142	1
213-Redding/President/Park	203725	2001	3700 Reading Rd		711	Cincinnati	OH	45229-2142	1
213-Redding/President/Park	203726	2001	3700 Reading Rd		712	Cincinnati	OH	45229-2142	1
213-Redding/President/Park	203727	2001	3700 Reading Rd		713	Cincinnati	OH	45229-2142	1
213-Redding/President/Park	203728	2001	3700 Reading Rd		714	Cincinnati	OH	45229-2142	1
213-Redding/President/Park	203729	2001	3700 Reading Rd		801	Cincinnati	OH	45229-2143	1
213-Redding/President/Park	203730	2001	3700 Reading Rd		802	Cincinnati	OH	45229-2143	1
213-Redding/President/Park	203731	2001	3700 Reading Rd		803	Cincinnati	OH	45229-2143	0
213-Redding/President/Park	203732	2001	3700 Reading Rd		804	Cincinnati	OH	45229-2143	1
213-Redding/President/Park	203733	2001	3700 Reading Rd		805	Cincinnati	OH	45229-2143	1
213-Redding/President/Park	203734	2001	3700 Reading Rd		806	Cincinnati	OH	45229-2143	1
213-Redding/President/Park	203735	2001	3700 Reading Rd		807	Cincinnati	OH	45229-2143	1
213-Redding/President/Park	203736	2001	3700 Reading Rd		808	Cincinnati	OH	45229-2143	0
213-Redding/President/Park	203737	2001	3700 Reading Rd		809	Cincinnati	OH	45229-2143	0
213-Redding/President/Park	203738	2001	3700 Reading Rd		810	Cincinnati	OH	45229-2143	0
213-Redding/President/Park	203739	2001	3700 Reading Rd		811	Cincinnati	OH	45229-2143	1
213-Redding/President/Park	203740	2001	3700 Reading Rd		812	Cincinnati	OH	45229-2143	1
213-Redding/President/Park	203741	2001	3700 Reading Rd		813	Cincinnati	OH	45229-2143	1
213-Redding/President/Park	203742	2001	3700 Reading Rd		814	Cincinnati	OH	45229-2143	1
213-Redding/President/Park	203743	2001	3700 Reading Rd		908	Cincinnati	OH	45229-2144	1
213-Redding/President/Park	203744	2001	3700 Reading Rd		909	Cincinnati	OH	45229-2144	1
213-Redding/President/Park	203745	2001	3700 Reading Rd		910	Cincinnati	OH	45229-2144	1
213-Redding/President/Park	203746	2001	3700 Reading Rd		912	Cincinnati	OH	45229-2144	1
213-Redding/President/Park	203747	2001	3700 Reading Rd		914	Cincinnati	OH	45229-2144	1
213-Redding/President/Park	214076	2101	784 Greenwood Ave		101	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214077	2101	784 Greenwood Ave		102	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214078	2101	784 Greenwood Ave		103	Cincinnati	OH	45229-1859	0
213-Redding/President/Park	214079	2101	784 Greenwood Ave		104	Cincinnati	OH	45229-1859	0
213-Redding/President/Park	214080	2101	784 Greenwood Ave		105	Cincinnati	OH	45229-1859	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
213-Redding/President/Park	214081	2101	784 Greenwood Ave		106	Cincinnati	OH	45229-1859	0
213-Redding/President/Park	214082	2101	784 Greenwood Ave		108	Cincinnati	OH	45229-1859	2
213-Redding/President/Park	214083	2101	784 Greenwood Ave		109	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214084	2101	784 Greenwood Ave		110	Cincinnati	OH	45229-1859	0
213-Redding/President/Park	214085	2101	784 Greenwood Ave		111	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214086	2101	784 Greenwood Ave		112	Cincinnati	OH	45229-1859	0
213-Redding/President/Park	214087	2101	784 Greenwood Ave		114	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214088	2101	784 Greenwood Ave		115	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214089	2101	784 Greenwood Ave		201	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214090	2101	784 Greenwood Ave		202	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214091	2101	784 Greenwood Ave		203	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214092	2101	784 Greenwood Ave		204	Cincinnati	OH	45229-1859	0
213-Redding/President/Park	214093	2101	784 Greenwood Ave		205	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214094	2101	784 Greenwood Ave		206	Cincinnati	OH	45229-1859	0
213-Redding/President/Park	214095	2101	784 Greenwood Ave		207	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214096	2101	784 Greenwood Ave		208	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214097	2101	784 Greenwood Ave		209	Cincinnati	OH	45229-1859	0
213-Redding/President/Park	214098	2101	784 Greenwood Ave		210	Cincinnati	OH	45229-1859	0
213-Redding/President/Park	214099	2101	784 Greenwood Ave		211	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214100	2101	784 Greenwood Ave		215	Cincinnati	OH	45229-1859	0
213-Redding/President/Park	214101	2101	784 Greenwood Ave		214	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214102	2101	784 Greenwood Ave		212	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214103	2101	784 Greenwood Ave		216	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214104	2101	784 Greenwood Ave		217	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214105	2101	784 Greenwood Ave		301	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214106	2101	784 Greenwood Ave		302	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214107	2101	784 Greenwood Ave		303	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214108	2101	784 Greenwood Ave		304	Cincinnati	OH	45229-1859	0
213-Redding/President/Park	214109	2101	784 Greenwood Ave		305	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214110	2101	784 Greenwood Ave		306	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214111	2101	784 Greenwood Ave		307	Cincinnati	OH	45229-1859	0
213-Redding/President/Park	214112	2101	784 Greenwood Ave		308	Cincinnati	OH	45229-1859	1
213-Redding/President/Park	214113	2101	784 Greenwood Ave		309	Cincinnati	OH	45229-1859	0
213-Redding/President/Park	214114	2101	784 Greenwood Ave		310	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214115	2101	784 Greenwood Ave		311	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214116	2101	784 Greenwood Ave		312	Cincinnati	OH	45229-1860	0

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
213-Redding/President/Park	214117	2101	784 Greenwood Ave		314	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214118	2101	784 Greenwood Ave		315	Cincinnati	OH	45229-1860	0
213-Redding/President/Park	214119	2101	784 Greenwood Ave		316	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214120	2101	784 Greenwood Ave		317	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214121	2101	784 Greenwood Ave		401	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214122	2101	784 Greenwood Ave		402	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214123	2101	784 Greenwood Ave		403	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214124	2101	784 Greenwood Ave		404	Cincinnati	OH	45229-1860	0
213-Redding/President/Park	214125	2101	784 Greenwood Ave		405	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214126	2101	784 Greenwood Ave		406	Cincinnati	OH	45229-1860	0
213-Redding/President/Park	214127	2101	784 Greenwood Ave		407	Cincinnati	OH	45229-1860	0
213-Redding/President/Park	214128	2101	784 Greenwood Ave		408	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214129	2101	784 Greenwood Ave		409	Cincinnati	OH	45229-1860	0
213-Redding/President/Park	214130	2101	784 Greenwood Ave		410	Cincinnati	OH	45229-1860	0
213-Redding/President/Park	214131	2101	784 Greenwood Ave		411	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214132	2101	784 Greenwood Ave		412	Cincinnati	OH	45229-1860	0
213-Redding/President/Park	214133	2101	784 Greenwood Ave		414	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214134	2101	784 Greenwood Ave		415	Cincinnati	OH	45229-1860	0
213-Redding/President/Park	214135	2101	784 Greenwood Ave		416	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214136	2101	784 Greenwood Ave		417	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214137	2101	784 Greenwood Ave		501	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214138	2101	784 Greenwood Ave		502	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214139	2101	784 Greenwood Ave		503	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214140	2101	784 Greenwood Ave		504	Cincinnati	OH	45229-1860	0
213-Redding/President/Park	214141	2101	784 Greenwood Ave		505	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214142	2101	784 Greenwood Ave		506	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214143	2101	784 Greenwood Ave		507	Cincinnati	OH	45229-1860	0
213-Redding/President/Park	214144	2101	784 Greenwood Ave		508	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214145	2101	784 Greenwood Ave		509	Cincinnati	OH	45229-1860	0
213-Redding/President/Park	214146	2101	784 Greenwood Ave		510	Cincinnati	OH	45229-1860	0
213-Redding/President/Park	214147	2101	784 Greenwood Ave		511	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214148	2101	784 Greenwood Ave		512	Cincinnati	OH	45229-1860	0
213-Redding/President/Park	214149	2101	784 Greenwood Ave		514	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214150	2101	784 Greenwood Ave		515	Cincinnati	OH	45229-1860	1
213-Redding/President/Park	214151	2101	784 Greenwood Ave		516	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214152	2101	784 Greenwood Ave		517	Cincinnati	OH	45229-1861	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
213-Redding/President/Park	214153	2101	784 Greenwood Ave		601	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214154	2101	784 Greenwood Ave		602	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214155	2101	784 Greenwood Ave		603	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214156	2101	784 Greenwood Ave		604	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214157	2101	784 Greenwood Ave		605	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214158	2101	784 Greenwood Ave		606	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214159	2101	784 Greenwood Ave		607	Cincinnati	OH	45229-1861	0
213-Redding/President/Park	214160	2101	784 Greenwood Ave		608	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214161	2101	784 Greenwood Ave		609	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214162	2101	784 Greenwood Ave		610	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214163	2101	784 Greenwood Ave		611	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214164	2101	784 Greenwood Ave		612	Cincinnati	OH	45229-1861	0
213-Redding/President/Park	214165	2101	784 Greenwood Ave		614	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214166	2101	784 Greenwood Ave		615	Cincinnati	OH	45229-1861	0
213-Redding/President/Park	214167	2101	784 Greenwood Ave		616	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214168	2101	784 Greenwood Ave		617	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214169	2101	784 Greenwood Ave		701	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214170	2101	784 Greenwood Ave		702	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214171	2101	784 Greenwood Ave		703	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214172	2101	784 Greenwood Ave		704	Cincinnati	OH	45229-1861	0
213-Redding/President/Park	214173	2101	784 Greenwood Ave		705	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214174	2101	784 Greenwood Ave		706	Cincinnati	OH	45229-1861	0
213-Redding/President/Park	214175	2101	784 Greenwood Ave		707	Cincinnati	OH	45229-1861	0
213-Redding/President/Park	214176	2101	784 Greenwood Ave		708	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214177	2101	784 Greenwood Ave		709	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214178	2101	784 Greenwood Ave		710	Cincinnati	OH	45229-1861	0
213-Redding/President/Park	214179	2101	784 Greenwood Ave		711	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214180	2101	784 Greenwood Ave		712	Cincinnati	OH	45229-1861	0
213-Redding/President/Park	214181	2101	784 Greenwood Ave		714	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214182	2101	784 Greenwood Ave		715	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214183	2101	784 Greenwood Ave		716	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	214184	2101	784 Greenwood Ave		717	Cincinnati	OH	45229-1861	1
213-Redding/President/Park	226801	2201	2610 Park Ave		101	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226802	2201	2610 Park Ave		102	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226803	2201	2610 Park Ave		103	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226804	2201	2610 Park Ave		104	Cincinnati	OH	45206-1368	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
213-Redding/President/Park	226805	2201	2610 Park Ave		105	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226806	2201	2610 Park Ave		106	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226807	2201	2610 Park Ave		107	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226808	2201	2610 Park Ave		108	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226809	2201	2610 Park Ave		109	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226810	2201	2610 Park Ave		110	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226811	2201	2610 Park Ave		111	Cincinnati	OH	45206-1368	2
213-Redding/President/Park	226812	2201	2610 Park Ave		212	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226813	2201	2610 Park Ave		213	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226814	2201	2610 Park Ave		214	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226815	2201	2610 Park Ave		215	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226816	2201	2610 Park Ave		216	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226817	2201	2610 Park Ave		217	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226818	2201	2610 Park Ave		218	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226819	2201	2610 Park Ave		219	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226820	2201	2610 Park Ave		220	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226821	2201	2610 Park Ave		221	Cincinnati	OH	45206-1382	0
213-Redding/President/Park	226822	2201	2610 Park Ave		202	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226823	2201	2610 Park Ave		203	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226824	2201	2610 Park Ave		204	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226825	2201	2610 Park Ave		205	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226826	2201	2610 Park Ave		206	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226827	2201	2610 Park Ave		207	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226828	2201	2610 Park Ave		208	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226829	2201	2610 Park Ave		209	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226830	2201	2610 Park Ave		210	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226831	2201	2610 Park Ave		211	Cincinnati	OH	45206-1368	1
213-Redding/President/Park	226832	2201	2610 Park Ave		312	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226833	2201	2610 Park Ave		313	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226834	2201	2610 Park Ave		314	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226835	2201	2610 Park Ave		315	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226836	2201	2610 Park Ave		316	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226837	2201	2610 Park Ave		317	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226838	2201	2610 Park Ave		318	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226839	2201	2610 Park Ave		319	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226840	2201	2610 Park Ave		320	Cincinnati	OH	45206-1382	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
213-Redding/President/Park	226841	2201	2610 Park Ave		321	Cincinnati	OH	45206-1382	0
213-Redding/President/Park	226842	2201	2610 Park Ave		301	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226843	2201	2610 Park Ave		302	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226844	2201	2610 Park Ave		303	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226845	2201	2610 Park Ave		304	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226846	2201	2610 Park Ave		305	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226847	2201	2610 Park Ave		306	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226848	2201	2610 Park Ave		307	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226849	2201	2610 Park Ave		308	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226850	2201	2610 Park Ave		309	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226851	2201	2610 Park Ave		310	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226852	2201	2610 Park Ave		311	Cincinnati	OH	45206-1382	1
213-Redding/President/Park	226853	2201	2610 Park Ave		412	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226854	2201	2610 Park Ave		413	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226855	2201	2610 Park Ave		414	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226856	2201	2610 Park Ave		415	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226857	2201	2610 Park Ave		416	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226858	2201	2610 Park Ave		417	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226859	2201	2610 Park Ave		418	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226860	2201	2610 Park Ave		419	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226861	2201	2610 Park Ave		420	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226862	2201	2610 Park Ave		421	Cincinnati	OH	45206-1383	0
213-Redding/President/Park	226863	2201	2610 Park Ave		401	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226864	2201	2610 Park Ave		402	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226865	2201	2610 Park Ave		403	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226866	2201	2610 Park Ave		404	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226867	2201	2610 Park Ave		405	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226868	2201	2610 Park Ave		406	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226869	2201	2610 Park Ave		407	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226870	2201	2610 Park Ave		408	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226871	2201	2610 Park Ave		409	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226872	2201	2610 Park Ave		410	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226873	2201	2610 Park Ave		411	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226874	2201	2610 Park Ave		512	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226875	2201	2610 Park Ave		513	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226876	2201	2610 Park Ave		514	Cincinnati	OH	45206-1369	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
213-Redding/President/Park	226877	2201	2610 Park Ave		515	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226878	2201	2610 Park Ave		516	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226879	2201	2610 Park Ave		517	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226880	2201	2610 Park Ave		518	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226881	2201	2610 Park Ave		519	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226882	2201	2610 Park Ave		520	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226883	2201	2610 Park Ave		521	Cincinnati	OH	45206-1369	0
213-Redding/President/Park	226884	2201	2610 Park Ave		501	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226885	2201	2610 Park Ave		502	Cincinnati	OH	45206-1383	1
213-Redding/President/Park	226886	2201	2610 Park Ave		503	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226887	2201	2610 Park Ave		504	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226888	2201	2610 Park Ave		505	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226889	2201	2610 Park Ave		506	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226890	2201	2610 Park Ave		507	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226891	2201	2610 Park Ave		508	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226892	2201	2610 Park Ave		509	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226893	2201	2610 Park Ave		510	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226894	2201	2610 Park Ave		511	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226895	2201	2610 Park Ave		612	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226896	2201	2610 Park Ave		613	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226897	2201	2610 Park Ave		614	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226898	2201	2610 Park Ave		615	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226899	2201	2610 Park Ave		616	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226900	2201	2610 Park Ave		617	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226901	2201	2610 Park Ave		618	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226902	2201	2610 Park Ave		619	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226903	2201	2610 Park Ave		620	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226904	2201	2610 Park Ave		621	Cincinnati	OH	45206-1370	0
213-Redding/President/Park	226905	2201	2610 Park Ave		601	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226906	2201	2610 Park Ave		602	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226907	2201	2610 Park Ave		603	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226908	2201	2610 Park Ave		604	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226909	2201	2610 Park Ave		605	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226910	2201	2610 Park Ave		606	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226911	2201	2610 Park Ave		607	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226912	2201	2610 Park Ave		608	Cincinnati	OH	45206-1369	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
213-Redding/President/Park	226913	2201	2610 Park Ave		609	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226914	2201	2610 Park Ave		610	Cincinnati	OH	45206-1369	1
213-Redding/President/Park	226915	2201	2610 Park Ave		611	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226916	2201	2610 Park Ave		712	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226917	2201	2610 Park Ave		713	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226918	2201	2610 Park Ave		714	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226919	2201	2610 Park Ave		715	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226920	2201	2610 Park Ave		716	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226921	2201	2610 Park Ave		717	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226922	2201	2610 Park Ave		718	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226923	2201	2610 Park Ave		719	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226924	2201	2610 Park Ave		720	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226925	2201	2610 Park Ave		721	Cincinnati	OH	45206-1371	0
213-Redding/President/Park	226926	2201	2610 Park Ave		701	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226927	2201	2610 Park Ave		702	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226928	2201	2610 Park Ave		703	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226929	2201	2610 Park Ave		704	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226930	2201	2610 Park Ave		705	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226931	2201	2610 Park Ave		706	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226932	2201	2610 Park Ave		707	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226933	2201	2610 Park Ave		708	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226934	2201	2610 Park Ave		709	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226935	2201	2610 Park Ave		710	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226936	2201	2610 Park Ave		711	Cincinnati	OH	45206-1370	1
213-Redding/President/Park	226937	2201	2610 Park Ave		812	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226938	2201	2610 Park Ave		813	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226939	2201	2610 Park Ave		814	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226940	2201	2610 Park Ave		815	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226941	2201	2610 Park Ave		816	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226942	2201	2610 Park Ave		817	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226943	2201	2610 Park Ave		818	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226944	2201	2610 Park Ave		819	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226945	2201	2610 Park Ave		820	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226946	2201	2610 Park Ave		821	Cincinnati	OH	45206-1377	0
213-Redding/President/Park	226947	2201	2610 Park Ave		801	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226948	2201	2610 Park Ave		802	Cincinnati	OH	45206-1371	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
213-Redding/President/Park	226949	2201	2610 Park Ave		803	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226950	2201	2610 Park Ave		804	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226951	2201	2610 Park Ave		805	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226952	2201	2610 Park Ave		806	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226953	2201	2610 Park Ave		807	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226954	2201	2610 Park Ave		808	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226955	2201	2610 Park Ave		809	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226956	2201	2610 Park Ave		810	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226957	2201	2610 Park Ave		811	Cincinnati	OH	45206-1371	1
213-Redding/President/Park	226958	2201	2610 Park Ave		912	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226959	2201	2610 Park Ave		913	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226960	2201	2610 Park Ave		914	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226961	2201	2610 Park Ave		915	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226962	2201	2610 Park Ave		916	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226963	2201	2610 Park Ave		917	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226964	2201	2610 Park Ave		918	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226965	2201	2610 Park Ave		919	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226966	2201	2610 Park Ave		920	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226967	2201	2610 Park Ave		901	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226968	2201	2610 Park Ave		902	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226969	2201	2610 Park Ave		903	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226970	2201	2610 Park Ave		904	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226971	2201	2610 Park Ave		905	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226972	2201	2610 Park Ave		906	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226973	2201	2610 Park Ave		907	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226974	2201	2610 Park Ave		908	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226975	2201	2610 Park Ave		909	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226976	2201	2610 Park Ave		910	Cincinnati	OH	45206-1377	1
213-Redding/President/Park	226977	2201	2610 Park Ave		911	Cincinnati	OH	45206-1377	1
208-SS Avondale/Walnut Hill	237301	2305	123 Forest Ave			Cincinnati	OH	45220-1364	5
208-SS Avondale/Walnut Hill	237302	2308	3586 Haven St			Cincinnati	OH	45220-1317	4
208-SS Avondale/Walnut Hill	237303	2313	3587 Purdue St			Cincinnati	OH	45220-1326	5
208-SS Avondale/Walnut Hill	237304	2308	3588 Haven St			Cincinnati	OH	45220-1317	5
208-SS Avondale/Walnut Hill	237305	2304	3591 Eden Ave			Cincinnati	OH	45229-2431	5
208-SS Avondale/Walnut Hill	237306	2304	3589 Eden Ave			Cincinnati	OH	45229-2431	4
208-SS Avondale/Walnut Hill	237307	2306	3470 Harvey Ave			Cincinnati	OH	45229-2935	4

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
208-SS Avondale/Walnut Hill	237308	2314	126 E University Ave			Cincinnati	OH	45219-2127	5
208-SS Avondale/Walnut Hill	237309	2306	3472 Harvey Ave			Cincinnati	OH	45229-2935	5
208-SS Avondale/Walnut Hill	237310	2317	3533 Washington Ave			Cincinnati	OH	45229-2615	5
208-SS Avondale/Walnut Hill	237311	2301	415A Catherine Ave			Cincinnati	OH	45229-3010	4
208-SS Avondale/Walnut Hill	237312	2309	332 Northern Ave			Cincinnati	OH	45229-2824	4
208-SS Avondale/Walnut Hill	237313	2316	3521 Washington Ave			Cincinnati	OH	45229-2615	5
208-SS Avondale/Walnut Hill	237314	2309	334 Northern Ave			Cincinnati	OH	45229-2824	5
208-SS Avondale/Walnut Hill	237315	2317	3531 Washington Ave			Cincinnati	OH	45229-2615	4
208-SS Avondale/Walnut Hill	237316	2302	417B Catherine Ave			Cincinnati	OH	45229-3010	5
208-SS Avondale/Walnut Hill	237317	2301	415B Catherine Ave			Cincinnati	OH	45229-3010	5
208-SS Avondale/Walnut Hill	237318	2302	417A Catherine Ave			Cincinnati	OH	45229-3010	4
208-SS Avondale/Walnut Hill	237319	2303	3545 Dick St			Cincinnati	OH	45220-1307	4
208-SS Avondale/Walnut Hill	237320	2312	3547 Purdue St			Cincinnati	OH	45220-1326	5
400-Demolished Units	237321	2315	3417 Vine St			Cincinnati	OH	45220-1332	5
208-SS Avondale/Walnut Hill	237322	2303	3543 Dick St			Cincinnati	OH	45220-1307	5
208-SS Avondale/Walnut Hill	237323	2307	3544 Haven St			Cincinnati	OH	45220-1317	5
208-SS Avondale/Walnut Hill	237324	2310	3540 Purdue St			Cincinnati	OH	45220-1327	4
400-Demolished Units	237325	2315	3415 Vine St			Cincinnati	OH	45220-1332	4
208-SS Avondale/Walnut Hill	237326	2311	3546 Purdue St			Cincinnati	OH	45220-1327	5
208-SS Avondale/Walnut Hill	237327	2311	3544 Purdue St			Cincinnati	OH	45220-1327	4
208-SS Avondale/Walnut Hill	237328	2310	3538 Purdue St			Cincinnati	OH	45220-1327	5
212-Riverview/San Marco	257331	2501	2538 Hackberry St		100	Cincinnati	OH	45206-2190	2
212-Riverview/San Marco	257332	2501	2538 Hackberry St		101	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257333	2501	2538 Hackberry St		102	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257334	2501	2538 Hackberry St		103	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257335	2501	2538 Hackberry St		104	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257336	2501	2538 Hackberry St		105	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257337	2501	2538 Hackberry St		106	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257338	2501	2538 Hackberry St		107	Cincinnati	OH	45206-2190	0
212-Riverview/San Marco	257339	2501	2538 Hackberry St		108	Cincinnati	OH	45206-2190	0
212-Riverview/San Marco	257340	2501	2538 Hackberry St		109	Cincinnati	OH	45206-2190	0
212-Riverview/San Marco	257341	2501	2538 Hackberry St		110	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257342	2501	2538 Hackberry St		111	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257343	2501	2538 Hackberry St		112	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257344	2501	2538 Hackberry St		113	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257345	2501	2538 Hackberry St		114	Cincinnati	OH	45206-2190	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
212-Riverview/San Marco	257346	2501	2538 Hackberry St		115	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257347	2501	2538 Hackberry St		116	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257348	2501	2538 Hackberry St		117	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257349	2501	2538 Hackberry St		201	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257350	2501	2538 Hackberry St		202	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257351	2501	2538 Hackberry St		203	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257352	2501	2538 Hackberry St		204	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257353	2501	2538 Hackberry St		205	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257354	2501	2538 Hackberry St		206	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257355	2501	2538 Hackberry St		207	Cincinnati	OH	45206-2190	0
212-Riverview/San Marco	257356	2501	2538 Hackberry St		208	Cincinnati	OH	45206-2190	0
212-Riverview/San Marco	257357	2501	2538 Hackberry St		209	Cincinnati	OH	45206-2190	0
212-Riverview/San Marco	257358	2501	2538 Hackberry St		210	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257359	2501	2538 Hackberry St		211	Cincinnati	OH	45206-2190	1
212-Riverview/San Marco	257360	2501	2538 Hackberry St		212	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257361	2501	2538 Hackberry St		213	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257362	2501	2538 Hackberry St		214	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257363	2501	2538 Hackberry St		215	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257364	2501	2538 Hackberry St		216	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257365	2501	2538 Hackberry St		217	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257366	2501	2538 Hackberry St		301	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257367	2501	2538 Hackberry St		302	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257368	2501	2538 Hackberry St		303	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257369	2501	2538 Hackberry St		304	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257370	2501	2538 Hackberry St		305	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257371	2501	2538 Hackberry St		306	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257372	2501	2538 Hackberry St		307	Cincinnati	OH	45206-2181	0
212-Riverview/San Marco	257373	2501	2538 Hackberry St		308	Cincinnati	OH	45206-2181	0
212-Riverview/San Marco	257374	2501	2538 Hackberry St		309	Cincinnati	OH	45206-2181	0
212-Riverview/San Marco	257375	2501	2538 Hackberry St		310	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257376	2501	2538 Hackberry St		311	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257377	2501	2538 Hackberry St		312	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257378	2501	2538 Hackberry St		313	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257379	2501	2538 Hackberry St		314	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257380	2501	2538 Hackberry St		315	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257381	2501	2538 Hackberry St		316	Cincinnati	OH	45206-2181	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
212-Riverview/San Marco	257382	2501	2538 Hackberry St		317	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257383	2501	2538 Hackberry St		401	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257384	2501	2538 Hackberry St		402	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257385	2501	2538 Hackberry St		403	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257386	2501	2538 Hackberry St		404	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257387	2501	2538 Hackberry St		405	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257388	2501	2538 Hackberry St		406	Cincinnati	OH	45206-2181	1
212-Riverview/San Marco	257389	2501	2538 Hackberry St		407	Cincinnati	OH	45206-2151	0
212-Riverview/San Marco	257390	2501	2538 Hackberry St		408	Cincinnati	OH	45206-2151	0
212-Riverview/San Marco	257391	2501	2538 Hackberry St		409	Cincinnati	OH	45206-2151	0
212-Riverview/San Marco	257392	2501	2538 Hackberry St		410	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257393	2501	2538 Hackberry St		411	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257394	2501	2538 Hackberry St		412	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257395	2501	2538 Hackberry St		413	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257396	2501	2538 Hackberry St		414	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257397	2501	2538 Hackberry St		415	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257398	2501	2538 Hackberry St		416	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257399	2501	2538 Hackberry St		417	Cincinnati	OH	45206-2151	0
212-Riverview/San Marco	257400	2501	2538 Hackberry St		501	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257401	2501	2538 Hackberry St		502	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257402	2501	2538 Hackberry St		503	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257403	2501	2538 Hackberry St		504	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257404	2501	2538 Hackberry St		505	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257405	2501	2538 Hackberry St		506	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257406	2501	2538 Hackberry St		507	Cincinnati	OH	45206-2151	0
212-Riverview/San Marco	257407	2501	2538 Hackberry St		508	Cincinnati	OH	45206-2151	0
212-Riverview/San Marco	257408	2501	2538 Hackberry St		509	Cincinnati	OH	45206-2151	0
212-Riverview/San Marco	257409	2501	2538 Hackberry St		510	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257410	2501	2538 Hackberry St		511	Cincinnati	OH	45206-2142	1
212-Riverview/San Marco	257411	2501	2538 Hackberry St		512	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257412	2501	2538 Hackberry St		513	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257413	2501	2538 Hackberry St		514	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257414	2501	2538 Hackberry St		515	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257415	2501	2538 Hackberry St		516	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257416	2501	2538 Hackberry St		517	Cincinnati	OH	45206-2151	1
212-Riverview/San Marco	257417	2501	2538 Hackberry St		601	Cincinnati	OH	45206-2151	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
212-Riverview/San Marco	257418	2501	2538 Hackberry St		602	Cincinnati	OH	45206-2142	1
212-Riverview/San Marco	257419	2501	2538 Hackberry St		603	Cincinnati	OH	45206-2142	0
212-Riverview/San Marco	257420	2501	2538 Hackberry St		604	Cincinnati	OH	45206-2142	0
212-Riverview/San Marco	257421	2501	2538 Hackberry St		605	Cincinnati	OH	45206-2142	0
212-Riverview/San Marco	257422	2501	2538 Hackberry St		606	Cincinnati	OH	45206-2142	1
212-Riverview/San Marco	257423	2501	2538 Hackberry St		607	Cincinnati	OH	45206-2142	1
212-Riverview/San Marco	257424	2501	2538 Hackberry St		608	Cincinnati	OH	45206-2142	1
212-Riverview/San Marco	257425	2501	2538 Hackberry St		609	Cincinnati	OH	45206-2142	1
212-Riverview/San Marco	257426	2501	2538 Hackberry St		701	Cincinnati	OH	45206-2142	0
212-Riverview/San Marco	257427	2501	2538 Hackberry St		702	Cincinnati	OH	45206-2142	0
212-Riverview/San Marco	257428	2501	2538 Hackberry St		703	Cincinnati	OH	45206-2142	0
212-Riverview/San Marco	257429	2501	2538 Hackberry St		704	Cincinnati	OH	45206-2142	1
212-Riverview/San Marco	257430	2501	2538 Hackberry St		705	Cincinnati	OH	45206-2142	1
212-Riverview/San Marco	257431	2501	2538 Hackberry St		801	Cincinnati	OH	45206-2142	0
212-Riverview/San Marco	257432	2501	2538 Hackberry St		802	Cincinnati	OH	45206-2142	0
212-Riverview/San Marco	257433	2501	2538 Hackberry St		803	Cincinnati	OH	45206-2142	0
212-Riverview/San Marco	257434	2501	2538 Hackberry St		804	Cincinnati	OH	45206-2142	1
212-Riverview/San Marco	257435	2501	2538 Hackberry St		805	Cincinnati	OH	45206-2142	1
212-Riverview/San Marco	257436	2501	2538 Hackberry St		901	Cincinnati	OH	45206-2142	0
212-Riverview/San Marco	257437	2501	2538 Hackberry St		902	Cincinnati	OH	45206-2142	0
212-Riverview/San Marco	257438	2501	2538 Hackberry St		903	Cincinnati	OH	45206-2142	0
212-Riverview/San Marco	257439	2501	2538 Hackberry St		904	Cincinnati	OH	45206-2142	1
212-Riverview/San Marco	257440	2501	2538 Hackberry St		905	Cincinnati	OH	45206-2142	1
216-Pinecrest	267451	2601	3951 W 8th St		101	Cincinnati	OH	45205-2155	1
216-Pinecrest	267452	2601	3951 W 8th St		103	Cincinnati	OH	45205-2155	1
216-Pinecrest	267453	2601	3951 W 8th St		105	Cincinnati	OH	45205-2155	1
216-Pinecrest	267454	2601	3951 W 8th St		107	Cincinnati	OH	45205-2155	1
216-Pinecrest	267455	2601	3951 W 8th St		109	Cincinnati	OH	45205-2155	1
216-Pinecrest	267456	2601	3951 W 8th St		110	Cincinnati	OH	45205-2155	2
216-Pinecrest	267457	2601	3951 W 8th St		117	Cincinnati	OH	45205-2155	1
216-Pinecrest	267458	2601	3951 W 8th St		119	Cincinnati	OH	45205-2155	2
216-Pinecrest	267459	2601	3951 W 8th St		114	Cincinnati	OH	45205-2155	1
216-Pinecrest	267460	2601	3951 W 8th St		116	Cincinnati	OH	45205-2155	1
216-Pinecrest	267461	2601	3951 W 8th St		201	Cincinnati	OH	45205-2155	1
216-Pinecrest	267462	2601	3951 W 8th St		202	Cincinnati	OH	45205-2155	1
216-Pinecrest	267463	2601	3951 W 8th St		204	Cincinnati	OH	45205-2155	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
216-Pinecrest	267464	2601	3951 W 8th St		206	Cincinnati	OH	45205-2155	1
216-Pinecrest	267465	2601	3951 W 8th St		207	Cincinnati	OH	45205-2155	1
216-Pinecrest	267466	2601	3951 W 8th St		208	Cincinnati	OH	45205-2155	1
216-Pinecrest	267467	2601	3951 W 8th St		209	Cincinnati	OH	45205-2155	1
216-Pinecrest	267468	2601	3951 W 8th St		210	Cincinnati	OH	45205-2155	1
216-Pinecrest	267469	2601	3951 W 8th St		211	Cincinnati	OH	45205-2155	1
216-Pinecrest	267470	2601	3951 W 8th St		212	Cincinnati	OH	45205-2155	1
216-Pinecrest	267471	2601	3951 W 8th St		213	Cincinnati	OH	45205-2155	1
216-Pinecrest	267472	2601	3951 W 8th St		214	Cincinnati	OH	45205-2155	1
216-Pinecrest	267473	2601	3951 W 8th St		215	Cincinnati	OH	45205-2155	1
216-Pinecrest	267474	2601	3951 W 8th St		216	Cincinnati	OH	45205-2155	1
216-Pinecrest	267475	2601	3951 W 8th St		217	Cincinnati	OH	45205-2155	1
216-Pinecrest	267476	2601	3951 W 8th St		218	Cincinnati	OH	45205-2155	1
216-Pinecrest	267477	2601	3951 W 8th St		219	Cincinnati	OH	45205-2155	1
216-Pinecrest	267478	2601	3951 W 8th St		220	Cincinnati	OH	45205-2155	1
216-Pinecrest	267479	2601	3951 W 8th St		221	Cincinnati	OH	45205-2155	1
216-Pinecrest	267480	2601	3951 W 8th St		222	Cincinnati	OH	45205-2155	1
216-Pinecrest	267481	2601	3951 W 8th St		223	Cincinnati	OH	45205-2155	1
216-Pinecrest	267482	2601	3951 W 8th St		224	Cincinnati	OH	45205-2155	1
216-Pinecrest	267483	2601	3951 W 8th St		301	Cincinnati	OH	45205-2156	1
216-Pinecrest	267484	2601	3951 W 8th St		302	Cincinnati	OH	45205-2156	1
216-Pinecrest	267485	2601	3951 W 8th St		303	Cincinnati	OH	45205-2156	1
216-Pinecrest	267486	2601	3951 W 8th St		304	Cincinnati	OH	45205-2156	1
216-Pinecrest	267487	2601	3951 W 8th St		305	Cincinnati	OH	45205-2156	1
216-Pinecrest	267488	2601	3951 W 8th St		306	Cincinnati	OH	45205-2156	1
216-Pinecrest	267489	2601	3951 W 8th St		307	Cincinnati	OH	45205-2156	1
216-Pinecrest	267490	2601	3951 W 8th St		308	Cincinnati	OH	45205-2156	1
216-Pinecrest	267491	2601	3951 W 8th St		309	Cincinnati	OH	45205-2156	1
216-Pinecrest	267492	2601	3951 W 8th St		310	Cincinnati	OH	45205-2156	1
216-Pinecrest	267493	2601	3951 W 8th St		311	Cincinnati	OH	45205-2156	1
216-Pinecrest	267494	2601	3951 W 8th St		312	Cincinnati	OH	45205-2156	1
216-Pinecrest	267495	2601	3951 W 8th St		313	Cincinnati	OH	45205-2156	1
216-Pinecrest	267496	2601	3951 W 8th St		314	Cincinnati	OH	45205-2156	1
216-Pinecrest	267497	2601	3951 W 8th St		315	Cincinnati	OH	45205-2156	1
216-Pinecrest	267498	2601	3951 W 8th St		316	Cincinnati	OH	45205-2156	1
216-Pinecrest	267499	2601	3951 W 8th St		317	Cincinnati	OH	45205-2156	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
216-Pinecrest	267500	2601	3951 W 8th St		318	Cincinnati	OH	45205-2156	1
216-Pinecrest	267501	2601	3951 W 8th St		319	Cincinnati	OH	45205-2156	1
216-Pinecrest	267502	2601	3951 W 8th St		320	Cincinnati	OH	45205-2156	1
216-Pinecrest	267503	2601	3951 W 8th St		321	Cincinnati	OH	45205-2156	1
216-Pinecrest	267504	2601	3951 W 8th St		322	Cincinnati	OH	45205-2156	1
216-Pinecrest	267505	2601	3951 W 8th St		323	Cincinnati	OH	45205-2156	1
216-Pinecrest	267506	2601	3951 W 8th St		324	Cincinnati	OH	45205-2156	1
216-Pinecrest	267507	2601	3951 W 8th St		401	Cincinnati	OH	45205-2156	1
216-Pinecrest	267508	2601	3951 W 8th St		402	Cincinnati	OH	45205-2156	1
216-Pinecrest	267509	2601	3951 W 8th St		403	Cincinnati	OH	45205-2156	1
216-Pinecrest	267510	2601	3951 W 8th St		404	Cincinnati	OH	45205-2156	1
216-Pinecrest	267511	2601	3951 W 8th St		405	Cincinnati	OH	45205-2156	1
216-Pinecrest	267512	2601	3951 W 8th St		406	Cincinnati	OH	45205-2156	1
216-Pinecrest	267513	2601	3951 W 8th St		407	Cincinnati	OH	45205-2156	1
216-Pinecrest	267514	2601	3951 W 8th St		408	Cincinnati	OH	45205-2156	1
216-Pinecrest	267515	2601	3951 W 8th St		409	Cincinnati	OH	45205-2156	1
216-Pinecrest	267516	2601	3951 W 8th St		410	Cincinnati	OH	45205-2156	1
216-Pinecrest	267517	2601	3951 W 8th St		411	Cincinnati	OH	45205-2157	1
216-Pinecrest	267518	2601	3951 W 8th St		412	Cincinnati	OH	45205-2157	1
216-Pinecrest	267519	2601	3951 W 8th St		413	Cincinnati	OH	45205-2157	1
216-Pinecrest	267520	2601	3951 W 8th St		414	Cincinnati	OH	45205-2157	1
216-Pinecrest	267521	2601	3951 W 8th St		415	Cincinnati	OH	45205-2157	1
216-Pinecrest	267522	2601	3951 W 8th St		416	Cincinnati	OH	45205-2157	1
216-Pinecrest	267523	2601	3951 W 8th St		417	Cincinnati	OH	45205-2157	1
216-Pinecrest	267524	2601	3951 W 8th St		418	Cincinnati	OH	45205-2157	1
216-Pinecrest	267525	2601	3951 W 8th St		419	Cincinnati	OH	45205-2157	1
216-Pinecrest	267526	2601	3951 W 8th St		420	Cincinnati	OH	45205-2157	1
216-Pinecrest	267527	2601	3951 W 8th St		421	Cincinnati	OH	45205-2157	1
216-Pinecrest	267528	2601	3951 W 8th St		422	Cincinnati	OH	45205-2157	1
216-Pinecrest	267529	2601	3951 W 8th St		423	Cincinnati	OH	45205-2157	1
216-Pinecrest	267530	2601	3951 W 8th St		424	Cincinnati	OH	45205-2157	1
216-Pinecrest	267531	2601	3951 W 8th St		501	Cincinnati	OH	45205-2157	1
216-Pinecrest	267532	2601	3951 W 8th St		502	Cincinnati	OH	45205-2157	1
216-Pinecrest	267533	2601	3951 W 8th St		503	Cincinnati	OH	45205-2157	1
216-Pinecrest	267534	2601	3951 W 8th St		504	Cincinnati	OH	45205-2157	1
216-Pinecrest	267535	2601	3951 W 8th St		505	Cincinnati	OH	45205-2157	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
216-Pinecrest	267536	2601	3951 W 8th St		506	Cincinnati	OH	45205-2157	1
216-Pinecrest	267537	2601	3951 W 8th St		507	Cincinnati	OH	45205-2157	1
216-Pinecrest	267538	2601	3951 W 8th St		508	Cincinnati	OH	45205-2157	1
216-Pinecrest	267539	2601	3951 W 8th St		509	Cincinnati	OH	45205-2157	1
216-Pinecrest	267540	2601	3951 W 8th St		510	Cincinnati	OH	45205-2157	1
216-Pinecrest	267541	2601	3951 W 8th St		511	Cincinnati	OH	45205-2157	1
216-Pinecrest	267542	2601	3951 W 8th St		512	Cincinnati	OH	45205-2157	1
216-Pinecrest	267543	2601	3951 W 8th St		513	Cincinnati	OH	45205-2157	1
216-Pinecrest	267544	2601	3951 W 8th St		514	Cincinnati	OH	45205-2157	1
216-Pinecrest	267545	2601	3951 W 8th St		515	Cincinnati	OH	45205-2157	1
216-Pinecrest	267546	2601	3951 W 8th St		516	Cincinnati	OH	45205-2157	1
216-Pinecrest	267547	2601	3951 W 8th St		517	Cincinnati	OH	45205-2157	1
216-Pinecrest	267548	2601	3951 W 8th St		518	Cincinnati	OH	45205-2157	1
216-Pinecrest	267549	2601	3951 W 8th St		519	Cincinnati	OH	45205-2157	1
216-Pinecrest	267550	2601	3951 W 8th St		520	Cincinnati	OH	45205-2157	1
216-Pinecrest	267551	2601	3951 W 8th St		521	Cincinnati	OH	45205-2158	1
216-Pinecrest	267552	2601	3951 W 8th St		522	Cincinnati	OH	45205-2158	1
216-Pinecrest	267553	2601	3951 W 8th St		523	Cincinnati	OH	45205-2158	1
216-Pinecrest	267554	2601	3951 W 8th St		524	Cincinnati	OH	45205-2158	1
216-Pinecrest	267555	2601	3951 W 8th St		601	Cincinnati	OH	45205-2158	1
216-Pinecrest	267556	2601	3951 W 8th St		602	Cincinnati	OH	45205-2158	1
216-Pinecrest	267557	2601	3951 W 8th St		603	Cincinnati	OH	45205-2158	1
216-Pinecrest	267558	2601	3951 W 8th St		604	Cincinnati	OH	45205-2158	1
216-Pinecrest	267559	2601	3951 W 8th St		605	Cincinnati	OH	45205-2158	1
216-Pinecrest	267560	2601	3951 W 8th St		606	Cincinnati	OH	45205-2158	1
216-Pinecrest	267561	2601	3951 W 8th St		607	Cincinnati	OH	45205-2158	1
216-Pinecrest	267562	2601	3951 W 8th St		608	Cincinnati	OH	45205-2158	1
216-Pinecrest	267563	2601	3951 W 8th St		609	Cincinnati	OH	45205-2158	1
216-Pinecrest	267564	2601	3951 W 8th St		610	Cincinnati	OH	45205-2158	1
216-Pinecrest	267565	2601	3951 W 8th St		611	Cincinnati	OH	45205-2158	1
216-Pinecrest	267566	2601	3951 W 8th St		612	Cincinnati	OH	45205-2158	1
216-Pinecrest	267567	2601	3951 W 8th St		613	Cincinnati	OH	45205-2158	1
216-Pinecrest	267568	2601	3951 W 8th St		614	Cincinnati	OH	45205-2158	1
216-Pinecrest	267569	2601	3951 W 8th St		615	Cincinnati	OH	45205-2158	1
216-Pinecrest	267570	2601	3951 W 8th St		616	Cincinnati	OH	45205-2158	1
216-Pinecrest	267571	2601	3951 W 8th St		617	Cincinnati	OH	45205-2158	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
216-Pinecrest	267572	2601	3951 W 8th St		618	Cincinnati	OH	45205-2158	1
216-Pinecrest	267573	2601	3951 W 8th St		619	Cincinnati	OH	45205-2158	1
216-Pinecrest	267574	2601	3951 W 8th St		620	Cincinnati	OH	45205-2158	1
216-Pinecrest	267575	2601	3951 W 8th St		621	Cincinnati	OH	45205-2158	1
216-Pinecrest	267576	2601	3951 W 8th St		622	Cincinnati	OH	45205-2158	1
216-Pinecrest	267577	2601	3951 W 8th St		623	Cincinnati	OH	45205-2158	1
216-Pinecrest	267578	2601	3951 W 8th St		624	Cincinnati	OH	45205-2158	1
216-Pinecrest	267579	2601	3951 W 8th St		701	Cincinnati	OH	45205-2158	1
216-Pinecrest	267580	2601	3951 W 8th St		702	Cincinnati	OH	45205-2158	1
216-Pinecrest	267581	2601	3951 W 8th St		703	Cincinnati	OH	45205-2158	1
216-Pinecrest	267582	2601	3951 W 8th St		704	Cincinnati	OH	45205-2158	1
216-Pinecrest	267583	2601	3951 W 8th St		705	Cincinnati	OH	45205-2158	1
216-Pinecrest	267584	2601	3951 W 8th St		706	Cincinnati	OH	45205-2158	1
216-Pinecrest	267585	2601	3951 W 8th St		707	Cincinnati	OH	45205-2159	1
216-Pinecrest	267586	2601	3951 W 8th St		708	Cincinnati	OH	45205-2159	1
216-Pinecrest	267587	2601	3951 W 8th St		709	Cincinnati	OH	45205-2159	1
216-Pinecrest	267588	2601	3951 W 8th St		710	Cincinnati	OH	45205-2159	1
216-Pinecrest	267589	2601	3951 W 8th St		711	Cincinnati	OH	45205-2159	1
216-Pinecrest	267590	2601	3951 W 8th St		712	Cincinnati	OH	45205-2159	1
216-Pinecrest	267591	2601	3951 W 8th St		713	Cincinnati	OH	45205-2159	1
216-Pinecrest	267592	2601	3951 W 8th St		714	Cincinnati	OH	45205-2159	1
216-Pinecrest	267593	2601	3951 W 8th St		715	Cincinnati	OH	45205-2159	1
216-Pinecrest	267594	2601	3951 W 8th St		716	Cincinnati	OH	45205-2159	1
216-Pinecrest	267595	2601	3951 W 8th St		717	Cincinnati	OH	45205-2159	1
216-Pinecrest	267596	2601	3951 W 8th St		718	Cincinnati	OH	45205-2159	1
216-Pinecrest	267597	2601	3951 W 8th St		719	Cincinnati	OH	45205-2159	1
216-Pinecrest	267598	2601	3951 W 8th St		720	Cincinnati	OH	45205-2159	1
216-Pinecrest	267599	2601	3951 W 8th St		721	Cincinnati	OH	45205-2159	1
216-Pinecrest	267600	2601	3951 W 8th St		722	Cincinnati	OH	45205-2159	1
216-Pinecrest	267601	2601	3951 W 8th St		723	Cincinnati	OH	45205-2159	1
216-Pinecrest	267602	2601	3951 W 8th St		724	Cincinnati	OH	45205-2159	1
216-Pinecrest	267603	2601	3951 W 8th St		801	Cincinnati	OH	45205-2159	1
216-Pinecrest	267604	2601	3951 W 8th St		802	Cincinnati	OH	45205-2159	1
216-Pinecrest	267605	2601	3951 W 8th St		803	Cincinnati	OH	45205-2159	1
216-Pinecrest	267606	2601	3951 W 8th St		804	Cincinnati	OH	45205-2159	1
216-Pinecrest	267607	2601	3951 W 8th St		805	Cincinnati	OH	45205-2159	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
216-Pinecrest	267608	2601	3951 W 8th St		806	Cincinnati	OH	45205-2159	2
216-Pinecrest	267609	2601	3951 W 8th St		807	Cincinnati	OH	45205-2159	1
216-Pinecrest	267610	2601	3951 W 8th St		808	Cincinnati	OH	45205-2159	1
216-Pinecrest	267611	2601	3951 W 8th St		809	Cincinnati	OH	45205-2159	2
216-Pinecrest	267612	2601	3951 W 8th St		810	Cincinnati	OH	45205-2159	1
216-Pinecrest	267613	2601	3951 W 8th St		811	Cincinnati	OH	45205-2159	1
216-Pinecrest	267614	2601	3951 W 8th St		812	Cincinnati	OH	45205-2159	1
216-Pinecrest	267615	2601	3951 W 8th St		813	Cincinnati	OH	45205-2159	1
216-Pinecrest	267616	2601	3951 W 8th St		814	Cincinnati	OH	45205-2159	2
216-Pinecrest	267617	2601	3951 W 8th St		815	Cincinnati	OH	45205-2159	1
216-Pinecrest	267618	2601	3951 W 8th St		816	Cincinnati	OH	45205-2159	1
216-Pinecrest	267619	2601	3951 W 8th St		817	Cincinnati	OH	45205-2160	2
216-Pinecrest	267620	2601	3951 W 8th St		818	Cincinnati	OH	45205-2160	1
216-Pinecrest	267621	2601	3951 W 8th St		819	Cincinnati	OH	45205-2160	1
216-Pinecrest	267622	2601	3951 W 8th St		820	Cincinnati	OH	45205-2160	2
216-Pinecrest	267623	2601	3951 W 8th St		821	Cincinnati	OH	45205-2160	1
216-Pinecrest	267624	2601	3951 W 8th St		822	Cincinnati	OH	45205-2160	1
216-Pinecrest	267625	2601	3951 W 8th St		823	Cincinnati	OH	45205-2160	1
216-Pinecrest	267626	2601	3951 W 8th St		824	Cincinnati	OH	45205-2160	1
216-Pinecrest	267627	2601	3951 W 8th St		901	Cincinnati	OH	45205-2160	2
216-Pinecrest	267628	2601	3951 W 8th St		902	Cincinnati	OH	45205-2160	1
216-Pinecrest	267629	2601	3951 W 8th St		903	Cincinnati	OH	45205-2160	1
216-Pinecrest	267630	2601	3951 W 8th St		904	Cincinnati	OH	45205-2160	1
216-Pinecrest	267631	2601	3951 W 8th St		905	Cincinnati	OH	45205-2160	1
216-Pinecrest	267632	2601	3951 W 8th St		906	Cincinnati	OH	45205-2160	1
216-Pinecrest	267633	2601	3951 W 8th St		907	Cincinnati	OH	45205-2160	1
216-Pinecrest	267634	2601	3951 W 8th St		908	Cincinnati	OH	45205-2160	2
216-Pinecrest	267635	2601	3951 W 8th St		909	Cincinnati	OH	45205-2160	1
216-Pinecrest	267636	2601	3951 W 8th St		910	Cincinnati	OH	45205-2160	1
216-Pinecrest	267637	2601	3951 W 8th St		911	Cincinnati	OH	45205-2160	1
216-Pinecrest	267638	2601	3951 W 8th St		912	Cincinnati	OH	45205-2160	1
216-Pinecrest	267639	2601	3951 W 8th St		913	Cincinnati	OH	45205-2160	2
216-Pinecrest	267640	2601	3951 W 8th St		914	Cincinnati	OH	45205-2160	1
216-Pinecrest	267641	2601	3951 W 8th St		915	Cincinnati	OH	45205-2160	1
216-Pinecrest	267642	2601	3951 W 8th St		916	Cincinnati	OH	45205-2160	1
216-Pinecrest	267643	2601	3951 W 8th St		917	Cincinnati	OH	45205-2160	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
216-Pinecrest	267644	2601	3951 W 8th St		918	Cincinnati	OH	45205-2160	1
216-Pinecrest	267645	2601	3951 W 8th St		919	Cincinnati	OH	45205-2160	1
216-Pinecrest	267646	2601	3951 W 8th St		920	Cincinnati	OH	45205-2160	1
216-Pinecrest	267647	2601	3951 W 8th St		921	Cincinnati	OH	45205-2160	2
216-Pinecrest	267648	2601	3951 W 8th St		922	Cincinnati	OH	45205-2160	1
216-Pinecrest	267649	2601	3951 W 8th St		923	Cincinnati	OH	45205-2160	1
216-Pinecrest	267650	2601	3951 W 8th St		924	Cincinnati	OH	45205-2160	2
205-SS Far Southwest	277901	2716	1783 Provincial Ct			Cincinnati	OH	45214-1319	4
205-SS Far Southwest	277902	2715	1789 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277903	2717	1790 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277904	2715	1795 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277905	2717	1796 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277906	2714	1801 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277907	2714	1807 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277908	2713	1813 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277909	2720	1814 Provincial Ct			Cincinnati	OH	45214-	3
205-SS Far Southwest	277910	2713	1819 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277911	2720	1820 Provincial Ct			Cincinnati	OH	45214-	3
205-SS Far Southwest	277912	2712	1825 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277913	2720	1826 Provincial Ct			Cincinnati	OH	45214-	3
205-SS Far Southwest	277914	2712	1831 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277915	2720	1832 Provincial Ct			Cincinnati	OH	45214-	3
205-SS Far Southwest	277916	2711	1837 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277918	2711	1843 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277920	2710	1849 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277921	2718	1850 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277922	2710	1855 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277923	2718	1856 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277924	2709	1861 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277925	2719	1862 Provincial Ct			Cincinnati	OH	45214-1319	4
205-SS Far Southwest	277926	2709	1867 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277927	2719	1868 Provincial Ct			Cincinnati	OH	45214-1319	4
205-SS Far Southwest	277928	2708	1873 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277929	2708	1879 Provincial Ct			Cincinnati	OH	45214-1319	3
205-SS Far Southwest	277930	2707	1885 Provincial Ct			Cincinnati	OH	45214-1319	4
205-SS Far Southwest	277931	2701	2012 Quebec Rd			Cincinnati	OH	45214-1324	4

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
205-SS Far Southwest	277932	2702	2016 Quebec Rd			Cincinnati	OH	45214-1324	4
205-SS Far Southwest	277933	2703	2020 Quebec Rd			Cincinnati	OH	45214-1324	4
205-SS Far Southwest	277934	2704	2024 Quebec Rd			Cincinnati	OH	45214-1324	4
205-SS Far Southwest	277935	2705	2028 Quebec Rd			Cincinnati	OH	45214-1324	4
205-SS Far Southwest	277936	2706	2032 Quebec Rd			Cincinnati	OH	45214-1324	4
205-SS Far Southwest	277937	2731	2100 Quebec Rd			Cincinnati	OH	45214-1326	5
205-SS Far Southwest	277938	2732	2108 Quebec Rd			Cincinnati	OH	45214-1326	6
205-SS Far Southwest	277939	2733	2116 Quebec Rd			Cincinnati	OH	45214-1326	5
205-SS Far Southwest	277940	2734	2124 Quebec Rd			Cincinnati	OH	45214-1326	5
205-SS Far Southwest	277941	2735	2132 Quebec Rd			Cincinnati	OH	45214-1326	6
205-SS Far Southwest	277942	2736	2140 Quebec Rd			Cincinnati	OH	45214-1326	5
206-SS Southwest	281939	2801	1939 Webman Ct			Cincinnati	OH	45223-2400	3
206-SS Southwest	281940	2802	1940 Webman Ct			Cincinnati	OH	45223-2441	3
206-SS Southwest	281960	2803	1960 Webman Ct			Cincinnati	OH	45223-2441	3
206-SS Southwest	281961	2804	1961 Webman Ct			Cincinnati	OH	45223-2400	3
206-SS Southwest	281966	2805	1966 Webman Ct			Cincinnati	OH	45223-2441	3
206-SS Southwest	281967	2806	1967 Webman Ct			Cincinnati	OH	45223-2400	3
206-SS Southwest	281972	2807	1972 Webman Ct			Cincinnati	OH	45223-2441	3
206-SS Southwest	281973	2808	1973 Webman Ct			Cincinnati	OH	45223-2400	3
206-SS Southwest	281978	2809	1978 Webman Ct			Cincinnati	OH	45223-2441	3
206-SS Southwest	281979	2810	1979 Webman Ct			Cincinnati	OH	45223-2400	3
206-SS Southwest	281985	2811	1985 Webman Ct			Cincinnati	OH	45223-2400	3
201-SS Central	282800	2812	8431 Dixie Ave			Cincinnati	OH	45216-1207	3
208-SS Avondale/Walnut Hill	297851	2901	100 Rion Ln			Cincinnati	OH	45217-1918	3
208-SS Avondale/Walnut Hill	297852	2901	101 Rion Ln			Cincinnati	OH	45217-1917	3
208-SS Avondale/Walnut Hill	297853	2901	102 Rion Ln			Cincinnati	OH	45217-1918	3
208-SS Avondale/Walnut Hill	297854	2901	103 Rion Ln			Cincinnati	OH	45217-1917	3
208-SS Avondale/Walnut Hill	297855	2902	104 Rion Ln			Cincinnati	OH	45217-1918	3
208-SS Avondale/Walnut Hill	297856	2902	105 Rion Ln			Cincinnati	OH	45217-1917	3
208-SS Avondale/Walnut Hill	297857	2902	106 Rion Ln			Cincinnati	OH	45217-1918	3
208-SS Avondale/Walnut Hill	297858	2902	107 Rion Ln			Cincinnati	OH	45217-1917	3
208-SS Avondale/Walnut Hill	297859	2903	108 Rion Ln			Cincinnati	OH	45217-1918	3
208-SS Avondale/Walnut Hill	297860	2903	109 Rion Ln			Cincinnati	OH	45217-1917	3
208-SS Avondale/Walnut Hill	297861	2903	110 Rion Ln			Cincinnati	OH	45217-1918	3
208-SS Avondale/Walnut Hill	297862	2903	111 Rion Ln			Cincinnati	OH	45217-1917	3
208-SS Avondale/Walnut Hill	297863	2911	112 Rion Ln			Cincinnati	OH	45217-1918	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
208-SS Avondale/Walnut Hill	297864	2911	113 Rion Ln			Cincinnati	OH	45217-1917	2
208-SS Avondale/Walnut Hill	297865	2911	114 Rion Ln			Cincinnati	OH	45217-1918	2
208-SS Avondale/Walnut Hill	297866	2911	115 Rion Ln			Cincinnati	OH	45217-1917	2
208-SS Avondale/Walnut Hill	297867	2911	116 Rion Ln			Cincinnati	OH	45217-1918	2
208-SS Avondale/Walnut Hill	297868	2910	117 Rion Ln			Cincinnati	OH	45217-1917	4
208-SS Avondale/Walnut Hill	297869	2910	118 Rion Ln			Cincinnati	OH	45217-1918	2
208-SS Avondale/Walnut Hill	297870	2910	119 Rion Ln			Cincinnati	OH	45217-1917	4
208-SS Avondale/Walnut Hill	297871	2909	120 Rion Ln			Cincinnati	OH	45217-1918	4
208-SS Avondale/Walnut Hill	297872	2909	121 Rion Ln			Cincinnati	OH	45217-1917	2
208-SS Avondale/Walnut Hill	297873	2909	122 Rion Ln			Cincinnati	OH	45217-1918	4
208-SS Avondale/Walnut Hill	297874	2908	123 Rion Ln			Cincinnati	OH	45217-1917	4
208-SS Avondale/Walnut Hill	297875	2908	124 Rion Ln			Cincinnati	OH	45217-1918	2
208-SS Avondale/Walnut Hill	297876	2908	125 Rion Ln			Cincinnati	OH	45217-1917	4
208-SS Avondale/Walnut Hill	297877	2907	126 Rion Ln			Cincinnati	OH	45217-1918	4
208-SS Avondale/Walnut Hill	297878	2907	127 Rion Ln			Cincinnati	OH	45217-1917	2
208-SS Avondale/Walnut Hill	297879	2907	128 Rion Ln			Cincinnati	OH	45217-1918	4
208-SS Avondale/Walnut Hill	297880	2906	129 Rion Ln			Cincinnati	OH	45217-1917	4
208-SS Avondale/Walnut Hill	297881	2906	130 Rion Ln			Cincinnati	OH	45217-1918	2
208-SS Avondale/Walnut Hill	297882	2906	131 Rion Ln			Cincinnati	OH	45217-1917	4
208-SS Avondale/Walnut Hill	297883	2905	132 Rion Ln			Cincinnati	OH	45217-1918	2
208-SS Avondale/Walnut Hill	297884	2905	133 Rion Ln			Cincinnati	OH	45217-1917	2
208-SS Avondale/Walnut Hill	297885	2905	134 Rion Ln			Cincinnati	OH	45217-1918	2
208-SS Avondale/Walnut Hill	297886	2905	135 Rion Ln			Cincinnati	OH	45217-1917	2
208-SS Avondale/Walnut Hill	297887	2904	136 Rion Ln			Cincinnati	OH	45217-1918	3
208-SS Avondale/Walnut Hill	297888	2904	137 Rion Ln			Cincinnati	OH	45217-1917	3
208-SS Avondale/Walnut Hill	297889	2904	138 Rion Ln			Cincinnati	OH	45217-1918	3
208-SS Avondale/Walnut Hill	297890	2904	139 Rion Ln			Cincinnati	OH	45217-1917	3
207-SS Northwest	307951	307951	1440 Thompson Heights Ave			Cincinnati	OH	45223-1608	3
203-SS Northeast	307952	307952	6121 Clephane Ave			Cincinnati	OH	45227-2407	4
201-SS Central	307953	307953	1315 Franklin Ave			Cincinnati	OH	45237-5905	3
203-SS Northeast	307954	307954	5217 Ward St			Cincinnati	OH	45227-1895	3
203-SS Northeast	307955	307955	4618 Winona Ter			Cincinnati	OH	45227-2436	3
201-SS Central	307956	3001	3471 Fernside Pl		1	Cincinnati	OH	45207-1420	1
201-SS Central	307957	3001	3471 Fernside Pl		2	Cincinnati	OH	45207-1420	1
201-SS Central	307958	3001	3471 Fernside Pl		3	Cincinnati	OH	45207-1420	1
201-SS Central	307959	3001	3471 Fernside Pl		4	Cincinnati	OH	45207-1420	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
201-SS Central	307960	3001	3471 Fernside Pl		5	Cincinnati	OH	45207-1420	1
201-SS Central	307961	3001	3471 Fernside Pl		6	Cincinnati	OH	45207-1420	1
201-SS Central	307962	3001	3471 Fernside Pl		7	Cincinnati	OH	45207-1420	1
201-SS Central	307963	3001	3471 Fernside Pl		8	Cincinnati	OH	45207-1420	1
201-SS Central	307964	3001	3471 Fernside Pl		9	Cincinnati	OH	45207-1420	1
201-SS Central	307965	3001	3471 Fernside Pl		10	Cincinnati	OH	45207-1420	1
201-SS Central	307966	3001	3471 Fernside Pl		11	Cincinnati	OH	45207-1420	1
201-SS Central	307967	307967	1754 Catalina Ave			Cincinnati	OH	45237-6102	3
203-SS Northeast	307968	307968	6018 Roe St			Cincinnati	OH	45227-2304	3
202-SS Far Southeast	307969	307969	6531 Rainbow Ln			Cincinnati	OH	45230-1464	3
201-SS Central	307970	307970	3959 Standish Ave			Cincinnati	OH	45213-2344	3
206-SS Southwest	307971	307971	2580 Saint Leo Pl			Cincinnati	OH	45225-1959	3
203-SS Northeast	307972	307972	4510 Whetsel Ave			Cincinnati	OH	45227-2829	4
207-SS Northwest	307973	307973	5819 Argus Rd			Cincinnati	OH	45224-3203	4
201-SS Central	307974	307974	1928 Dale Rd			Cincinnati	OH	45237-6006	3
205-SS Far Southwest	307975	307975	619 Fairbanks Ave			Cincinnati	OH	45205-2249	3
201-SS Central	307976	307976	6731 Kennedy Ave			Cincinnati	OH	45213-1147	3
207-SS Northwest	307977	307977	1573 Spring Lawn Ave			Cincinnati	OH	45223-1639	3
207-SS Northwest	307978	307978	4671 Ashtree Dr			Cincinnati	OH	45223-1554	3
207-SS Northwest	307979	307979	5737 Kiefer Ct			Cincinnati	OH	45224-2713	3
201-SS Central	307980	307980	3835 Standish Ave			Cincinnati	OH	45213-1915	3
203-SS Northeast	307981	307981	4000 Eileen Dr			Cincinnati	OH	45209-2016	3
203-SS Northeast	307982	307982	3633 Columbia Pkwy			Cincinnati	OH	45226-2110	3
203-SS Northeast	307983	3002	5012 Ebersole Ave		A	Cincinnati	OH	45227-1667	1
203-SS Northeast	307984	3002	5012 Ebersole Ave		B	Cincinnati	OH	45227-1667	1
203-SS Northeast	307985	3002	5012 Ebersole Ave		C	Cincinnati	OH	45227-1667	1
203-SS Northeast	307986	3002	5012 Ebersole Ave		D	Cincinnati	OH	45227-1667	1
203-SS Northeast	307987	3003	5016 Ebersole Ave		A	Cincinnati	OH	45227-1666	1
203-SS Northeast	307988	3003	5016 Ebersole Ave		B	Cincinnati	OH	45227-1666	1
203-SS Northeast	307989	3003	5016 Ebersole Ave		C	Cincinnati	OH	45227-1666	1
203-SS Northeast	307990	3003	5016 Ebersole Ave		D	Cincinnati	OH	45227-1666	1
203-SS Northeast	307991	3004	5020 Ebersole Ave		A	Cincinnati	OH	45227-1665	1
203-SS Northeast	307992	3004	5020 Ebersole Ave		B	Cincinnati	OH	45227-1665	1
203-SS Northeast	307993	3004	5020 Ebersole Ave		C	Cincinnati	OH	45227-1665	1
203-SS Northeast	307994	3004	5020 Ebersole Ave		D	Cincinnati	OH	45227-1665	1
207-SS Northwest	307995	307995	1735 Monterey Ct			Cincinnati	OH	45223-1529	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
207-SS Northwest	307996	307996	4250 Colerain Ave			Cincinnati	OH	45223-1965	3
206-SS Southwest	307997	307997	2515 Sarvis Ct			Cincinnati	OH	45214-1129	3
207-SS Northwest	307998	307998	4637 Ashtree Dr			Cincinnati	OH	45223-1512	3
206-SS Southwest	307999	307999	2801 Baker Ave			Cincinnati	OH	45211-8103	4
201-SS Central	308000	308000	6661 Bantry Ave			Cincinnati	OH	45213-1561	2
205-SS Far Southwest	308001	308001	1522 Manss Ave			Cincinnati	OH	45205-1053	4
207-SS Northwest	308002	308002	1225 Groesbeck Rd			Cincinnati	OH	45224-3038	2
207-SS Northwest	308003	308003	1196 Cedar Ave			Cincinnati	OH	45224-3004	3
205-SS Far Southwest	363601	3602	3020 Warsaw Ave		A	Cincinnati	OH	45204-1571	2
205-SS Far Southwest	363602	3602	3020 Warsaw Ave		B	Cincinnati	OH	45204-1571	2
205-SS Far Southwest	363603	3602	3020 Warsaw Ave		C	Cincinnati	OH	45204-1571	2
205-SS Far Southwest	363604	3602	3020 Warsaw Ave		D	Cincinnati	OH	45204-1571	2
205-SS Far Southwest	363605	3602	3010 Warsaw Ave		A	Cincinnati	OH	45204-1572	2
205-SS Far Southwest	363606	3602	3010 Warsaw Ave		B	Cincinnati	OH	45204-1572	2
205-SS Far Southwest	363607	3602	3010 Warsaw Ave		C	Cincinnati	OH	45204-1572	2
205-SS Far Southwest	363608	3602	3010 Warsaw Ave		D	Cincinnati	OH	45204-1572	2
205-SS Far Southwest	363609	3603	1003 Grand Ave		A	Cincinnati	OH	45204-1745	2
205-SS Far Southwest	363610	3603	1003 Grand Ave		B	Cincinnati	OH	45204-1745	2
205-SS Far Southwest	363611	3603	1003 Grand Ave		C	Cincinnati	OH	45204-1745	2
205-SS Far Southwest	363612	3603	1003 Grand Ave		D	Cincinnati	OH	45204-1745	2
205-SS Far Southwest	363613	3603	1007 Grand Ave		A	Cincinnati	OH	45204-1746	2
205-SS Far Southwest	363614	3603	1007 Grand Ave		B	Cincinnati	OH	45204-1746	2
205-SS Far Southwest	363615	3603	1007 Grand Ave		C	Cincinnati	OH	45204-1746	2
205-SS Far Southwest	363616	3603	1007 Grand Ave		D	Cincinnati	OH	45204-1746	2
205-SS Far Southwest	363617	3603	1011 Grand Ave		A	Cincinnati	OH	45204-1747	2
205-SS Far Southwest	363618	3603	1011 Grand Ave		B	Cincinnati	OH	45204-1747	2
205-SS Far Southwest	363619	3603	1011 Grand Ave		C	Cincinnati	OH	45204-1747	2
205-SS Far Southwest	363620	3603	1011 Grand Ave		D	Cincinnati	OH	45204-1747	2
205-SS Far Southwest	363621	3601	1023 Grand Ave		A	Cincinnati	OH	45204-1748	2
205-SS Far Southwest	363622	3601	1023 Grand Ave		B	Cincinnati	OH	45204-1748	2
205-SS Far Southwest	363623	3601	1023 Grand Ave		C	Cincinnati	OH	45204-1748	2
205-SS Far Southwest	363624	3601	1023 Grand Ave		D	Cincinnati	OH	45204-1748	2
205-SS Far Southwest	363625	3601	1027 Grand Ave		A	Cincinnati	OH	45204-1749	2
205-SS Far Southwest	363626	3601	1027 Grand Ave		B	Cincinnati	OH	45204-1749	2
205-SS Far Southwest	363627	3601	1027 Grand Ave		C	Cincinnati	OH	45204-1749	2
205-SS Far Southwest	363628	3601	1027 Grand Ave		D	Cincinnati	OH	45204-1749	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
205-SS Far Southwest	363629	3601	1031 Grand Ave		A	Cincinnati	OH	45204-1750	2
205-SS Far Southwest	363630	3601	1031 Grand Ave		B	Cincinnati	OH	45204-1750	2
205-SS Far Southwest	363631	3601	1031 Grand Ave		C	Cincinnati	OH	45204-1750	2
205-SS Far Southwest	363632	3601	1031 Grand Ave		D	Cincinnati	OH	45204-1750	2
212-Riverview/San Marco	372078	3701	1601 Madison Rd		01	Cincinnati	OH	45206-1850	0
212-Riverview/San Marco	372259	3701	1601 Madison Rd		02	Cincinnati	OH	45206-1850	0
212-Riverview/San Marco	375001	3701	1601 Madison Rd		201	Cincinnati	OH	45206-1826	1
212-Riverview/San Marco	375002	3701	1601 Madison Rd		202	Cincinnati	OH	45206-1826	1
212-Riverview/San Marco	375003	3701	1601 Madison Rd		203	Cincinnati	OH	45206-1826	1
212-Riverview/San Marco	375004	3701	1601 Madison Rd		204	Cincinnati	OH	45206-1826	1
212-Riverview/San Marco	375005	3701	1601 Madison Rd		205	Cincinnati	OH	45206-1826	1
212-Riverview/San Marco	375006	3701	1601 Madison Rd		206	Cincinnati	OH	45206-1841	1
212-Riverview/San Marco	375007	3701	1601 Madison Rd		301	Cincinnati	OH	45206-1841	1
212-Riverview/San Marco	375008	3701	1601 Madison Rd		302	Cincinnati	OH	45206-1841	1
212-Riverview/San Marco	375009	3701	1601 Madison Rd		303	Cincinnati	OH	45206-1841	1
212-Riverview/San Marco	375010	3701	1601 Madison Rd		304	Cincinnati	OH	45206-1841	1
212-Riverview/San Marco	375011	3701	1601 Madison Rd		305	Cincinnati	OH	45206-1863	1
212-Riverview/San Marco	375012	3701	1601 Madison Rd		306	Cincinnati	OH	45206-1863	1
212-Riverview/San Marco	375013	3701	1601 Madison Rd		401	Cincinnati	OH	45206-1863	1
212-Riverview/San Marco	375014	3701	1601 Madison Rd		402	Cincinnati	OH	45206-1863	1
212-Riverview/San Marco	375015	3701	1601 Madison Rd		403	Cincinnati	OH	45206-1863	1
212-Riverview/San Marco	375016	3701	1601 Madison Rd		404	Cincinnati	OH	45206-1834	1
212-Riverview/San Marco	375017	3701	1601 Madison Rd		405	Cincinnati	OH	45206-1834	1
212-Riverview/San Marco	375018	3701	1601 Madison Rd		406	Cincinnati	OH	45206-1834	1
212-Riverview/San Marco	375019	3701	1601 Madison Rd		501	Cincinnati	OH	45206-1834	1
212-Riverview/San Marco	375020	3701	1601 Madison Rd		502	Cincinnati	OH	45206-1834	1
212-Riverview/San Marco	375021	3701	1601 Madison Rd		503	Cincinnati	OH	45206-1856	1
212-Riverview/San Marco	375022	3701	1601 Madison Rd		504	Cincinnati	OH	45206-1856	1
212-Riverview/San Marco	375023	3701	1601 Madison Rd		505	Cincinnati	OH	45206-1856	1
212-Riverview/San Marco	375024	3701	1601 Madison Rd		506	Cincinnati	OH	45206-1856	1
212-Riverview/San Marco	375025	3701	1601 Madison Rd		601	Cincinnati	OH	45206-1856	1
212-Riverview/San Marco	375026	3701	1601 Madison Rd		602	Cincinnati	OH	45206-1876	1
212-Riverview/San Marco	375027	3701	1601 Madison Rd		603	Cincinnati	OH	45206-1876	1
212-Riverview/San Marco	375028	3701	1601 Madison Rd		604	Cincinnati	OH	45206-1876	1
212-Riverview/San Marco	375029	3701	1601 Madison Rd		605	Cincinnati	OH	45206-1876	1
212-Riverview/San Marco	375030	3701	1601 Madison Rd		606	Cincinnati	OH	45206-1876	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
201-SS Central	383800	383800	4439 Station Ave			Cincinnati	OH	45232-1825	3
205-SS Far Southwest	383801	383801	3800 W 8th St			Cincinnati	OH	45205-2121	3
207-SS Northwest	383802	383802	4217 Langland St			Cincinnati	OH	45223-2107	3
201-SS Central	383803	383803	201 Kinsey Ave			Cincinnati	OH	45219-2705	3
201-SS Central	383804	383804	274 McCormick Pl			Cincinnati	OH	45219-2833	3
201-SS Central	383805	383805	1511 Blair Ave			Cincinnati	OH	45207-1446	3
201-SS Central	383806	383806	1863 Hewitt Ave			Cincinnati	OH	45207-1828	3
203-SS Northeast	383807	383807	4818 Roanoke St			Cincinnati	OH	45227-2533	3
206-SS Southwest	383808	3801	2916 Henshaw Ave			Cincinnati	OH	45225-2106	2
206-SS Southwest	383809	3801	2918 Henshaw Ave			Cincinnati	OH	45225-2106	2
400-Demolished Units	383810	3802	4931 Ridge Rd			Cincinnati	OH	45209-1034	2
400-Demolished Units	383811	3802	4951 Ridge Rd			Cincinnati	OH	45209-1034	2
201-SS Central	383812	3803	245 McGregor Ave			Cincinnati	OH	45219-2913	2
201-SS Central	383813	3803	247 McGregor Ave			Cincinnati	OH	45219-2913	2
203-SS Northeast	383814	383814	5717 Islington Ave			Cincinnati	OH	45227-2851	3
201-SS Central	383815	383815	8334 Curzon Ave			Cincinnati	OH	45216-1339	3
205-SS Far Southwest	383816	3804	6200 Hillside Ave			Cincinnati	OH	45233-1350	3
205-SS Far Southwest	383817	3804	6204 Hillside Ave			Cincinnati	OH	45233-1350	3
205-SS Far Southwest	383818	3805	1620 Dewey Ave			Cincinnati	OH	45205-1024	2
205-SS Far Southwest	383819	3805	1622 Dewey Ave			Cincinnati	OH	45205-1024	2
205-SS Far Southwest	383820	3806	1628 Dewey Ave			Cincinnati	OH	45205-1024	2
205-SS Far Southwest	383821	3806	1630 Dewey Ave			Cincinnati	OH	45205-1024	2
205-SS Far Southwest	383822	3807	6374 Revere Ave			Cincinnati	OH	45233-1377	2
205-SS Far Southwest	383823	3807	6376 Revere Ave			Cincinnati	OH	45233-1377	2
205-SS Far Southwest	383824	3807	6378 Revere Ave			Cincinnati	OH	45233-1377	2
205-SS Far Southwest	383825	3807	6380 Revere Ave			Cincinnati	OH	45233-1377	2
201-SS Central	383826	3809	2529 Chatham St			Cincinnati	OH	45206-1901	2
201-SS Central	383827	3809	2527 Chatham St			Cincinnati	OH	45206-1901	2
201-SS Central	383828	383828	274 McGregor Ave			Cincinnati	OH	45219-2916	3
201-SS Central	383829	383829	2347 Kenton St			Cincinnati	OH	45206-2458	3
206-SS Southwest	383830	3810	1701 Vinton St			Cincinnati	OH	45214-3203	2
206-SS Southwest	383831	3810	1705 Vinton St			Cincinnati	OH	45214-3203	2
206-SS Southwest	383832	3811	1785 Carll St			Cincinnati	OH	45225-1944	2
206-SS Southwest	383833	3811	1791 Carll St			Cincinnati	OH	45225-1944	2
206-SS Southwest	383834	3812	2519 Bartlett St			Cincinnati	OH	45214-1279	2
206-SS Southwest	383835	3812	2521 Bartlett St			Cincinnati	OH	45214-1279	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
208-SS Avondale/Walnut Hill	383836	3813	519 Hickory St			Cincinnati	OH	45229-2903	2
208-SS Avondale/Walnut Hill	383837	3813	521 Hickory St			Cincinnati	OH	45229-2903	2
208-SS Avondale/Walnut Hill	383838	3813	523 Hickory St			Cincinnati	OH	45229-2903	2
206-SS Southwest	383839	383839	2566 Saint Leo Pl			Cincinnati	OH	45225-1959	3
208-SS Avondale/Walnut Hill	391001	39MV1	420 Glenwood Ave		1	Cincinnati	OH	45229-2031	1
208-SS Avondale/Walnut Hill	391002	39MV1	420 Glenwood Ave		2	Cincinnati	OH	45229-2031	2
208-SS Avondale/Walnut Hill	391003	39MV1	420 Glenwood Ave		3	Cincinnati	OH	45229-2031	2
208-SS Avondale/Walnut Hill	391004	39MV1	420 Glenwood Ave		4	Cincinnati	OH	45229-2031	1
208-SS Avondale/Walnut Hill	391005	39MV1	420 Glenwood Ave		5	Cincinnati	OH	45229-2031	2
208-SS Avondale/Walnut Hill	391006	39MV1	420 Glenwood Ave		6	Cincinnati	OH	45229-2047	2
208-SS Avondale/Walnut Hill	391007	39MV1	420 Glenwood Ave		7	Cincinnati	OH	45229-2047	1
208-SS Avondale/Walnut Hill	391008	39MV1	420 Glenwood Ave		8	Cincinnati	OH	45229-2047	2
208-SS Avondale/Walnut Hill	391009	39MV1	420 Glenwood Ave		9	Cincinnati	OH	45229-2047	2
208-SS Avondale/Walnut Hill	391010	39MV1	420 Glenwood Ave		10	Cincinnati	OH	45229-2030	1
208-SS Avondale/Walnut Hill	391011	39MV1	420 Glenwood Ave		11	Cincinnati	OH	45229-2030	1
208-SS Avondale/Walnut Hill	391012	39MV1	420 Glenwood Ave		12	Cincinnati	OH	45229-2029	2
208-SS Avondale/Walnut Hill	391013	39MV1	420 Glenwood Ave		13	Cincinnati	OH	45229-2029	2
208-SS Avondale/Walnut Hill	391014	39MV1	420 Glenwood Ave		14	Cincinnati	OH	45229-2029	1
208-SS Avondale/Walnut Hill	391015	39MV1	420 Glenwood Ave		15	Cincinnati	OH	45229-2029	2
208-SS Avondale/Walnut Hill	391016	39MV1	420 Glenwood Ave		16	Cincinnati	OH	45229-2029	2
208-SS Avondale/Walnut Hill	391017	39MV1	420 Glenwood Ave		17	Cincinnati	OH	45229-2029	1
208-SS Avondale/Walnut Hill	391018	39MV1	420 Glenwood Ave		18	Cincinnati	OH	45229-2029	2
208-SS Avondale/Walnut Hill	391019	39MV1	420 Glenwood Ave		19	Cincinnati	OH	45229-2029	2
208-SS Avondale/Walnut Hill	391020	39MV1	420 Glenwood Ave		20	Cincinnati	OH	45229-2029	1
208-SS Avondale/Walnut Hill	391050	39PG1	918 Nassau St		1	Cincinnati	OH	45206-2524	3
208-SS Avondale/Walnut Hill	391051	39PG1	920 Nassau St		1	Cincinnati	OH	45206-3010	3
208-SS Avondale/Walnut Hill	391052	39PG1	920 Nassau St		2	Cincinnati	OH	45206-3010	3
208-SS Avondale/Walnut Hill	391053	39PG1	920 Nassau St		3	Cincinnati	OH	45206-3010	3
208-SS Avondale/Walnut Hill	391054	39PG1	920 Nassau St		4	Cincinnati	OH	45206-3010	2
208-SS Avondale/Walnut Hill	391058	39PG2	922 Nassau St		1	Cincinnati	OH	45206-3027	3
208-SS Avondale/Walnut Hill	391059	39PG2	922 Nassau St		2	Cincinnati	OH	45206-2592	3
208-SS Avondale/Walnut Hill	391060	39PG2	922 Nassau St		3	Cincinnati	OH	45206-3006	3
208-SS Avondale/Walnut Hill	391061	39PG2	922 Nassau St		4	Cincinnati	OH	45206-3006	3
208-SS Avondale/Walnut Hill	391062	39PG2	922 Nassau St		5	Cincinnati	OH	45206-3006	3
202-SS Far Southeast	392001	39BG2	6351 Beechmont Ave		101	Cincinnati	OH	45230-1914	1
202-SS Far Southeast	392003	39BG2	6351 Beechmont Ave		102	Cincinnati	OH	45230-1914	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
202-SS Far Southeast	392004	39BG2	6351 Beechmont Ave		103	Cincinnati	OH	45230-1914	1
202-SS Far Southeast	392005	39BG2	6351 Beechmont Ave		104	Cincinnati	OH	45230-1914	1
202-SS Far Southeast	392006	39BG2	6351 Beechmont Ave		105	Cincinnati	OH	45230-1914	1
202-SS Far Southeast	392007	39BG2	6351 Beechmont Ave		106	Cincinnati	OH	45230-1914	1
202-SS Far Southeast	392008	39BG2	6351 Beechmont Ave		107	Cincinnati	OH	45230-1914	1
202-SS Far Southeast	392009	39BG2	6351 Beechmont Ave		108	Cincinnati	OH	45230-1914	1
202-SS Far Southeast	392010	39BG2	6351 Beechmont Ave		109	Cincinnati	OH	45230-1914	1
202-SS Far Southeast	392011	39BG2	6351 Beechmont Ave		110	Cincinnati	OH	45230-1914	1
202-SS Far Southeast	392012	39BG2	6351 Beechmont Ave		111	Cincinnati	OH	45230-1915	1
202-SS Far Southeast	392013	39BG2	6351 Beechmont Ave		112	Cincinnati	OH	45230-1915	2
202-SS Far Southeast	392015	39BG2	6351 Beechmont Ave		113	Cincinnati	OH	45230-1915	1
202-SS Far Southeast	392016	39BG2	6351 Beechmont Ave		201	Cincinnati	OH	45230-1915	2
202-SS Far Southeast	392018	39BG2	6351 Beechmont Ave		202	Cincinnati	OH	45230-1915	2
202-SS Far Southeast	392019	39BG2	6351 Beechmont Ave		203	Cincinnati	OH	45230-1915	2
202-SS Far Southeast	392020	39BG2	6351 Beechmont Ave		204	Cincinnati	OH	45230-1915	2
202-SS Far Southeast	392021	39BG2	6351 Beechmont Ave		205	Cincinnati	OH	45230-1915	1
202-SS Far Southeast	392022	39BG2	6351 Beechmont Ave		206	Cincinnati	OH	45230-1915	1
202-SS Far Southeast	392023	39BG2	6351 Beechmont Ave		207	Cincinnati	OH	45230-1915	1
202-SS Far Southeast	392024	39BG2	6351 Beechmont Ave		208	Cincinnati	OH	45230-1915	1
202-SS Far Southeast	392025	39BG2	6351 Beechmont Ave		209	Cincinnati	OH	45230-1915	1
202-SS Far Southeast	392026	39BG2	6351 Beechmont Ave		210	Cincinnati	OH	45230-1915	2
202-SS Far Southeast	392027	39BG2	6351 Beechmont Ave		211	Cincinnati	OH	45230-1917	2
202-SS Far Southeast	392028	39BG2	6351 Beechmont Ave		212	Cincinnati	OH	45230-1917	2
202-SS Far Southeast	392030	39BG2	6351 Beechmont Ave		213	Cincinnati	OH	45230-1917	2
202-SS Far Southeast	392033	39BG2	6351 Beechmont Ave		301	Cincinnati	OH	45230-1942	2
202-SS Far Southeast	392036	39BG2	6351 Beechmont Ave		302	Cincinnati	OH	45230-1942	1
202-SS Far Southeast	392037	39BG2	6351 Beechmont Ave		303	Cincinnati	OH	45230-1942	1
202-SS Far Southeast	392038	39BG2	6351 Beechmont Ave		304	Cincinnati	OH	45230-1942	1
202-SS Far Southeast	392039	39BG2	6351 Beechmont Ave		305	Cincinnati	OH	45230-1942	1
202-SS Far Southeast	392040	39BG2	6351 Beechmont Ave		306	Cincinnati	OH	45230-1942	1
202-SS Far Southeast	392043	39BG2	6351 Beechmont Ave		307	Cincinnati	OH	45230-1942	2
202-SS Far Southeast	392046	39BG1	6347 Beechmont Ave		107	Cincinnati	OH	45230-1921	1
202-SS Far Southeast	392047	39BG1	6347 Beechmont Ave		113	Cincinnati	OH	45230-1919	1
202-SS Far Southeast	392048	39BG1	6347 Beechmont Ave		106	Cincinnati	OH	45230-1921	1
202-SS Far Southeast	392050	39BG1	6347 Beechmont Ave		105	Cincinnati	OH	45230-1921	1
202-SS Far Southeast	392051	39BG1	6347 Beechmont Ave		112	Cincinnati	OH	45230-1919	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
202-SS Far Southeast	392052	39BG1	6347 Beechmont Ave		104	Cincinnati	OH	45230-1921	1
202-SS Far Southeast	392053	39BG1	6347 Beechmont Ave		111	Cincinnati	OH	45230-1919	1
202-SS Far Southeast	392054	39BG1	6347 Beechmont Ave		103	Cincinnati	OH	45230-1921	1
202-SS Far Southeast	392055	39BG1	6347 Beechmont Ave		110	Cincinnati	OH	45230-1921	1
202-SS Far Southeast	392057	39BG1	6347 Beechmont Ave		109	Cincinnati	OH	45230-1921	1
202-SS Far Southeast	392058	39BG1	6347 Beechmont Ave		102	Cincinnati	OH	45230-1921	2
202-SS Far Southeast	392059	39BG1	6347 Beechmont Ave		108	Cincinnati	OH	45230-1921	1
202-SS Far Southeast	392060	39BG1	6347 Beechmont Ave		101	Cincinnati	OH	45230-1921	1
202-SS Far Southeast	392061	39BG1	6347 Beechmont Ave		207	Cincinnati	OH	45230-1919	1
202-SS Far Southeast	392062	39BG1	6347 Beechmont Ave		213	Cincinnati	OH	45230-1920	2
202-SS Far Southeast	392063	39BG1	6347 Beechmont Ave		206	Cincinnati	OH	45230-1919	1
202-SS Far Southeast	392065	39BG1	6347 Beechmont Ave		205	Cincinnati	OH	45230-1919	1
202-SS Far Southeast	392066	39BG1	6347 Beechmont Ave		212	Cincinnati	OH	45230-1920	2
202-SS Far Southeast	392067	39BG1	6347 Beechmont Ave		204	Cincinnati	OH	45230-1919	2
202-SS Far Southeast	392068	39BG1	6347 Beechmont Ave		211	Cincinnati	OH	45230-1920	2
202-SS Far Southeast	392069	39BG1	6347 Beechmont Ave		203	Cincinnati	OH	45230-1919	2
202-SS Far Southeast	392070	39BG1	6347 Beechmont Ave		210	Cincinnati	OH	45230-1920	2
202-SS Far Southeast	392072	39BG1	6347 Beechmont Ave		209	Cincinnati	OH	45230-1920	1
202-SS Far Southeast	392073	39BG1	6347 Beechmont Ave		202	Cincinnati	OH	45230-1919	2
202-SS Far Southeast	392074	39BG1	6347 Beechmont Ave		208	Cincinnati	OH	45230-1920	1
202-SS Far Southeast	392075	39BG1	6347 Beechmont Ave		201	Cincinnati	OH	45230-1919	2
202-SS Far Southeast	392076	39BG1	6347 Beechmont Ave		304	Cincinnati	OH	45230-1920	1
202-SS Far Southeast	392078	39BG1	6347 Beechmont Ave		303	Cincinnati	OH	45230-1920	1
202-SS Far Southeast	392080	39BG1	6347 Beechmont Ave		302	Cincinnati	OH	45230-1920	1
202-SS Far Southeast	392081	39BG1	6347 Beechmont Ave		307	Cincinnati	OH	45230-1924	2
202-SS Far Southeast	392087	39BG1	6347 Beechmont Ave		306	Cincinnati	OH	45230-1924	1
202-SS Far Southeast	392088	39BG1	6347 Beechmont Ave		301	Cincinnati	OH	45230-1920	2
202-SS Far Southeast	392089	39BG1	6347 Beechmont Ave		305	Cincinnati	OH	45230-1924	1
201-SS Central	392101	39LW1	4048 Ledgewood Dr		1	Cincinnati	OH	45229-1742	2
201-SS Central	392102	39LW1	4048 Ledgewood Dr		2	Cincinnati	OH	45229-1742	2
201-SS Central	392104	39LW1	4048 Ledgewood Dr		3	Cincinnati	OH	45229-1742	3
201-SS Central	392106	39LW1	4048 Ledgewood Dr		4	Cincinnati	OH	45229-1742	2
201-SS Central	392107	39LW1	4048 Ledgewood Dr		5	Cincinnati	OH	45229-1742	2
201-SS Central	392108	39LW1	4048 Ledgewood Dr		8	Cincinnati	OH	45229-1742	3
201-SS Central	392110	39LW1	4048 Ledgewood Dr		9	Cincinnati	OH	45229-1742	2
201-SS Central	392111	39LW1	4048 Ledgewood Dr		10	Cincinnati	OH	45229-1742	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
201-SS Central	392112	39LW1	4048 Ledgewood Dr		6	Cincinnati	OH	45229-1741	3
201-SS Central	392114	39LW1	4048 Ledgewood Dr		7	Cincinnati	OH	45229-1741	3
201-SS Central	392116	39LW1	4048 Ledgewood Dr		11	Cincinnati	OH	45229-1741	3
201-SS Central	392118	39LW1	4048 Ledgewood Dr		12	Cincinnati	OH	45229-1741	3
400-Demolished Units	392200	3900	3199 Considine Le		100	Cincinnati	OH	45205-	3
400-Demolished Units	392201	3900	3199 Considine Le		101	Cincinnati	OH	45205-	3
400-Demolished Units	392202	3900	3199 Considine Le		102	Cincinnati	OH	45205-	2
400-Demolished Units	392203	3900	3199 Considine Le		110	Cincinnati	OH	45205-	3
400-Demolished Units	392204	3900	3199 Considine Le		111	Cincinnati	OH	45205-	3
400-Demolished Units	392205	3900	3199 Considine Le		112	Cincinnati	OH	45205-	2
400-Demolished Units	392206	3900	3199 Considine Le		114	Cincinnati	OH	45205-	1
400-Demolished Units	392207	3900	3199 Considine Le		120	Cincinnati	OH	45205-	3
400-Demolished Units	392208	3900	3199 Considine Le		121	Cincinnati	OH	45205-	3
400-Demolished Units	392209	3900	3199 Considine Le		122	Cincinnati	OH	45205-	2
400-Demolished Units	392210	3900	3199 Considine Le		124	Cincinnati	OH	45205-	1
400-Demolished Units	392247	3900	3183 Considine Le		300	Cincinnati	OH	45205-	3
400-Demolished Units	392248	3900	3183 Considine Le		301	Cincinnati	OH	45205-	2
400-Demolished Units	392249	3900	3183 Considine Le		302	Cincinnati	OH	45205-	2
400-Demolished Units	392250	3900	3183 Considine Le		303	Cincinnati	OH	45205-	2
400-Demolished Units	392251	3900	3187 Considine Le		304	Cincinnati	OH	45205-	2
400-Demolished Units	392252	3900	3187 Considine Le		305	Cincinnati	OH	45205-	3
400-Demolished Units	392253	3900	3187 Considine Le		307	Cincinnati	OH	45205-	2
400-Demolished Units	392254	3900	3183 Considine Le		310	Cincinnati	OH	45205-	3
400-Demolished Units	392255	3900	3183 Considine Le		311	Cincinnati	OH	45205-	2
400-Demolished Units	392256	3900	3183 Considine Le		312	Cincinnati	OH	45205-	2
400-Demolished Units	392257	3900	3183 Considine Le		313	Cincinnati	OH	45205-	2
400-Demolished Units	392258	3900	3187 Considine Le		314	Cincinnati	OH	45205-	2
400-Demolished Units	392259	3900	3187 Considine Le		315	Cincinnati	OH	45205-	3
400-Demolished Units	392260	3900	3187 Considine Le		316	Cincinnati	OH	45205-	1
400-Demolished Units	392261	3900	3187 Considine Le		317	Cincinnati	OH	45205-	2
400-Demolished Units	392262	3900	3183 Considine Le		320	Cincinnati	OH	45205-	3
400-Demolished Units	392263	3900	3183 Considine Le		321	Cincinnati	OH	45205-	2
400-Demolished Units	392264	0414	3183 Considine Le		322	Cincinnati	OH	45205-	2
400-Demolished Units	392265	3900	3183 Considine Le		323	Cincinnati	OH	45205-	2
400-Demolished Units	392266	3900	3187 Considine Le		324	Cincinnati	OH	45205-	2
400-Demolished Units	392267	3900	3187 Considine Le		325	Cincinnati	OH	45205-	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	392268	3900	3187 Considine Le		326	Cincinnati	OH	45205-	1
400-Demolished Units	392269	3900	3187 Considine Le		327	Cincinnati	OH	45205-	2
400-Demolished Units	392270	3900	3185 Considine Le		330	Cincinnati	OH	45205-	2
400-Demolished Units	392271	3900	3184 Considine Le		400	Cincinnati	OH	45205-	2
400-Demolished Units	392272	3900	3184 Considine Le		401	Cincinnati	OH	45205-	2
400-Demolished Units	392273	3900	3184 Considine Le		402	Cincinnati	OH	45205-	2
400-Demolished Units	392274	3900	3180 Considine Le		404	Cincinnati	OH	45205-	2
400-Demolished Units	392275	3900	3180 Considine Le		405	Cincinnati	OH	45205-	3
400-Demolished Units	392276	3900	3180 Considine Le		406	Cincinnati	OH	45205-	2
400-Demolished Units	392277	3900	3180 Considine Le		407	Cincinnati	OH	45205-	2
400-Demolished Units	392278	3900	3184 Considine Le		410	Cincinnati	OH	45205-	2
400-Demolished Units	392279	3900	3184 Considine Le		411	Cincinnati	OH	45205-	2
400-Demolished Units	392280	3900	3184 Considine Le		412	Cincinnati	OH	45205-	2
400-Demolished Units	392281	3900	3184 Considine Le		413	Cincinnati	OH	45205-	1
400-Demolished Units	392282	3900	3180 Considine Le		414	Cincinnati	OH	45205-	2
400-Demolished Units	392283	3900	3180 Considine Le		415	Cincinnati	OH	45205-	3
400-Demolished Units	392284	3900	3180 Considine Le		416	Cincinnati	OH	45205-	2
400-Demolished Units	392285	3900	3180 Considine Le		417	Cincinnati	OH	45205-	2
400-Demolished Units	392286	3900	3184 Considine Le		420	Cincinnati	OH	45205-	2
400-Demolished Units	392287	3900	3184 Considine Le		421	Cincinnati	OH	45205-	2
400-Demolished Units	392288	3900	3184 Considine Le		422	Cincinnati	OH	45205-	2
400-Demolished Units	392289	3900	3184 Considine Le		423	Cincinnati	OH	45205-	1
400-Demolished Units	392290	3900	3180 Considine Le		424	Cincinnati	OH	45205-	2
400-Demolished Units	392291	3900	3180 Considine Le		425	Cincinnati	OH	45205-	3
400-Demolished Units	392292	3900	3180 Considine Le		426	Cincinnati	OH	45205-	2
400-Demolished Units	392293	3900	3180 Considine Le		427	Cincinnati	OH	45205-	2
400-Demolished Units	392294	3900	3182 Considine Le		430	Cincinnati	OH	45205-	2
400-Demolished Units	392295	3900	3190 Considine Le		500	Cincinnati	OH	45205-	3
400-Demolished Units	392296	3900	3190 Considine Le		501	Cincinnati	OH	45205-	2
400-Demolished Units	392297	3900	3190 Considine Le		502	Cincinnati	OH	45205-	3
400-Demolished Units	392298	3900	3190 Considine Le		503	Cincinnati	OH	45205-	2
400-Demolished Units	392299	3900	3186 Considine Le		504	Cincinnati	OH	45205-	2
400-Demolished Units	392300	3900	3186 Considine Le		505	Cincinnati	OH	45205-	3
400-Demolished Units	392301	3900	3186 Considine Le		507	Cincinnati	OH	45205-	2
400-Demolished Units	392302	3900	3190 Considine Le		510	Cincinnati	OH	45205-	3
400-Demolished Units	392303	3900	3190 Considine Le		511	Cincinnati	OH	45205-	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	392304	3900	3190 Considine Le		512	Cincinnati	OH	45205-	3
400-Demolished Units	392305	3900	3190 Considine Le		513	Cincinnati	OH	45205-	2
400-Demolished Units	392306	3900	3186 Considine Le		514	Cincinnati	OH	45205-	2
400-Demolished Units	392307	3900	3186 Considine Le		515	Cincinnati	OH	45205-	3
400-Demolished Units	392308	3900	3186 Considine Le		516	Cincinnati	OH	45205-	1
400-Demolished Units	392309	3900	3186 Considine Le		517	Cincinnati	OH	45205-	2
400-Demolished Units	392310	3900	3190 Considine Le		520	Cincinnati	OH	45205-	3
400-Demolished Units	392311	3900	3190 Considine Le		521	Cincinnati	OH	45205-	2
400-Demolished Units	392312	3900	3190 Considine Le		522	Cincinnati	OH	45205-	3
400-Demolished Units	392313	3900	3190 Considine Le		523	Cincinnati	OH	45205-	2
400-Demolished Units	392314	3900	3186 Considine Le		524	Cincinnati	OH	45205-	2
400-Demolished Units	392315	0414	3186 Considine Le		525	Cincinnati	OH	45205-	3
400-Demolished Units	392316	3900	3186 Considine Le		526	Cincinnati	OH	45205-	1
400-Demolished Units	392317	3900	3186 Considine Le		527	Cincinnati	OH	45205-	2
400-Demolished Units	392318	3900	3188 Considine Le		530	Cincinnati	OH	45205-	2
400-Demolished Units	392319	3900	3198 Considine Le		600	Cincinnati	OH	45205-	3
400-Demolished Units	392320	3900	3198 Considine Le		601	Cincinnati	OH	45205-	2
400-Demolished Units	392321	3900	3198 Considine Le		602	Cincinnati	OH	45205-	3
400-Demolished Units	392322	3900	3192 Considine Le		604	Cincinnati	OH	45205-	2
400-Demolished Units	392323	3900	3192 Considine Le		605	Cincinnati	OH	45205-	3
400-Demolished Units	392324	3900	3192 Considine Le		606	Cincinnati	OH	45205-	2
400-Demolished Units	392325	3900	3192 Considine Le		607	Cincinnati	OH	45205-	3
400-Demolished Units	392326	3900	3198 Considine Le		610	Cincinnati	OH	45205-	3
400-Demolished Units	392327	3900	3198 Considine Le		611	Cincinnati	OH	45205-	2
400-Demolished Units	392328	3900	3198 Considine Le		612	Cincinnati	OH	45205-	3
400-Demolished Units	392329	3900	3198 Considine Le		613	Cincinnati	OH	45205-	1
400-Demolished Units	392330	3900	3192 Considine Le		614	Cincinnati	OH	45205-	2
400-Demolished Units	392331	3900	3192 Considine Le		615	Cincinnati	OH	45205-	3
400-Demolished Units	392332	3900	3192 Considine Le		616	Cincinnati	OH	45205-	2
400-Demolished Units	392333	3900	3192 Considine Le		617	Cincinnati	OH	45205-	3
400-Demolished Units	392334	3900	3198 Considine Le		620	Cincinnati	OH	45205-	3
400-Demolished Units	392335	3900	3198 Considine Le		621	Cincinnati	OH	45205-	2
400-Demolished Units	392336	3900	3198 Considine Le		622	Cincinnati	OH	45205-	3
400-Demolished Units	392337	3900	3198 Considine Le		623	Cincinnati	OH	45205-	1
400-Demolished Units	392338	3900	3192 Considine Le		624	Cincinnati	OH	45205-	2
400-Demolished Units	392339	3900	3192 Considine Le		625	Cincinnati	OH	45205-	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	392340	3900	3192 Considine Le		626	Cincinnati	OH	45205-	2
400-Demolished Units	392341	3900	3192 Considine Le		627	Cincinnati	OH	45205-	3
400-Demolished Units	392342	3900	3196 Considine Le		630	Cincinnati	OH	45205-	3
400-Demolished Units	392343	3900	3194 Considine Le		640	Cincinnati	OH	45205-	3
206-SS Southwest	392350	392350	3312 Ninann Ct			Cincinnati	OH	45211-7530	3
201-SS Central	393001	39EG1	76 E Galbraith Rd		1	Cincinnati	OH	45216-1333	1
201-SS Central	393002	39EG1	76 E Galbraith Rd		2	Cincinnati	OH	45216-1333	1
201-SS Central	393003	39EG1	76 E Galbraith Rd		3	Cincinnati	OH	45216-1333	1
201-SS Central	393004	39EG1	76 E Galbraith Rd		4	Cincinnati	OH	45216-1333	1
201-SS Central	393005	39EG1	76 E Galbraith Rd		5	Cincinnati	OH	45216-1333	1
201-SS Central	393006	39EG1	76 E Galbraith Rd		6	Cincinnati	OH	45216-1333	1
201-SS Central	393007	39EG1	76 E Galbraith Rd		7	Cincinnati	OH	45216-1333	1
201-SS Central	393008	39EG1	76 E Galbraith Rd		8	Cincinnati	OH	45216-1333	1
206-SS Southwest	394101	39P1	832 Poplar St			Cincinnati	OH	45214-2520	2
206-SS Southwest	394102	39P1	834 Poplar St			Cincinnati	OH	45214-2520	2
206-SS Southwest	394103	39P2	836 Poplar St			Cincinnati	OH	45214-2520	2
206-SS Southwest	394104	39P2	838 Poplar St			Cincinnati	OH	45214-2520	2
206-SS Southwest	394105	39P3	840 Poplar St			Cincinnati	OH	45214-2520	2
201-SS Central	394201	3901	1726 Race St		1	Cincinnati	OH	45202-6469	3
201-SS Central	394202	3901	1726 Race St		2	Cincinnati	OH	45202-6469	2
201-SS Central	394203	3901	1726 Race St		3	Cincinnati	OH	45202-6469	2
201-SS Central	394204	3901	1726 Race St		4	Cincinnati	OH	45202-1269	1
201-SS Central	394205	3901	1726 Race St		5	Cincinnati	OH	45202-1270	2
201-SS Central	394206	3901	1726 Race St		6	Cincinnati	OH	45202-1270	1
201-SS Central	394207	3901	1726 Race St		7	Cincinnati	OH	45202-1270	3
201-SS Central	394208	3903	1716 Race St		1	Cincinnati	OH	45202-6467	1
201-SS Central	394209	3903	1716 Race St		2	Cincinnati	OH	45202-6467	2
201-SS Central	394210	3903	1716 Race St		3	Cincinnati	OH	45202-6467	2
201-SS Central	394211	3903	1716 Race St		4	Cincinnati	OH	45202-1268	3
201-SS Central	394212	3903	1716 Race St		5	Cincinnati	OH	45202-1268	3
201-SS Central	394213	3903	1716 Race St		6	Cincinnati	OH	45202-1268	3
201-SS Central	394214	3903	1716 Race St		7	Cincinnati	OH	45202-1268	1
201-SS Central	394215	3902	1708 Race St		1	Cincinnati	OH	45202-1265	2
201-SS Central	394216	3902	1708 Race St		2	Cincinnati	OH	45202-1265	1
201-SS Central	394217	3902	1708 Race St		3	Cincinnati	OH	45202-1265	2
201-SS Central	394218	3902	1708 Race St		4	Cincinnati	OH	45202-6466	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
201-SS Central	394219	3902	1708 Race St		5	Cincinnati	OH	45202-6466	2
201-SS Central	394220	3902	1708 Race St		6	Cincinnati	OH	45202-6466	3
201-SS Central	394221	3902	1708 Race St		7	Cincinnati	OH	45202-6466	2
208-SS Avondale/Walnut Hill	401021	4001	2106 Sinton Ave		108	Cincinnati	OH	45206-3098	3
208-SS Avondale/Walnut Hill	401022	4001	2106 Sinton Ave		107	Cincinnati	OH	45206-3098	2
208-SS Avondale/Walnut Hill	401023	4001	2106 Sinton Ave		106	Cincinnati	OH	45206-3098	3
208-SS Avondale/Walnut Hill	401024	4001	2106 Sinton Ave		105	Cincinnati	OH	45206-3098	3
208-SS Avondale/Walnut Hill	401025	4001	2106 Sinton Ave		104	Cincinnati	OH	45206-2539	3
208-SS Avondale/Walnut Hill	401026	4001	2106 Sinton Ave		103	Cincinnati	OH	45206-2539	3
208-SS Avondale/Walnut Hill	401027	4001	2106 Sinton Ave		102	Cincinnati	OH	45206-2539	3
208-SS Avondale/Walnut Hill	401028	4001	2106 Sinton Ave		101	Cincinnati	OH	45206-2539	3
208-SS Avondale/Walnut Hill	401035	4001	2106 Sinton Ave		310	Cincinnati	OH	45206-2540	3
208-SS Avondale/Walnut Hill	401037	4001	2106 Sinton Ave		309	Cincinnati	OH	45206-2540	3
208-SS Avondale/Walnut Hill	401039	4001	2106 Sinton Ave		311	Cincinnati	OH	45206-2540	3
208-SS Avondale/Walnut Hill	401040	4001	2106 Sinton Ave		312	Cincinnati	OH	45206-2540	3
208-SS Avondale/Walnut Hill	401041	4001	2106 Sinton Ave		313	Cincinnati	OH	45206-2554	3
208-SS Avondale/Walnut Hill	401042	4001	2106 Sinton Ave		314	Cincinnati	OH	45206-2554	3
208-SS Avondale/Walnut Hill	401043	4001	2106 Sinton Ave		315	Cincinnati	OH	45206-2554	2
208-SS Avondale/Walnut Hill	401044	4001	2106 Sinton Ave		316	Cincinnati	OH	45206-2554	3
400-Demolished Units	402211	4037	3189 Considine Le		200	Cincinnati	OH	45205-	3
400-Demolished Units	402212	4037	3189 Considine Le		201	Cincinnati	OH	45205-	2
400-Demolished Units	402213	4037	3189 Considine Le		202	Cincinnati	OH	45205-	2
400-Demolished Units	402214	4037	3193 Considine Le		204	Cincinnati	OH	45205-	2
400-Demolished Units	402215	4037	3193 Considine Le		205	Cincinnati	OH	45205-	2
400-Demolished Units	402216	4037	3193 Considine Le		206	Cincinnati	OH	45205-	2
400-Demolished Units	402217	4037	3197 Considine Le		208	Cincinnati	OH	45205-	2
400-Demolished Units	402218	4037	3197 Considine Le		208A	Cincinnati	OH	45205-	2
400-Demolished Units	402219	4037	3197 Considine Le		209	Cincinnati	OH	45205-	3
400-Demolished Units	402220	4037	3197 Considine Le		209A	Cincinnati	OH	45205-	2
400-Demolished Units	402221	4037	3189 Considine Le		210	Cincinnati	OH	45205-	3
400-Demolished Units	402222	4037	3189 Considine Le		211	Cincinnati	OH	45205-	2
400-Demolished Units	402223	4037	3189 Considine Le		212	Cincinnati	OH	45205-	2
400-Demolished Units	402224	4037	3189 Considine Le		213	Cincinnati	OH	45205-	1
400-Demolished Units	402225	4037	3193 Considine Le		214	Cincinnati	OH	45205-	2
400-Demolished Units	402226	4037	3193 Considine Le		215	Cincinnati	OH	45205-	2
400-Demolished Units	402227	4037	3193 Considine Le		216	Cincinnati	OH	45205-	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
400-Demolished Units	402228	4037	3193 Considine Le		217	Cincinnati	OH	45205-	1
400-Demolished Units	402229	4037	3197 Considine Le		218	Cincinnati	OH	45205-	2
400-Demolished Units	402230	4037	3197 Considine Le		218A	Cincinnati	OH	45205-	2
400-Demolished Units	402231	4037	3197 Considine Le		219	Cincinnati	OH	45205-	3
400-Demolished Units	402232	4037	3197 Considine Le		219A	Cincinnati	OH	45205-	2
400-Demolished Units	402233	4037	3189 Considine Le		220	Cincinnati	OH	45205-	3
400-Demolished Units	402234	4037	3189 Considine Le		221	Cincinnati	OH	45205-	2
400-Demolished Units	402235	4037	3189 Considine Le		222	Cincinnati	OH	45205-	2
400-Demolished Units	402236	4037	3189 Considine Le		223	Cincinnati	OH	45205-	1
400-Demolished Units	402237	4037	3193 Considine Le		224	Cincinnati	OH	45205-	2
400-Demolished Units	402238	4037	3193 Considine Le		225	Cincinnati	OH	45205-	2
400-Demolished Units	402239	4037	3193 Considine Le		226	Cincinnati	OH	45205-	2
400-Demolished Units	402240	4037	3193 Considine Le		227	Cincinnati	OH	45205-	1
400-Demolished Units	402241	4037	3197 Considine Le		228	Cincinnati	OH	45205-	2
400-Demolished Units	402242	4037	3197 Considine Le		228A	Cincinnati	OH	45205-	2
400-Demolished Units	402243	4037	3197 Considine Le		229	Cincinnati	OH	45205-	3
400-Demolished Units	402244	4037	3197 Considine Le		229A	Cincinnati	OH	45205-	2
400-Demolished Units	402245	4037	3191 Considine Le		230	Cincinnati	OH	45205-	2
400-Demolished Units	402246	4037	3195 Considine Le		240	Cincinnati	OH	45205-	2
400-Demolished Units	402351	4038	3734 Edwards Rd			Cincinnati	OH	45209-	3
202-SS Far Southeast	402352	402352	6576 Rainbow Ln			Cincinnati	OH	45230-1467	4
201-SS Central	402353	4002	2720 Losantiville Ave			Cincinnati	OH	45213-1232	2
201-SS Central	402354	4002	2722 Losantiville Ave			Cincinnati	OH	45213-1232	2
206-SS Southwest	402355	4003	2554 Westwood Northern Blvd		1	Cincinnati	OH	45211-6152	2
206-SS Southwest	402356	4003	2554 Westwood Northern Blvd		2	Cincinnati	OH	45211-6152	2
206-SS Southwest	402357	4003	2554 Westwood Northern Blvd		3	Cincinnati	OH	45211-6152	2
206-SS Southwest	402358	4003	2554 Westwood Northern Blvd		4	Cincinnati	OH	45211-6152	2
206-SS Southwest	402359	4004	3266 Tulsa Ct		1	Cincinnati	OH	45238-2123	2
206-SS Southwest	402360	4004	3266 Tulsa Ct		2	Cincinnati	OH	45238-2123	2
206-SS Southwest	402361	4005	2329 Harrison Ave		1	Cincinnati	OH	45211-7953	2
206-SS Southwest	402362	4005	2329 Harrison Ave		2	Cincinnati	OH	45211-7953	2
206-SS Southwest	402363	4005	2329 Harrison Ave		3	Cincinnati	OH	45211-7953	1
206-SS Southwest	402364	4005	2329 Harrison Ave		4	Cincinnati	OH	45211-7953	2
206-SS Southwest	402365	4005	2329 Harrison Ave		5	Cincinnati	OH	45211-7953	2
206-SS Southwest	402366	4005	2329 Harrison Ave		6	Cincinnati	OH	45211-7953	2
206-SS Southwest	402367	4005	2329 Harrison Ave		7	Cincinnati	OH	45211-7953	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
206-SS Southwest	402368	4005	2329 Harrison Ave		8	Cincinnati	OH	45211-7953	2
206-SS Southwest	402369	4005	2329 Harrison Ave		9	Cincinnati	OH	45211-7953	2
206-SS Southwest	402370	4005	2329 Harrison Ave		10	Cincinnati	OH	45211-7953	2
206-SS Southwest	402371	4005	2329 Harrison Ave		11	Cincinnati	OH	45211-7953	2
206-SS Southwest	402372	4005	2329 Harrison Ave		12	Cincinnati	OH	45211-7953	2
207-SS Northwest	402373	4006	6090 Belmont Ave		1	Cincinnati	OH	45224-2379	2
207-SS Northwest	402374	4006	6090 Belmont Ave		2	Cincinnati	OH	45224-2379	2
207-SS Northwest	402375	4006	6090 Belmont Ave		3	Cincinnati	OH	45224-2379	2
207-SS Northwest	402376	4006	6090 Belmont Ave		4	Cincinnati	OH	45224-2379	2
207-SS Northwest	402377	4007	6092 Belmont Ave		1	Cincinnati	OH	45224-2380	2
207-SS Northwest	402378	4007	6092 Belmont Ave		2	Cincinnati	OH	45224-2380	2
207-SS Northwest	402379	4007	6092 Belmont Ave		3	Cincinnati	OH	45224-2380	2
207-SS Northwest	402380	4007	6092 Belmont Ave		4	Cincinnati	OH	45224-2380	2
207-SS Northwest	402381	4008	2547 W North Bend Rd		1	Cincinnati	OH	45239-6849	2
207-SS Northwest	402382	4008	2547 W North Bend Rd		2	Cincinnati	OH	45239-6849	2
207-SS Northwest	402383	4008	2547 W North Bend Rd		3	Cincinnati	OH	45239-6849	2
207-SS Northwest	402384	4008	2547 W North Bend Rd		4	Cincinnati	OH	45239-6849	2
206-SS Southwest	402385	402385	2808 Shaffer Ave			Cincinnati	OH	45211-7115	4
206-SS Southwest	402386	402386	3032 Westknolls Ln			Cincinnati	OH	45211-8029	3
206-SS Southwest	402387	4009	2215 Westwood Northern Blvd		1	Cincinnati	OH	45225-1402	2
206-SS Southwest	402388	4009	2215 Westwood Northern Blvd		2	Cincinnati	OH	45225-1402	2
201-SS Central	402389	402389	4615 W Mitchell Ave			Cincinnati	OH	45232-1709	2
205-SS Far Southwest	402390	402390	931 Rosemont Ave			Cincinnati	OH	45205-1656	3
201-SS Central	402391	402391	2254 Flora St			Cincinnati	OH	45219-1208	2
207-SS Northwest	402392	4010	4166 Apple St		1	Cincinnati	OH	45223-2202	2
207-SS Northwest	402393	4010	4166 Apple St		2	Cincinnati	OH	45223-2202	2
207-SS Northwest	402394	402394	1436 Thompson Heights Ave			Cincinnati	OH	45223-1608	3
205-SS Far Southwest	402395	402395	1218 Texas Ave			Cincinnati	OH	45205-1516	3
205-SS Far Southwest	402396	402396	1603 Rosemont Ave			Cincinnati	OH	45205-1025	2
205-SS Far Southwest	402397	402397	1813 Wyoming Ave			Cincinnati	OH	45205-1108	3
206-SS Southwest	402398	402398	2211 Westwood Northern Blvd			Cincinnati	OH	45225-1402	3
207-SS Northwest	402399	402399	2642 Jessup Rd			Cincinnati	OH	45239-6275	4
208-SS Avondale/Walnut Hill	402400	4011	415 Rockdale Ave		1	Cincinnati	OH	45229-2965	2
208-SS Avondale/Walnut Hill	402401	4011	417 Rockdale Ave		6	Cincinnati	OH	45229-2965	2
208-SS Avondale/Walnut Hill	402402	4011	419 Rockdale Ave		2	Cincinnati	OH	45229-2965	3
208-SS Avondale/Walnut Hill	402403	4011	421 Rockdale Ave		3	Cincinnati	OH	45229-2965	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
208-SS Avondale/Walnut Hill	402404	4011	423 Rockdale Ave		4	Cincinnati	OH	45229-2965	2
208-SS Avondale/Walnut Hill	402405	4011	425 Rockdale Ave		5	Cincinnati	OH	45229-2965	3
208-SS Avondale/Walnut Hill	402406	4012	427 Rockdale Ave		7	Cincinnati	OH	45229-2965	2
208-SS Avondale/Walnut Hill	402407	4012	429 Rockdale Ave		12	Cincinnati	OH	45229-2965	2
208-SS Avondale/Walnut Hill	402408	4012	431 Rockdale Ave		8	Cincinnati	OH	45229-2965	3
208-SS Avondale/Walnut Hill	402409	4012	433 Rockdale Ave		9	Cincinnati	OH	45229-2965	3
208-SS Avondale/Walnut Hill	402410	4012	435 Rockdale Ave		10	Cincinnati	OH	45229-2965	2
208-SS Avondale/Walnut Hill	402411	4012	437 Rockdale Ave		11	Cincinnati	OH	45229-2965	3
208-SS Avondale/Walnut Hill	402412	4013	418 Kasota St		1	Cincinnati	OH	45229-3016	3
208-SS Avondale/Walnut Hill	402413	4013	418 Kasota St		2	Cincinnati	OH	45229-3016	3
208-SS Avondale/Walnut Hill	402414	4013	418 Kasota St		3	Cincinnati	OH	45229-3016	2
208-SS Avondale/Walnut Hill	402415	4013	418 Kasota St		4	Cincinnati	OH	45229-3016	3
208-SS Avondale/Walnut Hill	402416	4013	418 Kasota St		5	Cincinnati	OH	45229-3016	3
208-SS Avondale/Walnut Hill	402417	4013	418 Kasota St		6	Cincinnati	OH	45229-3016	3
208-SS Avondale/Walnut Hill	402418	4013	418 Kasota St		7	Cincinnati	OH	45229-3016	2
208-SS Avondale/Walnut Hill	402419	4014	3465 Knott St		1	Cincinnati	OH	45229-2972	3
208-SS Avondale/Walnut Hill	402420	4014	3465 Knott St		2	Cincinnati	OH	45229-2972	3
208-SS Avondale/Walnut Hill	402421	4014	3465 Knott St		3	Cincinnati	OH	45229-2972	3
208-SS Avondale/Walnut Hill	402422	4014	3465 Knott St		4	Cincinnati	OH	45229-2972	3
208-SS Avondale/Walnut Hill	402423	4014	3465 Knott St		5	Cincinnati	OH	45229-2972	3
208-SS Avondale/Walnut Hill	402424	4014	3465 Knott St		6	Cincinnati	OH	45229-2972	3
208-SS Avondale/Walnut Hill	402425	4015	520 Prospect Pl		5	Cincinnati	OH	45229-2914	3
208-SS Avondale/Walnut Hill	402426	4015	522 Prospect Pl		4	Cincinnati	OH	45229-2914	3
208-SS Avondale/Walnut Hill	402427	4015	524 Prospect Pl		3	Cincinnati	OH	45229-2914	2
208-SS Avondale/Walnut Hill	402428	4015	526 Prospect Pl		6	Cincinnati	OH	45229-2914	2
208-SS Avondale/Walnut Hill	402429	4015	528 Prospect Pl		2	Cincinnati	OH	45229-2914	3
208-SS Avondale/Walnut Hill	402430	4016	530 Prospect Pl		1	Cincinnati	OH	45229-2914	2
208-SS Avondale/Walnut Hill	402431	4016	534 Prospect Pl		7	Cincinnati	OH	45229-2914	3
208-SS Avondale/Walnut Hill	402432	4016	536 Prospect Pl		8	Cincinnati	OH	45229-2914	3
208-SS Avondale/Walnut Hill	402433	4016	538 Prospect Pl		9	Cincinnati	OH	45229-2914	2
208-SS Avondale/Walnut Hill	402434	4016	540 Prospect Pl		10	Cincinnati	OH	45229-2914	2
208-SS Avondale/Walnut Hill	402500	4017	2 Washington Ter		2	Cincinnati	OH	45206-1070	3
208-SS Avondale/Walnut Hill	402501	4017	4 Washington Ter		4	Cincinnati	OH	45206-1070	3
208-SS Avondale/Walnut Hill	402502	4017	6 Washington Ter		6	Cincinnati	OH	45206-1070	2
208-SS Avondale/Walnut Hill	402503	4018	12 Washington Ter		12	Cincinnati	OH	45206-1070	3
208-SS Avondale/Walnut Hill	402504	4018	14 Washington Ter		14	Cincinnati	OH	45206-1070	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
208-SS Avondale/Walnut Hill	402505	4019	20 Washington Ter		20	Cincinnati	OH	45206-1070	3
208-SS Avondale/Walnut Hill	402506	4019	22 Washington Ter		22	Cincinnati	OH	45206-1070	3
208-SS Avondale/Walnut Hill	402507	4019	24 Washington Ter		24	Cincinnati	OH	45206-1070	3
208-SS Avondale/Walnut Hill	402508	4019	26 Washington Ter		26	Cincinnati	OH	45206-1070	3
208-SS Avondale/Walnut Hill	402509	4020	32 Washington Ter		32	Cincinnati	OH	45206-1070	3
208-SS Avondale/Walnut Hill	402510	4020	34 Washington Ter		34	Cincinnati	OH	45206-1070	3
208-SS Avondale/Walnut Hill	402511	4021	40 Washington Ter		40	Cincinnati	OH	45206-1070	3
208-SS Avondale/Walnut Hill	402512	4021	42 Washington Ter		42	Cincinnati	OH	45206-1070	3
208-SS Avondale/Walnut Hill	402513	4021	44 Washington Ter		44	Cincinnati	OH	45206-1070	3
208-SS Avondale/Walnut Hill	402514	4021	46 Washington Ter		46	Cincinnati	OH	45206-1070	3
208-SS Avondale/Walnut Hill	402515	4022	50 Washington Ter		50	Cincinnati	OH	45206-1070	3
208-SS Avondale/Walnut Hill	402516	4022	52 Washington Ter		52	Cincinnati	OH	45206-1070	3
201-SS Central	402520	4023	3156 Parkview Ave			Cincinnati	OH	45213-1616	2
201-SS Central	402521	4023	3158 Parkview Ave			Cincinnati	OH	45213-1616	2
203-SS Northeast	402522	402522	3337 Cardiff Ave			Cincinnati	OH	45209-1315	2
201-SS Central	402523	402523	6614 Vine St			Cincinnati	OH	45216-1942	3
205-SS Far Southwest	402524	402524	1004 Gilsey Ave			Cincinnati	OH	45205-1625	3
203-SS Northeast	402525	4024	3668 Brotherton Rd		1	Cincinnati	OH	45209-1411	2
203-SS Northeast	402526	4024	3668 Brotherton Rd		2	Cincinnati	OH	45209-1411	2
207-SS Northwest	402527	4025	1652 Westmoreland Ave		1	Cincinnati	OH	45223-2011	2
207-SS Northwest	402528	4025	1652 Westmoreland Ave		2	Cincinnati	OH	45223-2011	3
207-SS Northwest	402529	402529	6606 Daly Rd			Cincinnati	OH	45224-1505	4
205-SS Far Southwest	402530	402530	7431 Gracely Dr			Cincinnati	OH	45233-1025	3
207-SS Northwest	402531	4026	5871 Monfort Hills Ave		1	Cincinnati	OH	45239-6503	2
207-SS Northwest	402532	4026	5871 Monfort Hills Ave		2	Cincinnati	OH	45239-6503	2
201-SS Central	402533	402533	536 Flatt Ter			Cincinnati	OH	45232-1708	2
205-SS Far Southwest	402534	402534	1237 Beech Ave			Cincinnati	OH	45205-1460	2
205-SS Far Southwest	402535	402535	1793 Patrick Dr			Cincinnati	OH	45204-1631	3
206-SS Southwest	402536	402536	3036 Worthington Ave			Cincinnati	OH	45211-7312	2
201-SS Central	402537	402537	8273 Anthony Wayne Ave			Cincinnati	OH	45216-1457	3
207-SS Northwest	402538	402538	4248 Florida Ave			Cincinnati	OH	45223-2025	3
205-SS Far Southwest	402539	402539	4718 Highridge Ave			Cincinnati	OH	45238-4529	3
206-SS Southwest	402540	402540	2522 Talbott Ave			Cincinnati	OH	45211-8122	3
400-Demolished Units	402541	402541	4924 Marburg Ave			Cincinnati	OH	45209-1027	2
205-SS Far Southwest	402542	402542	4319 Delridge Dr			Cincinnati	OH	45205-2026	4
207-SS Northwest	402543	4027	2508 Flanigan Ct		1	Cincinnati	OH	45239-6502	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
207-SS Northwest	402544	4027	2508 Flanigan Ct		2	Cincinnati	OH	45239-6502	3
207-SS Northwest	402545	4027	2508 Flanigan Ct		3	Cincinnati	OH	45239-6502	2
205-SS Far Southwest	402546	402546	4039 Akochia Ave			Cincinnati	OH	45205-1033	4
203-SS Northeast	402547	402547	3231 Berwyn Pl			Cincinnati	OH	45209-1721	4
206-SS Southwest	402548	402548	1939 Fairmount Ave			Cincinnati	OH	45214-1201	3
201-SS Central	402549	402549	2308 Victor St			Cincinnati	OH	45219-1226	2
201-SS Central	402550	402550	2310 Victor St			Cincinnati	OH	45219-1226	2
201-SS Central	402551	402551	160 W 73rd St			Cincinnati	OH	45216-1810	3
201-SS Central	402552	402552	272 Avalon St			Cincinnati	OH	45216-1439	5
201-SS Central	402553	402553	6605 Lebanon St			Cincinnati	OH	45216-1930	3
201-SS Central	402554	402554	4319 Verne Ave			Cincinnati	OH	45209-1221	2
202-SS Far Southeast	402555	402555	1450 Dyer Ave			Cincinnati	OH	45230-2703	3
207-SS Northwest	402556	402556	4168 Pitts Ave			Cincinnati	OH	45223-2217	3
201-SS Central	402557	402557	2636 Knight Ave			Cincinnati	OH	45212-1314	2
207-SS Northwest	402558	402558	1455 Weigold Ave			Cincinnati	OH	45223-1823	3
208-SS Avondale/Walnut Hill	402559	402559	3503 Vine St			Cincinnati	OH	45220-1811	3
206-SS Southwest	402560	402560	2444 Homestead Pl			Cincinnati	OH	45211-8108	2
202-SS Far Southeast	402561	402561	6528 Coffey St			Cincinnati	OH	45230-1411	2
208-SS Avondale/Walnut Hill	402562	402562	22 Glenwood Ave			Cincinnati	OH	45217-2108	3
206-SS Southwest	402563	402563	2371 Baltimore Ave			Cincinnati	OH	45225-1103	3
203-SS Northeast	402564	402564	2013 Freeland Ave			Cincinnati	OH	45208-3212	2
208-SS Avondale/Walnut Hill	402565	402565	541 Blair Ave			Cincinnati	OH	45229-3123	3
201-SS Central	402566	4028	7 E McMillan St		1	Cincinnati	OH	45219-1735	2
201-SS Central	402567	4028	7 E McMillan St		2	Cincinnati	OH	45219-1735	2
201-SS Central	402568	4028	7 E McMillan St		3	Cincinnati	OH	45219-1735	2
201-SS Central	402569	4028	7 E McMillan St		4	Cincinnati	OH	45219-1735	2
207-SS Northwest	402571	402571	4249 Williamson Pl			Cincinnati	OH	45223-2111	2
208-SS Avondale/Walnut Hill	402572	4029	546 Stewart Pl		1	Cincinnati	OH	45229-3118	3
208-SS Avondale/Walnut Hill	402573	4029	546 Stewart Pl		2	Cincinnati	OH	45229-3118	2
206-SS Southwest	402575	402575	1624 Pulte St			Cincinnati	OH	45225-1929	3
201-SS Central	402576	402576	2821 Rosella Ave			Cincinnati	OH	45208-1413	3
201-SS Central	404001	4030	130 E McMicken Ave		1	Cincinnati	OH	45202-8520	3
201-SS Central	404002	4030	130 E McMicken Ave		2	Cincinnati	OH	45202-8520	3
201-SS Central	404003	4030	130 E McMicken Ave		3	Cincinnati	OH	45202-8520	3
201-SS Central	404004	4031	122 E McMicken Ave		1	Cincinnati	OH	45202-6521	3
201-SS Central	404005	4031	122 E McMicken Ave		2	Cincinnati	OH	45202-6521	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
206-SS Southwest	406001	406001	410 Elizabeth St			Cincinnati	OH	45203-1425	5
206-SS Southwest	406002	4032	432 Elizabeth St		2	Cincinnati	OH	45203-1425	2
206-SS Southwest	406003	4032	432 Elizabeth St		1	Cincinnati	OH	45203-1425	3
206-SS Southwest	406004	4033	412 Chestnut St			Cincinnati	OH	45203-1419	3
206-SS Southwest	406005	4033	414 Chestnut St			Cincinnati	OH	45203-1419	3
206-SS Southwest	406006	4034	424 Chestnut St			Cincinnati	OH	45203-1419	3
206-SS Southwest	406007	4034	426 Chestnut St			Cincinnati	OH	45203-1419	3
206-SS Southwest	406008	4035	423 Clark St		2	Cincinnati	OH	45203-1440	2
206-SS Southwest	406009	4035	423 Clark St		1	Cincinnati	OH	45203-1440	3
206-SS Southwest	406010	4036	427 Ezzard Charles Dr		1	Cincinnati	OH	45203-1428	5
206-SS Southwest	406011	4036	427 Ezzard Charles Dr		2	Cincinnati	OH	45203-1428	2
211-BW/Maple Tower/Evans	412148	4101	1820 Rutland Ave			Cincinnati	OH	45207-1249	0
211-BW/Maple Tower/Evans	414300	4101	1820 Rutland Ave		101	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414301	4101	1820 Rutland Ave		102	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414302	4101	1820 Rutland Ave		103	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414303	4101	1820 Rutland Ave		104	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414304	4101	1820 Rutland Ave		105	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414305	4101	1820 Rutland Ave		106	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414306	4101	1820 Rutland Ave		107	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414307	4101	1820 Rutland Ave		108	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414308	4101	1820 Rutland Ave		109	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414309	4101	1820 Rutland Ave		110	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414310	4101	1820 Rutland Ave		111	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414311	4101	1820 Rutland Ave		112	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414312	4101	1820 Rutland Ave		113	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414313	4101	1820 Rutland Ave		114	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414314	4101	1820 Rutland Ave		115	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414315	4101	1820 Rutland Ave		116	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414316	4101	1820 Rutland Ave		117	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414317	4101	1820 Rutland Ave		118	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414318	4101	1820 Rutland Ave		119	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414319	4101	1820 Rutland Ave		120	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414320	4101	1820 Rutland Ave		121	Cincinnati	OH	45207-1244	1
211-BW/Maple Tower/Evans	414321	4101	1820 Rutland Ave		201	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414322	4101	1820 Rutland Ave		202	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414323	4101	1820 Rutland Ave		203	Cincinnati	OH	45207-1245	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
211-BW/Maple Tower/Evans	414324	4101	1820 Rutland Ave		204	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414325	4101	1820 Rutland Ave		205	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414326	4101	1820 Rutland Ave		206	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414327	4101	1820 Rutland Ave		207	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414328	4101	1820 Rutland Ave		208	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414329	4101	1820 Rutland Ave		209	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414330	4101	1820 Rutland Ave		210	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414331	4101	1820 Rutland Ave		211	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414332	4101	1820 Rutland Ave		212	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414333	4101	1820 Rutland Ave		213	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414334	4101	1820 Rutland Ave		214	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414335	4101	1820 Rutland Ave		215	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414336	4101	1820 Rutland Ave		216	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414337	4101	1820 Rutland Ave		217	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414338	4101	1820 Rutland Ave		218	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414339	4101	1820 Rutland Ave		219	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414340	4101	1820 Rutland Ave		220	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414341	4101	1820 Rutland Ave		221	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414342	4101	1820 Rutland Ave		222	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414343	4101	1820 Rutland Ave		223	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414344	4101	1820 Rutland Ave		224	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414345	4101	1820 Rutland Ave		225	Cincinnati	OH	45207-1245	1
211-BW/Maple Tower/Evans	414346	4101	1820 Rutland Ave		226	Cincinnati	OH	45207-1250	1
211-BW/Maple Tower/Evans	414347	4101	1820 Rutland Ave		227	Cincinnati	OH	45207-1250	1
211-BW/Maple Tower/Evans	414348	4101	1820 Rutland Ave		228	Cincinnati	OH	45207-1250	1
211-BW/Maple Tower/Evans	414349	4101	1820 Rutland Ave		229	Cincinnati	OH	45207-1250	1
211-BW/Maple Tower/Evans	414350	4101	1820 Rutland Ave		301	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414351	4101	1820 Rutland Ave		302	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414352	4101	1820 Rutland Ave		303	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414353	4101	1820 Rutland Ave		304	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414354	4101	1820 Rutland Ave		305	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414355	4101	1820 Rutland Ave		306	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414356	4101	1820 Rutland Ave		307	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414357	4101	1820 Rutland Ave		308	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414358	4101	1820 Rutland Ave		309	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414359	4101	1820 Rutland Ave		310	Cincinnati	OH	45207-1246	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
211-BW/Maple Tower/Evans	414360	4101	1820 Rutland Ave		311	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414361	4101	1820 Rutland Ave		312	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414362	4101	1820 Rutland Ave		313	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414363	4101	1820 Rutland Ave		314	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414364	4101	1820 Rutland Ave		315	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414365	4101	1820 Rutland Ave		316	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414366	4101	1820 Rutland Ave		317	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414367	4101	1820 Rutland Ave		318	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414368	4101	1820 Rutland Ave		319	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414369	4101	1820 Rutland Ave		320	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414370	4101	1820 Rutland Ave		321	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414371	4101	1820 Rutland Ave		322	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414372	4101	1820 Rutland Ave		323	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414373	4101	1820 Rutland Ave		324	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414374	4101	1820 Rutland Ave		325	Cincinnati	OH	45207-1246	1
211-BW/Maple Tower/Evans	414375	4101	1820 Rutland Ave		326	Cincinnati	OH	45207-1251	1
211-BW/Maple Tower/Evans	414376	4101	1820 Rutland Ave		327	Cincinnati	OH	45207-1251	1
211-BW/Maple Tower/Evans	414377	4101	1820 Rutland Ave		328	Cincinnati	OH	45207-1251	1
211-BW/Maple Tower/Evans	414378	4101	1820 Rutland Ave		329	Cincinnati	OH	45207-1251	1
211-BW/Maple Tower/Evans	414379	4101	1820 Rutland Ave		401	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414380	4101	1820 Rutland Ave		402	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414381	4101	1820 Rutland Ave		403	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414382	4101	1820 Rutland Ave		404	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414383	4101	1820 Rutland Ave		405	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414384	4101	1820 Rutland Ave		406	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414385	4101	1820 Rutland Ave		407	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414386	4101	1820 Rutland Ave		408	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414387	4101	1820 Rutland Ave		409	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414388	4101	1820 Rutland Ave		410	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414389	4101	1820 Rutland Ave		411	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414390	4101	1820 Rutland Ave		412	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414391	4101	1820 Rutland Ave		413	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414392	4101	1820 Rutland Ave		414	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414393	4101	1820 Rutland Ave		415	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414394	4101	1820 Rutland Ave		416	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414395	4101	1820 Rutland Ave		417	Cincinnati	OH	45207-1247	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
211-BW/Maple Tower/Evans	414396	4101	1820 Rutland Ave		418	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414397	4101	1820 Rutland Ave		419	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414398	4101	1820 Rutland Ave		420	Cincinnati	OH	45207-1247	1
211-BW/Maple Tower/Evans	414399	4101	1820 Rutland Ave		421	Cincinnati	OH	45207-1247	1
204-SS North	422700	422700	11020 Grand Ave			Cincinnati	OH	45242-2928	3
204-SS North	422701	422701	11026 Grand Ave			Cincinnati	OH	45242-2928	3
204-SS North	422702	422702	11030 Grand Ave			Cincinnati	OH	45242-2928	3
204-SS North	422703	422703	11033 Grand Ave			Cincinnati	OH	45242-2927	3
204-SS North	422704	422704	11036 Grand Ave			Cincinnati	OH	45242-2928	3
204-SS North	422705	422705	11065 Grand Ave			Cincinnati	OH	45242-2927	3
204-SS North	422706	422706	11060 Oak Ave			Cincinnati	OH	45242-2934	3
204-SS North	422707	422707	11095 Oak Ave			Cincinnati	OH	45242-2933	3
204-SS North	422708	422708	11109 Oak Ave			Cincinnati	OH	45242-1963	3
204-SS North	422709	422709	11142 Oak Ave			Cincinnati	OH	45242-1964	3
204-SS North	422710	422710	11116 Corine Ave			Cincinnati	OH	45242-1908	3
204-SS North	422711	422711	11164 Corine Ave			Cincinnati	OH	45242-1908	3
204-SS North	422712	422712	11131 Lebanon Ave			Cincinnati	OH	45242-1969	3
204-SS North	422713	422713	11119 Centennial Ave			Cincinnati	OH	45242-1903	3
204-SS North	422714	422714	11129 Wood Ave			Cincinnati	OH	45242-1967	3
204-SS North	422715	422715	11139 Wood Ave			Cincinnati	OH	45242-1967	3
204-SS North	422800	422800	10012 Clinton St			Cincinnati	OH	45215-1382	3
204-SS North	422801	422801	10004 Clinton St			Cincinnati	OH	45215-1382	3
204-SS North	422802	422802	88 Leslie Ave			Cincinnati	OH	45215-1343	3
204-SS North	422803	422803	96 Leslie Ave			Cincinnati	OH	45215-1343	3
204-SS North	422804	422804	99 Grove Rd			Cincinnati	OH	45215-1355	3
204-SS North	422805	422805	712 Stewart Ave			Cincinnati	OH	45215-2829	3
204-SS North	422806	422806	619 Stewart Ave			Cincinnati	OH	45215-2826	3
204-SS North	422807	422807	226 Carthage Ave			Cincinnati	OH	45215-5410	3
204-SS North	422808	422808	228 Carthage Ave			Cincinnati	OH	45215-5410	3
204-SS North	422809	422809	115 Simpson Ave			Cincinnati	OH	45215-2825	3
204-SS North	422810	422810	117 Simpson Ave			Cincinnati	OH	45215-2825	3
201-SS Central	422811	422811	4485 Harrison Ave			Cincinnati	OH	45236-1977	3
201-SS Central	422812	422812	4493 Harrison Ave			Cincinnati	OH	45236-1977	3
204-SS North	422813	422813	11969 2nd Ave			Cincinnati	OH	45249-1507	3
204-SS North	422814	422814	12052 7th Ave			Cincinnati	OH	45249-1120	3
204-SS North	422815	422815	12046 7th Ave			Cincinnati	OH	45249-1120	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
204-SS North	422816	422816	12038 7th Ave			Cincinnati	OH	45249-1120	3
204-SS North	422817	422817	12034 7th Ave			Cincinnati	OH	45249-1120	3
204-SS North	422818	422818	12062 2nd Ave			Cincinnati	OH	45249-1500	3
204-SS North	422819	422819	7779 Columbia Ave			Cincinnati	OH	45249-1519	3
204-SS North	422820	422820	12173 5th Ave			Cincinnati	OH	45249-1139	3
207-SS Northwest	422821	422821	2550 Wilson Ave			Cincinnati	OH	45231-1332	3
201-SS Central	422822	422822	7256 Chetbert Dr			Cincinnati	OH	45236-3604	3
205-SS Far Southwest	432900	432900	1722 Gellenbeck St			Cincinnati	OH	45205-1006	3
206-SS Southwest	432901	4301	3206 Gobel Ave		1	Cincinnati	OH	45211-7425	2
206-SS Southwest	432902	4301	3206 Gobel Ave		2	Cincinnati	OH	45211-7425	2
206-SS Southwest	432903	4301	3206 Gobel Ave		3	Cincinnati	OH	45211-7425	2
206-SS Southwest	432904	4301	3206 Gobel Ave		4	Cincinnati	OH	45211-7425	2
207-SS Northwest	432905	432905	4224 Chambers St			Cincinnati	OH	45223-1826	3
202-SS Far Southeast	432906	432906	1542 Beth Ln			Cincinnati	OH	45230-1730	3
206-SS Southwest	432907	4302	2714 Orland Ave		1	Cincinnati	OH	45211-8019	2
206-SS Southwest	432908	4302	2714 Orland Ave		2	Cincinnati	OH	45211-8019	2
206-SS Southwest	432909	4303	2711 Lafeuille Ave		1	Cincinnati	OH	45211-8210	2
206-SS Southwest	432910	4303	2711 Lafeuille Ave		2	Cincinnati	OH	45211-8210	2
206-SS Southwest	432911	432911	2360 Brokaw Ave			Cincinnati	OH	45225-1106	3
201-SS Central	432912	432912	3639 Besuden Ct			Cincinnati	OH	45208-1313	3
207-SS Northwest	432913	432913	1404 Cedar Ave			Cincinnati	OH	45224-3024	2
206-SS Southwest	432914	432914	3131 Sunshine Ave			Cincinnati	OH	45211-7305	2
203-SS Northeast	432915	432915	3573 Linwood Ave			Cincinnati	OH	45226-1401	4
206-SS Southwest	432916	4304	3110 Bracken Woods Ln		1	Cincinnati	OH	45211-7230	2
206-SS Southwest	432917	4304	3110 Bracken Woods Ln		2	Cincinnati	OH	45211-7230	2
206-SS Southwest	432918	4304	3110 Bracken Woods Ln		3	Cincinnati	OH	45211-7230	2
206-SS Southwest	432919	4304	3110 Bracken Woods Ln		4	Cincinnati	OH	45211-7230	2
205-SS Far Southwest	432920	432920	4116 Francis Ave			Cincinnati	OH	45205-2033	2
201-SS Central	432921	432921	6413 Orchard Ln			Cincinnati	OH	45213-1105	3
205-SS Far Southwest	432922	432922	3111 W Liberty St			Cincinnati	OH	45204-1625	3
201-SS Central	432923	432923	6013 Elbrook Ave			Cincinnati	OH	45237-4722	3
205-SS Far Southwest	432924	432924	331 Rosemont Ave			Cincinnati	OH	45204-1241	3
201-SS Central	432925	432925	212 Escalon St			Cincinnati	OH	45216-1707	3
205-SS Far Southwest	432926	432926	4309 W 8th St			Cincinnati	OH	45205-2005	3
201-SS Central	432927	432927	4446 Darrow Ave			Cincinnati	OH	45232-1812	3
201-SS Central	432928	432928	519 Burr Oak St			Cincinnati	OH	45232-1717	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
206-SS Southwest	432929	4305	2753 Montana Ave		1	Cincinnati	OH	45211-6036	3
206-SS Southwest	432930	4305	2753 Montana Ave		2	Cincinnati	OH	45211-6036	3
206-SS Southwest	432931	432931	1960 Sunset Ln			Cincinnati	OH	45238-3112	3
202-SS Far Southeast	432932	432932	6580 Graf Dr			Cincinnati	OH	45230-1418	3
206-SS Southwest	432933	432933	2732 Baker Ave			Cincinnati	OH	45211-8102	2
201-SS Central	432934	432934	500 Orient Ave			Cincinnati	OH	45232-1712	3
201-SS Central	432935	4306	4875 Winton Ridge Ln		1	Cincinnati	OH	45232-1611	3
201-SS Central	432936	4306	4875 Winton Ridge Ln		2	Cincinnati	OH	45232-1611	3
400-Demolished Units	432937	4309	4879 Winton Ridge Le		1	Cincinnati	OH	45232-	3
400-Demolished Units	432938	4309	4879 Winton Ridge Le		2	Cincinnati	OH	45232-	3
400-Demolished Units	432939	0414	4879 Winton Ridge Le		3	Cincinnati	OH	45232-	2
207-SS Northwest	432940	432940	5328 Colerain Ave			Cincinnati	OH	45223-1010	4
207-SS Northwest	432941	4307	5142 Hawaiian Ter			Cincinnati	OH	45223-1108	3
207-SS Northwest	432942	4307	5144 Hawaiian Ter			Cincinnati	OH	45223-1108	3
207-SS Northwest	432943	4307	5146 Hawaiian Ter			Cincinnati	OH	45223-1108	3
207-SS Northwest	432944	4307	5148 Hawaiian Ter			Cincinnati	OH	45223-1108	4
207-SS Northwest	432945	4307	5148 Hawaiian Ter		B	Cincinnati	OH	45223-1108	1
202-SS Far Southeast	432946	432946	6467 Rainbow Ln			Cincinnati	OH	45230-1424	3
201-SS Central	432947	432947	3743 Paxton Ave			Cincinnati	OH	45209-2332	3
201-SS Central	432948	4308	1714 Race St		1	Cincinnati	OH	45202-6418	3
201-SS Central	432949	4308	1714 Race St		2	Cincinnati	OH	45202-6418	2
204-SS North	442600	442600	723 McLaren Ave			Cincinnati	OH	45215-4516	2
204-SS North	442601	442601	120 N Cooper Ave			Cincinnati	OH	45215-3009	2
204-SS North	442602	442602	23 Andover Rd			Cincinnati	OH	45218-1324	2
204-SS North	442603	442602	25 Andover Rd			Cincinnati	OH	45218-1324	2
207-SS Northwest	442604	442604	9713 Crestbrook Dr			Cincinnati	OH	45231-2556	3
201-SS Central	442605	442605	1750 Lincoln Ave			Cincinnati	OH	45212-2822	3
201-SS Central	442606	442606	3969 Avilla Pl			Cincinnati	OH	45212-4001	2
201-SS Central	442607	442607	6202 Elbrook Ave			Cincinnati	OH	45237-4802	2
207-SS Northwest	442608	442608	9854 Dunraven Dr			Cincinnati	OH	45251-3424	3
207-SS Northwest	442609	442609	2978 Niagara St			Cincinnati	OH	45251-2246	3
207-SS Northwest	442610	442610	1077 Wellspring Dr			Cincinnati	OH	45231-3604	3
204-SS North	442611	442611	1220 Sunrise Dr			Loveland	OH	45140-2438	3
205-SS Far Southwest	442612	442612	338 E State Rd			Cleves	OH	45002-1358	2
201-SS Central	442613	442613	8469 Monroe Ave			Cincinnati	OH	45236-1971	2
207-SS Northwest	442614	442614	2048 Mistyhill Dr			Cincinnati	OH	45240-3352	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
202-SS Far Southeast	442615	442615	6755 Sunray St			Cincinnati	OH	45230-3820	3
207-SS Northwest	442616	442616	3181 Elkhorn Dr			Cincinnati	OH	45251-2208	3
203-SS Northeast	442617	442617	4235 Blaney Ave			Cincinnati	OH	45227-3133	2
203-SS Northeast	442618	442618	3711 Carlton St			Cincinnati	OH	45227-3620	3
207-SS Northwest	442619	442619	9264 Yorkridge Dr			Cincinnati	OH	45231-3606	3
207-SS Northwest	442620	442620	10823 Pleasanthill Dr			Cincinnati	OH	45240-3317	3
207-SS Northwest	442621	442621	2361 Adams Rd			Cincinnati	OH	45231-2824	3
207-SS Northwest	442622	442622	97 Whippoorwill Dr			Harrison	OH	45030-1436	3
207-SS Northwest	442623	442623	780 Crowden Dr			Cincinnati	OH	45224-1306	3
205-SS Far Southwest	442624	442624	5334 Whitmore Dr			Cincinnati	OH	45238-5628	3
207-SS Northwest	442625	442625	8801 Balboa Dr			Cincinnati	OH	45231-4530	3
207-SS Northwest	442626	442626	212 Whitewater Dr			Harrison	OH	45030-1441	3
201-SS Central	442627	442627	4056 Limerick Ave			Cincinnati	OH	45236-1748	3
207-SS Northwest	442628	442628	2602 Ontario St			Cincinnati	OH	45231-2220	3
207-SS Northwest	442629	442629	8370 Chesswood Dr			Cincinnati	OH	45239-3832	3
203-SS Northeast	442630	442630	6928 Grace Ave			Cincinnati	OH	45227-3232	3
207-SS Northwest	442631	442631	11961 Waldon Dr			Cincinnati	OH	45231-1018	2
201-SS Central	442632	442632	5336 Section Ave			Cincinnati	OH	45212-1414	3
207-SS Northwest	442633	442633	2470 Impala Dr			Cincinnati	OH	45231-1720	3
207-SS Northwest	442634	442634	9982 Hollis Dr			Cincinnati	OH	45251-1317	3
207-SS Northwest	442635	442635	9363 Coogan Dr			Cincinnati	OH	45231-2808	3
201-SS Central	442636	442636	4505 E Galbraith Rd			Cincinnati	OH	45236-2721	3
201-SS Central	442637	442637	6239 Mayflower Ave			Cincinnati	OH	45237-4809	3
202-SS Far Southeast	442638	442638	7110 Monongahela Dr			Cincinnati	OH	45244-3118	3
207-SS Northwest	442639	442639	307 Weathervane Ln			Harrison	OH	45030-1426	3
207-SS Northwest	442640	442640	3545 Redskin Dr			Cincinnati	OH	45251-1326	2
207-SS Northwest	442641	442641	12096 Spalding Dr			Cincinnati	OH	45231-1045	3
207-SS Northwest	442642	442642	868 N Hill Ln			Cincinnati	OH	45224-1365	3
204-SS North	442643	442643	10917 Ohio Ave			Cincinnati	OH	45241-2505	3
202-SS Far Southeast	442644	442644	7004 Valley Ln			Cincinnati	OH	45244-3032	3
207-SS Northwest	442645	442645	1951 Sterling Ave			Cincinnati	OH	45239-4716	3
207-SS Northwest	442646	442646	849 W Galbraith Rd			Cincinnati	OH	45231-6003	4
204-SS North	442647	442647	87 Riddle Rd			Cincinnati	OH	45215-1014	3
207-SS Northwest	442648	442648	1639 Newbrook Dr			Cincinnati	OH	45231-2309	3
201-SS Central	442649	442649	6102 Graceland Ave			Cincinnati	OH	45237-4804	3
205-SS Far Southwest	454500	454500	4086 Mardon Pl			Cincinnati	OH	45205-2150	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
207-SS Northwest	454501	454501	2771 W Galbraith Rd			Cincinnati	OH	45239-4257	4
207-SS Northwest	454502	454502	9342 Sherborn Dr			Cincinnati	OH	45231-3628	3
204-SS North	454503	454503	209 Clark Rd			Cincinnati	OH	45215-5504	3
204-SS North	454504	454504	786 Ledro St			Cincinnati	OH	45246-2622	3
207-SS Northwest	454505	454505	8725 Grenada Dr			Cincinnati	OH	45231-4518	3
205-SS Far Southwest	454506	454506	36 Ridge Ave			Cleves	OH	45002-1307	2
201-SS Central	454507	454507	3944 Grand Ave			Cincinnati	OH	45236-3910	2
207-SS Northwest	454508	454508	6815 Betts Ave			Cincinnati	OH	45239-4832	3
204-SS North	454509	454509	951 Goodhue Cir			Cincinnati	OH	45240-2421	3
205-SS Far Southwest	454510	454510	3934 Delhi Ave			Cincinnati	OH	45204-1278	3
207-SS Northwest	454511	454511	1607 De Armand Ave			Cincinnati	OH	45239-4805	4
207-SS Northwest	454512	454512	1991 Roosevelt Ave			Cincinnati	OH	45240-3362	4
204-SS North	454513	454513	11795 Cedarcreek Dr			Cincinnati	OH	45240-1609	3
207-SS Northwest	454514	454514	6515 Betts Ave			Cincinnati	OH	45239-4967	3
201-SS Central	454515	454515	2329 Glenside Ave			Cincinnati	OH	45212-1252	3
207-SS Northwest	454516	454516	8208 Georgianna Dr			Cincinnati	OH	45239-3908	3
204-SS North	454517	454517	11577 Gerity Ct			Cincinnati	OH	45240-2415	3
201-SS Central	454518	454518	2064 Worth Ave			Cincinnati	OH	45212-1438	3
201-SS Central	454519	454519	5137 Silver St			Cincinnati	OH	45212-1503	3
201-SS Central	454520	454520	1 Linden St			Cincinnati	OH	45216-2413	3
201-SS Central	454521	454521	5015 Ash St			Cincinnati	OH	45212-2301	3
204-SS North	454522	454522	225 Brookhaven Ave			Cincinnati	OH	45215-1003	3
207-SS Northwest	454523	454523	8651 Desoto Dr			Cincinnati	OH	45231-4407	3
201-SS Central	454524	454524	2601 Marsh Ave			Cincinnati	OH	45212-4218	3
201-SS Central	454525	454525	2856 Norwood Ave			Cincinnati	OH	45212-2416	3
204-SS North	454526	454526	4602 Northfield Rd			Cincinnati	OH	45242-5611	3
204-SS North	454527	454527	1209 E Crescentville Rd			Cincinnati	OH	45246-1937	3
201-SS Central	454528	454528	8413 Pine Rd			Cincinnati	OH	45236-1947	3
204-SS North	454529	454529	1005 Tuscarora Dr			Loveland	OH	45140-2445	3
400-Demolished Units	454530	454530	4983 Schroer Ave			Cincinnati	OH	45238-5727	3
201-SS Central	454531	4501	1951 Cleneay Ave		1	Cincinnati	OH	45212-3710	3
201-SS Central	454532	4501	1951 Cleneay Ave		2	Cincinnati	OH	45212-3710	3
207-SS Northwest	454533	454533	3108 Lapland Dr			Cincinnati	OH	45239-5409	3
201-SS Central	454534	454534	5506 Monardi Cir			Cincinnati	OH	45213-2632	3
201-SS Central	454535	454535	10 Poplar St			Cincinnati	OH	45216-2447	4
205-SS Far Southwest	454536	454536	4285 Skylark Dr			Cincinnati	OH	45238-5533	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
207-SS Northwest	454537	454537	9312 Rambler Pl			Cincinnati	OH	45231-3354	3
201-SS Central	454538	454538	2532 Lysle Ln			Cincinnati	OH	45212-1224	3
201-SS Central	454539	454539	6505 Hedge Ave			Cincinnati	OH	45213-1919	3
207-SS Northwest	454540	454540	3086 Hyannis Dr			Cincinnati	OH	45251-2214	3
205-SS Far Southwest	454541	454541	4921 Duebber Dr			Cincinnati	OH	45238-5301	3
205-SS Far Southwest	454542	454542	5388 Delhi Ave			Cincinnati	OH	45238-5215	3
204-SS North	454543	454543	533 Park Ave			Loveland	OH	45140-2244	3
205-SS Far Southwest	454544	454544	5358 Orangelawn Dr			Cincinnati	OH	45238-5614	3
201-SS Central	464600	464600	4805 Section Ave			Cincinnati	OH	45212-2118	3
204-SS North	464601	464601	619 Oak Ave			Cincinnati	OH	45215-2715	2
203-SS Northeast	464602	4601	7501 Camargo Rd		1	Cincinnati	OH	45243-3146	2
203-SS Northeast	464603	4601	7501 Camargo Rd		2	Cincinnati	OH	45243-3146	2
202-SS Far Southeast	464604	464604	964 Four Mile Rd			Cincinnati	OH	45230-5219	2
201-SS Central	464605	464605	3966 S Fordham Pl			Cincinnati	OH	45213-2329	4
207-SS Northwest	464606	464606	8591 Bobolink Ave			Cincinnati	OH	45231-4511	3
204-SS North	464607	464607	11699 Elkwood Dr			Cincinnati	OH	45240-1607	4
201-SS Central	464608	464608	8765 Killarney Ct			Cincinnati	OH	45236-1637	3
204-SS North	464609	464609	974 Gallatin Ct			Cincinnati	OH	45240-2406	3
400-Demolished Units	464611	4604	58 Chestnut St		1	Cincinnati	OH	45215-	3
400-Demolished Units	464612	4604	58 Chestnut St		2	Cincinnati	OH	45215-	3
201-SS Central	464613	464613	5682 Prosser Ave			Cincinnati	OH	45216-2418	3
202-SS Far Southeast	464614	464614	6003 Squirehill Ct			Cincinnati	OH	45230-3518	3
204-SS North	464615	464615	4175 Beavercreek Cir			Cincinnati	OH	45241-3009	3
202-SS Far Southeast	464616	464616	1227 Bondick Ct			Cincinnati	OH	45230-2801	3
204-SS North	464617	464617	9998 Chester Rd			Cincinnati	OH	45215-1561	3
204-SS North	464618	464618	12113 Chesterdale Rd			Cincinnati	OH	45246-2041	3
201-SS Central	464619	464619	4310 Franklin Ave			Cincinnati	OH	45212-3018	4
201-SS Central	464620	464620	2416 E Galbraith Rd			Cincinnati	OH	45237-1633	3
204-SS North	464621	464621	1600 Hunt Rd			Cincinnati	OH	45215-3915	3
204-SS North	464622	464622	420 Jonte Ave			Cincinnati	OH	45215-2934	3
201-SS Central	464623	464623	2039 Lawrence Ave			Cincinnati	OH	45212-2605	4
204-SS North	464624	464624	807 Marbea Dr			Loveland	OH	45140-2822	3
201-SS Central	464625	464625	41 Orchard St			Cincinnati	OH	45217-1629	3
204-SS North	464626	464626	900 Prairie Ave			Cincinnati	OH	45215-1722	3
201-SS Central	464627	464627	8215 Saint Clair Ave			Cincinnati	OH	45236-1951	3
204-SS North	464628	464628	10789 Teal Dr			Cincinnati	OH	45241-2827	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
201-SS Central	464629	464629	4131 Wood St			Cincinnati	OH	45212-3643	3
205-SS Far Southwest	464630	464630	7 Timberline Ct			Cleves	OH	45002-1243	3
207-SS Northwest	464631	464631	3427 Tallahassee Dr			Cincinnati	OH	45239-7146	4
207-SS Northwest	464632	464632	2786 Petobego Ct			Cincinnati	OH	45251-1729	3
207-SS Northwest	464633	464633	9666 Sacramento St			Cincinnati	OH	45231-2234	3
202-SS Far Southeast	464634	464634	7096 Bluecrest Dr			Cincinnati	OH	45230-2202	3
202-SS Far Southeast	464635	464635	7125 Monongahela Dr			Cincinnati	OH	45244-3117	3
205-SS Far Southwest	464636	464636	5707 Biscayne Ave			Cincinnati	OH	45248-4117	4
207-SS Northwest	464637	4602	5745 Cheviot Rd		1	Cincinnati	OH	45247-7007	2
207-SS Northwest	464638	4602	5745 Cheviot Rd		2	Cincinnati	OH	45247-7007	2
202-SS Far Southeast	464639	464639	1464 Verdale Dr			Cincinnati	OH	45230-2264	4
205-SS Far Southwest	464640	464640	3834 Maywood Ct			Cincinnati	OH	45211-4424	4
205-SS Far Southwest	464641	464641	3839 Maywood Ct			Cincinnati	OH	45211-4424	3
206-SS Southwest	464642	464642	3916 Darwin Ave			Cincinnati	OH	45211-5406	3
204-SS North	464643	464643	1655 Sanborn Dr			Cincinnati	OH	45215-3738	3
201-SS Central	464644	464644	4304 Webster Ave			Cincinnati	OH	45236-3640	2
202-SS Far Southeast	464645	464645	6729 Pecos Dr			Cincinnati	OH	45244-3124	3
202-SS Far Southeast	464646	464646	6779 Pecos Dr			Cincinnati	OH	45244-3124	3
205-SS Far Southwest	464647	464647	3163 Westbourne Dr			Cincinnati	OH	45248-5116	3
205-SS Far Southwest	464648	464648	3632 Summerdale Ln			Cincinnati	OH	45248-3129	4
205-SS Far Southwest	464649	464649	4270 Race Rd			Cincinnati	OH	45211-2312	3
201-SS Central	464650	4603	3849 Superior Ave		1	Cincinnati	OH	45236-3346	2
201-SS Central	464651	4603	3849 Superior Ave		2	Cincinnati	OH	45236-3346	2
204-SS North	464652	464652	187 Farragut Rd			Cincinnati	OH	45218-1407	4
207-SS Northwest	510001	510001	6850 Acre Dr			Cincinnati	OH	45239-5512	3
204-SS North	510002	510002	12010 Algiers Dr			Cincinnati	OH	45246-2816	3
202-SS Far Southeast	510003	510003	1180 Alnetta Dr			Cincinnati	OH	45230-4014	3
201-SS Central	510004	5101	4327 Ashland Ave		1	Cincinnati	OH	45212-3259	2
201-SS Central	510005	5101	4327 Ashland Ave		2	Cincinnati	OH	45212-3259	2
202-SS Far Southeast	510006	510006	1056 Baytree Ct			Cincinnati	OH	45230-3603	3
202-SS Far Southeast	510007	510007	1330 Beacon St			Cincinnati	OH	45230-	3
207-SS Northwest	510008	510008	7203 Bernard Ave			Cincinnati	OH	45231-5513	3
205-SS Far Southwest	510009	5102	1119 Betty Ln		1	Cincinnati	OH	45238-4336	2
205-SS Far Southwest	510010	5102	1119 Betty Ln		2	Cincinnati	OH	45238-4336	2
207-SS Northwest	510011	510011	3531 Blue Rock Rd			Cincinnati	OH	45239-5105	3
204-SS North	510012	510012	133 Bonham Rd			Cincinnati	OH	45215-2053	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
202-SS Far Southeast	510013	510013	1032 Brooke Ave			Cincinnati	OH	45230-3611	3
202-SS Far Southeast	510014	510014	1283 Brooke Ave			Cincinnati	OH	45230-2802	3
201-SS Central	510015	510015	8115 Camner Ave			Cincinnati	OH	45236-2713	3
205-SS Far Southwest	510016	5103	5055 Casa Loma Blvd		1	Cincinnati	OH	45238-3721	2
205-SS Far Southwest	510017	5103	5055 Casa Loma Blvd		2	Cincinnati	OH	45238-3721	1
205-SS Far Southwest	510018	5104	586 Claymore Ter		1	Cincinnati	OH	45238-5463	2
205-SS Far Southwest	510019	5104	586 Claymore Ter		2	Cincinnati	OH	45238-5463	1
205-SS Far Southwest	510020	5104	586 Claymore Ter		3	Cincinnati	OH	45238-5463	2
205-SS Far Southwest	510021	5104	586 Claymore Ter		4	Cincinnati	OH	45238-5463	1
205-SS Far Southwest	510022	5104	586 Claymore Ter		5	Cincinnati	OH	45238-5463	2
205-SS Far Southwest	510023	5105	598 Claymore Ter		1	Cincinnati	OH	45238-5462	2
205-SS Far Southwest	510024	5105	598 Claymore Ter		2	Cincinnati	OH	45238-5462	1
205-SS Far Southwest	510025	5105	598 Claymore Ter		3	Cincinnati	OH	45238-5462	2
205-SS Far Southwest	510026	5105	598 Claymore Ter		4	Cincinnati	OH	45238-5462	1
205-SS Far Southwest	510027	5105	598 Claymore Ter		5	Cincinnati	OH	45238-5462	2
202-SS Far Southeast	510028	510028	1296 Columbus Ave			Cincinnati	OH	45255-3014	3
204-SS North	510029	510029	4556 Cooper Rd			Cincinnati	OH	45242-5617	3
202-SS Far Southeast	510030	5106	1341 Crotty Ct		1	Cincinnati	OH	45255-3073	1
202-SS Far Southeast	510031	5106	1341 Crotty Ct		2	Cincinnati	OH	45255-3073	3
202-SS Far Southeast	510032	5106	1341 Crotty Ct		3	Cincinnati	OH	45255-3073	3
204-SS North	510033	510033	4459 Daffodil Ave			Cincinnati	OH	45242-7819	3
206-SS Southwest	510034	5107	3936 Delmar Ave		1	Cincinnati	OH	45211-3508	2
206-SS Southwest	510035	5107	3936 Delmar Ave		2	Cincinnati	OH	45211-3508	3
207-SS Northwest	510036	510036	3245 Deshler Dr			Cincinnati	OH	45251-2104	3
204-SS North	510037	5108	8459 Donna Ln		1	Cincinnati	OH	45236-1832	1
204-SS North	510038	5108	8459 Donna Ln		2	Cincinnati	OH	45236-1832	2
202-SS Far Southeast	510039	510039	1917 Eight Mile Rd			Cincinnati	OH	45255-2608	3
205-SS Far Southwest	510040	510040	2060 Faywood Dr			Cincinnati	OH	45238-3316	3
203-SS Northeast	510041	510041	11922 1st Ave			Cincinnati	OH	45249-1502	3
207-SS Northwest	510042	5109	522 Harrison Ave		1	Harrison	OH	45030-1308	2
207-SS Northwest	510043	5109	522 Harrison Ave		2	Harrison	OH	45030-1308	2
207-SS Northwest	510044	510044	7833 Harrison Ave			Cincinnati	OH	45231-3111	3
207-SS Northwest	510045	5110	3234 Harry Lee Ln		1	Cincinnati	OH	45239-4128	2
207-SS Northwest	510046	5110	3234 Harry Lee Ln		2	Cincinnati	OH	45239-4128	2
207-SS Northwest	510047	510047	2573 Impala Dr			Cincinnati	OH	45231-1615	3
207-SS Northwest	510048	5111	2832 Jonrose Ave		1	Cincinnati	OH	45239-5317	3

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
207-SS Northwest	510049	5111	2832 Jonrose Ave		2	Cincinnati	OH	45239-5317	3
204-SS North	510050	510050	4198 Kugler Mill Rd			Cincinnati	OH	45236-1860	4
204-SS North	510051	510051	3930 Lansdowne Ave			Cincinnati	OH	45236-3024	3
202-SS Far Southeast	510052	510052	1421 Larry Joe Dr			Cincinnati	OH	45230-2331	3
204-SS North	510053	510053	11896 Lawnview Ave			Cincinnati	OH	45246-2439	4
205-SS Far Southwest	510054	5112	1322 Le Mar Dr			Cincinnati	OH	45238-3847	2
205-SS Far Southwest	510055	5112	1324 Le Mar Dr			Cincinnati	OH	45238-3847	2
205-SS Far Southwest	510056	5112	1326 Le Mar Dr			Cincinnati	OH	45238-3847	2
205-SS Far Southwest	510057	5112	1328 Le Mar Dr			Cincinnati	OH	45238-3847	2
205-SS Far Southwest	510058	5112	1330 Le Mar Dr			Cincinnati	OH	45238-3847	2
205-SS Far Southwest	510059	5112	1332 Le Mar Dr			Cincinnati	OH	45238-3847	2
205-SS Far Southwest	510060	5112	1334 Le Mar Dr			Cincinnati	OH	45238-3847	2
205-SS Far Southwest	510061	5112	1336 Le Mar Dr			Cincinnati	OH	45238-3847	2
205-SS Far Southwest	510062	5112	1338 Le Mar Dr			Cincinnati	OH	45238-3847	2
201-SS Central	510063	5113	4237 LEONARD AVE		1	Cincinnati	OH	45217-1532	2
201-SS Central	510064	5113	4237 Leonard Ave		2	Cincinnati	OH	45217-1532	3
204-SS North	510065	510065	540 Maple Ave			Cincinnati	OH	45215-6800	3
207-SS Northwest	510066	510066	2730 Mellowbrook Ct			Cincinnati	OH	45239-4241	3
201-SS Central	510067	5114	7544 Montgomery Rd		1	Cincinnati	OH	45236-4196	2
201-SS Central	510068	5114	7544 Montgomery Rd		2	Cincinnati	OH	45236-4196	2
205-SS Far Southwest	510069	5115	3775 Moonridge Dr			Cincinnati	OH	45248-4235	2
205-SS Far Southwest	510070	5115	3777 Moonridge Dr			Cincinnati	OH	45248-4235	2
204-SS North	510071	510071	11978 Navona Ct			Cincinnati	OH	45246-2609	3
203-SS Northeast	510072	510072	7814 Park St			Cincinnati	OH	45249-1563	3
205-SS Far Southwest	510073	510073	5238 Parkview Ave			Cincinnati	OH	45238-3820	3
205-SS Far Southwest	510074	510074	1636 Pasadena Ave			Cincinnati	OH	45238-3823	2
205-SS Far Southwest	510075	510075	34 Ridge Ave			Cleves	OH	45002-1307	3
202-SS Far Southeast	510076	510076	6649 Salem Rd			Cincinnati	OH	45230-2814	3
203-SS Northeast	510077	510077	11984 7th Ave			Cincinnati	OH	45249-1118	3
203-SS Northeast	510078	5116	7370 Shawnee Run Rd		1	Cincinnati	OH	45243-3005	2
203-SS Northeast	510079	5116	7370 Shawnee Run Rd		2	Cincinnati	OH	45243-3005	2
203-SS Northeast	510080	5116	7370 Shawnee Run Rd		3	Cincinnati	OH	45243-3005	2
203-SS Northeast	510081	5116	7370 Shawnee Run Rd		4	Cincinnati	OH	45243-3005	2
203-SS Northeast	510082	5117	7380 Shawnee Run Rd		1	Cincinnati	OH	45243-3006	2
203-SS Northeast	510083	5117	7380 Shawnee Run Rd		2	Cincinnati	OH	45243-3006	2
203-SS Northeast	510084	5117	7380 Shawnee Run Rd		3	Cincinnati	OH	45243-3006	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
203-SS Northeast	510085	5117	7380 Shawnee Run Rd		4	Cincinnati	OH	45243-3006	2
207-SS Northwest	510086	5118	3030 Sheldon Ave		1	Cincinnati	OH	45239-4538	2
207-SS Northwest	510087	5118	3030 Sheldon Ave		2	Cincinnati	OH	45239-4538	2
207-SS Northwest	510088	510088	1726 Stevens Ave			Cincinnati	OH	45231-4240	3
201-SS Central	510089	510089	4000 Superior Ave			Cincinnati	OH	45236-3423	3
202-SS Far Southeast	510090	510090	1294 Tallberry Dr			Cincinnati	OH	45230-2341	3
206-SS Southwest	510091	5119	4112 Trevor Ave		1	Cincinnati	OH	45211-3434	2
206-SS Southwest	510092	5119	4112 Trevor Ave		2	Cincinnati	OH	45211-3434	2
204-SS North	510093	510093	1664 Valdosta Dr			Cincinnati	OH	45246-2831	3
207-SS Northwest	510094	510094	3782 Vernier Dr			Cincinnati	OH	45251-2433	3
204-SS North	510095	5120	882 Waycross Rd		1	Cincinnati	OH	45240-3130	3
204-SS North	510096	5120	882 Waycross Rd		2	Cincinnati	OH	45240-3130	3
207-SS Northwest	510097	510097	303 Weathervane Ln			Harrison	OH	45030-1426	3
201-SS Central	510098	510098	4338 Webster Ave			Cincinnati	OH	45236-3640	3
204-SS North	510099	510099	4358 Williams Ave			Cincinnati	OH	45236-1815	3
205-SS Far Southwest	510100	510100	5212 Willowood Ave			Cincinnati	OH	45238-3831	3
204-SS North	530001	5301	7949 Remington Rd		1	Cincinnati	OH	45242-7244	2
204-SS North	530002	5301	7949 Remington Rd		2	Cincinnati	OH	45242-7244	2
207-SS Northwest	530003	5302	3703 Ridgedale Dr		1	Cincinnati	OH	45247-6944	3
207-SS Northwest	530004	5302	3703 Ridgedale Dr		2	Cincinnati	OH	45247-6944	2
202-SS Far Southeast	550101	550000	1316 Crotty Ct		1	Cincinnati	OH	45255-3050	2
202-SS Far Southeast	550102	550000	1316 Crotty Ct		2	Cincinnati	OH	45255-3050	2
202-SS Far Southeast	550103	550000	1316 Crotty Ct		3	Cincinnati	OH	45255-3051	2
202-SS Far Southeast	550104	550000	1316 Crotty Ct		4	Cincinnati	OH	45255-3051	2
202-SS Far Southeast	550105	550000	1316 Crotty Ct		5	Cincinnati	OH	45255-3051	2
202-SS Far Southeast	550106	550000	1316 Crotty Ct		6	Cincinnati	OH	45255-3051	2
202-SS Far Southeast	550107	550000	1316 Crotty Ct		7	Cincinnati	OH	45255-3052	2
202-SS Far Southeast	550108	550000	1316 Crotty Ct		8	Cincinnati	OH	45255-3052	2
202-SS Far Southeast	550109	550000	1316 Crotty Ct		9	Cincinnati	OH	45255-3052	2
202-SS Far Southeast	550110	550000	1316 Crotty Ct		10	Cincinnati	OH	45255-3052	2
202-SS Far Southeast	550111	550000	1316 Crotty Ct		11	Cincinnati	OH	45255-3050	0
202-SS Far Southeast	550112	550000	1332 Plazaview Ct		A	Cincinnati	OH	45255-3053	2
202-SS Far Southeast	550113	550000	1332 Plazaview Ct		B	Cincinnati	OH	45255-3053	2
202-SS Far Southeast	550114	550000	1332 Plazaview Ct		C	Cincinnati	OH	45255-3053	2
205-SS Far Southwest	570001	5701	4605 Foley Rd		1	Cincinnati	OH	45238-4858	2
205-SS Far Southwest	570002	5701	4605 Foley Rd		2	Cincinnati	OH	45238-4858	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
205-SS Far Southwest	570003	5701	4605 Foley Rd		3	Cincinnati	OH	45238-4858	2
205-SS Far Southwest	570004	5701	4605 Foley Rd		4	Cincinnati	OH	45238-4858	1
205-SS Far Southwest	570005	5701	4605 Foley Rd		5	Cincinnati	OH	45238-4858	2
207-SS Northwest	570006	5702	3128 Blueacres Dr			Cincinnati	OH	45239-6105	1
207-SS Northwest	570007	5702	3130 Blueacres Dr			Cincinnati	OH	45239-6105	1
207-SS Northwest	570008	5702	3132 Blueacres Dr			Cincinnati	OH	45239-6105	1
206-SS Southwest	570009	5703	4261 Marlin Ave		1	Cincinnati	OH	45211-5355	2
206-SS Southwest	570010	5703	4261 Marlin Ave		2	Cincinnati	OH	45211-5355	2
206-SS Southwest	570011	5704	3936 Ruth Ln		1	Cincinnati	OH	45211-3307	2
206-SS Southwest	570012	5704	3936 Ruth Ln		2	Cincinnati	OH	45211-3307	2
204-SS North	570013	5705	57 Flanders Ln			Cincinnati	OH	45218-1501	3
204-SS North	570014	5705	59 Flanders Ln			Cincinnati	OH	45218-1501	3
202-SS Far Southeast	585801	5801	1281 Collinsdale Ave		1	Cincinnati	OH	45230-2325	2
202-SS Far Southeast	585802	5801	1281 Collinsdale Ave		2	Cincinnati	OH	45230-2325	2
207-SS Northwest	570017	5707	3271 Gayway Ct		1	Cincinnati	OH	45239-5294	1
207-SS Northwest	570018	5707	3271 Gayway Ct		2	Cincinnati	OH	45239-5294	1
207-SS Northwest	570019	5707	3271 Gayway Ct		3	Cincinnati	OH	45239-5294	1
207-SS Northwest	570020	5707	3271 Gayway Ct		4	Cincinnati	OH	45239-5294	2
207-SS Northwest	570021	5708	7273 Boleyn Dr		1	Cincinnati	OH	45239-5238	1
207-SS Northwest	570022	5708	7273 Boleyn Dr		2	Cincinnati	OH	45239-5238	1
207-SS Northwest	570023	5708	7273 Boleyn Dr		3	Cincinnati	OH	45239-5238	1
207-SS Northwest	570024	5708	7273 Boleyn Dr		4	Cincinnati	OH	45239-5238	2
204-SS North	570025	5709	437 Springfield Pike		1	Cincinnati	OH	45215-4272	2
204-SS North	570026	5709	437 Springfield Pike		2	Cincinnati	OH	45215-4272	2
204-SS North	570027	5709	437 Springfield Pike		3	Cincinnati	OH	45215-4272	2
204-SS North	570028	5709	437 Springfield Pike		4	Cincinnati	OH	45215-4272	2
201-SS Central	570029	5710	2455 E Galbraith Rd		1	Cincinnati	OH	45237-1616	2
201-SS Central	570030	5710	2455 E Galbraith Rd		2	Cincinnati	OH	45237-1616	2
201-SS Central	570031	5710	2455 E Galbraith Rd		3	Cincinnati	OH	45237-1616	2
201-SS Central	570032	5710	2455 E Galbraith Rd		4	Cincinnati	OH	45237-1616	2
201-SS Central	570033	5710	2455 E Galbraith Rd		5	Cincinnati	OH	45237-1616	2
201-SS Central	570034	5710	2455 E Galbraith Rd		6	Cincinnati	OH	45237-1616	2
201-SS Central	570035	5710	2455 E Galbraith Rd		7	Cincinnati	OH	45237-1616	2
201-SS Central	570036	5710	2455 E Galbraith Rd		8	Cincinnati	OH	45237-1616	2
Berman Building	850002	8502	1635 Western Ave			Cincinnati	OH	45214-2001	0
400-Demolished Units	980008	0817	1409 John St		BSMT	Cincinnati	OH	45214-2837	0

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
205-SS Far Southwest	991023	3601	1023 Grand Ave			Cincinnati	OH	45204-	0
219-English Woods	998102	0244	18 Heath Ct		BASE	Cincinnati	OH	45225-1729	3
209-Winton Terrace	999001	0199F	4848 Winneste Ave		A/OF	Cincinnati	OH	45232-	0
219-English Woods	999002	0200	1990 Sutter Ave			Cincinnati	OH	45225-1712	0
400-Demolished Units	999004	0419	619 Ezzard Charles Dr			Cincinnati	OH	45203-	0
217-Millvale	999005	05001	3357 Beekman St		OFC	Cincinnati	OH	45225-	0
217-Millvale	999006	0699	2009 Millvale Ct	Learning Center		Cincinnati	OH	45225-1221	0
211-BW/Maple Tower/Evans	999007	0701	330 Forest Ave		OFC	Cincinnati	OH	45229-	0
400-Demolished Units	999008	0809	595 Derrick Turnbow Ave			Cincinnati	OH	45214-	0
210-Findlater Gardens	999010	1000	595 Strand Ln			Cincinnati	OH	45232-1253	0
218-Marquette Manor and Su	999011	1101	1999 Sutter Ave			Cincinnati	OH	45225-	0
400-Demolished Units	999012	0414	1520 Linn St			Cincinnati	OH	45214-	0
210-Findlater Gardens	999013	5400	5400 Hebron Ct			Cincinnati	OH	45232-1104	0
215-Stanley Rowe Towers	999017	17B	1621 Linn St			Cincinnati	OH	45214-	0
204-SS North	999018	1800	1700 Wabash Ave			Cincinnati	OH	45215-1700	0
211-BW/Maple Tower/Evans	999019	1901	601 Maple Ave			Cincinnati	OH	45229-	0
213-Redding/President/Park	999020	2001	3700 Reading Rd			Cincinnati	OH	45229-	0
213-Redding/President/Park	999021	2101	784 Greenwood Ave			Cincinnati	OH	45229-	0
213-Redding/President/Park	999022	2201	2610 Park Ave			Cincinnati	OH	45206-	0
212-Riverview/San Marco	999025	2501	2538 Hackberry St			Cincinnati	OH	45206-	0
216-Pinecrest	999026	2601	3951 W 8th St			Cincinnati	OH	45205-	0
209-Winton Terrace	999028	0199F	4848 Winneste Ave		REAR	Cincinnati	OH	45232-	0
209-Winton Terrace	999029	0199F	4848 Winneste Ave		B	Cincinnati	OH	45232-	0
209-Winton Terrace	999030	0199F	4848 Winneste Ave		2FLR	Cincinnati	OH	45232-	0
209-Winton Terrace	999031	0182	273 Craft St Base			Cincinnati	OH	45232-1603	0
206-SS Southwest	999043	4304	3110 Bracken Woods Le			Cincinnati	OH	45211-	0
201-SS Central	999139	3902	1708 Race St			Cincinnati	OH	45202-	0
201-SS Central	999140	4028	7 E McMillan St			Cincinnati	OH	45219-	0
400-Demolished Units	999200	0430	1041 Cutter St			Cincinnati	OH	45203-	0
201-SS Central	999239	39EG1	76 E Galbraith Rd			Cincinnati	OH	45216-	0
207-SS Northwest	999240	4008	2547 W North Bend Rd			Cincinnati	OH	45239-	0
400-Demolished Units	999339	3900	3184A Considine Le			Cincinnati	OH	45205-	0
206-SS Southwest	999340	4003	2554 Westwood Northern			Cincinnati	OH	45211-	0
201-SS Central	999439	39LW1	4048 Ledgewood Dr			Cincinnati	OH	45229-	0
207-SS Northwest	999440	4007	6090 Belmont Ave			Cincinnati	OH	45224-	0
202-SS Far Southeast	999539	39BG1	6347 Beechmont Ave			Cincinnati	OH	45230-	0

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
206-SS Southwest	999540	4005	2329 Harrison Ave			Cincinnati	OH	45211-	0
208-SS Avondale/Walnut Hill	999639	39MV1	420 Glenwood Ave			Cincinnati	OH	45229-	0
208-SS Avondale/Walnut Hill	999640	4001	2106 Sinton Ave			Cincinnati	OH	45206-	0
207-SS Northwest	570037	5711	1801 Waltham Ave		1	Cincinnati	OH	45239-4918	1
207-SS Northwest	570038	5711	1801 Waltham Ave		2	Cincinnati	OH	45239-4918	1
201-SS Central	570039	5712	4558 Harrison Ave		1	Cincinnati	OH	45236-1978	1
201-SS Central	570040	5712	4558 Harrison Ave		2	Cincinnati	OH	45236-1978	1
205-SS Far Southwest	570041	5713	3 Taylor Ave			North Bend	OH	45052-0027	1
205-SS Far Southwest	570042	5713	5 Taylor Ave			North Bend	OH	45052-0027	2
201-SS Central	585803	5802	7638 Montgomery Rd		1	Cincinnati	OH	45236-3787	2
201-SS Central	585804	5802	7638 Montgomery Rd		2	Cincinnati	OH	45236-3787	2
201-SS Central	585807	5804	4244 Matson Ave		1	Cincinnati	OH	45236-2512	1
201-SS Central	585808	5804	4244 Matson Ave		2	Cincinnati	OH	45236-2512	1
204-SS North	585805	5803	9179 E Kemper Rd			Cincinnati	OH	45249-2707	2
204-SS North	585806	5803	9181 E Kemper Rd			Cincinnati	OH	45249-2707	3
204-SS North	585809	5805	737 Arlington Ave		1	Cincinnati	OH	45215-5403	1
204-SS North	585810	5805	737 Arlington Ave		2	Cincinnati	OH	45215-5403	2
205-SS Far Southwest	585811	5806	8 Miami Ave		1	North Bend	OH	45052-0000	1
205-SS Far Southwest	585812	5806	8 Miami Ave		2	North Bend	OH	45052-0000	1
205-SS Far Southwest	585813	5806	8 Miami Ave		3	North Bend	OH	45052-0000	1
204-SS North	585814	5807	525 Glenrose Ave		1	Cincinnati	OH	45215-5496	2
204-SS North	585815	5807	525 Glenrose Ave		2	Cincinnati	OH	45215-5496	2
205-SS Far Southwest	585816	5808	7715 Jandaracres Dr		A	Cincinnati	OH	45248-2020	3
205-SS Far Southwest	585817	5808	7715 Jandaracres Dr		B	Cincinnati	OH	45248-2020	2
205-SS Far Southwest	585818	5808	7715 Jandaracres Dr		C	Cincinnati	OH	45248-2020	3
206-SS Southwest	585819	5809	3629 Woodbine Ave		1	Cincinnati	OH	45211-4844	1
206-SS Southwest	585820	5809	3629 Woodbine Ave		2	Cincinnati	OH	45211-4844	2
207-SS Northwest	585821	5810	211 E Broadway St		1	Harrison	OH	45030-1318	2
207-SS Northwest	585823	5811	6580 Cheviot Rd		1	Cincinnati	OH	45247-5130	2
210-Findlater Gardens	136026	1301	5324 Winneste Ave		1001	Cincinnati	OH	45232-1133	3
207-SS Northwest	585825	5812	6614 Cheviot Rd		1	Cincinnati	OH	45247-5157	2
207-SS Northwest	585826	5812	6614 Cheviot Rd		2	Cincinnati	OH	45247-5157	2
207-SS Northwest	585827	5812	6614 Cheviot Rd		3	Cincinnati	OH	45247-5157	2
207-SS Northwest	585828	5812	6614 Cheviot Rd		4	Cincinnati	OH	45247-5157	2
207-SS Northwest	585829	5812	6614 Cheviot Rd		5	Cincinnati	OH	45247-5157	2
207-SS Northwest	585830	5813	3391 Gayheart Ct		1	Cincinnati	OH	45239-5222	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
207-SS Northwest	585831	5813	3391 Gayheart Ct		2	Cincinnati	OH	45239-5222	2
207-SS Northwest	585832	5814	3209 Harry Lee Ln		1	Cincinnati	OH	45239-4127	2
207-SS Northwest	585833	5814	3209 Harry Lee Ln		2	Cincinnati	OH	45239-4127	2
201-SS Central	585834	5815	3926 Longford Dr		1	Cincinnati	OH	45236-1603	2
201-SS Central	585835	5815	3926 Longford Dr		2	Cincinnati	OH	45236-1603	2
207-SS Northwest	585822	5810	211 E Broadway St		2	Harrison	OH	45030-1318	2
207-SS Northwest	585824	5811	6580 Cheviot Rd		2	Cincinnati	OH	45247-5130	3
204-SS North	585836	5816	9175 E Kemper Rd			Cincinnati	OH	45249-2707	2
204-SS North	585837	5816	9177 E Kemper Rd			Cincinnati	OH	45249-2707	2
202-SS Far Southeast	606001	6001	1422 Beacon St		1	Cincinnati	OH	45230-2819	2
202-SS Far Southeast	606002	6001	1422 Beacon St		2	Cincinnati	OH	45230-2819	2
204-SS North	585840	5818	1035 Jefferson Ave		A	Cincinnati	OH	45246-4318	2
204-SS North	585841	5818	1035 Jefferson Ave		B	Cincinnati	OH	45246-4318	1
203-SS Northeast	595903	5902	6925 Bramble Ave		1	Cincinnati	OH	45227-3207	1
202-SS Far Southeast	595902	5901	6428 Sherman Ave			Cincinnati	OH	45230-2867	2
204-SS North	585844	5820	10220 Hightower Ct			Cincinnati	OH	45249-2702	2
204-SS North	585845	5820	10222 Hightower Ct			Cincinnati	OH	45249-2702	3
204-SS North	606003	6002	8946 Blue Ash Rd		1	Cincinnati	OH	45242-7854	1
204-SS North	606004	6002	8946 Blue Ash Rd		2	Cincinnati	OH	45242-7854	1
204-SS North	606005	6002	8946 Blue Ash Rd		3	Cincinnati	OH	45242-7854	1
204-SS North	606006	6002	8946 Blue Ash Rd		4	Cincinnati	OH	45242-7854	1
204-SS North	595915	5906	11166 Main St		3	Cincinnati	OH	45241-2672	1
203-SS Northeast	595904	5902	6925 Bramble Ave		2	Cincinnati	OH	45227-3207	1
202-SS Far Southeast	595901	5901	6426 Sherman Ave			Cincinnati	OH	45230-2867	2
205-SS Far Southwest	595905	5903	5157 Cleves Warsaw Pike		1	Cincinnati	OH	45238-3833	2
205-SS Far Southwest	595906	5903	5157 Cleves Warsaw Pike		2	Cincinnati	OH	45238-3833	2
205-SS Far Southwest	595907	5904	1208 Covedale Ave		1	Cincinnati	OH	45238-4316	2
205-SS Far Southwest	595908	5904	1208 Covedale Ave		2	Cincinnati	OH	45238-4316	1
204-SS North	595909	5905	3318 Fortney Ln		1	Cincinnati	OH	45241-2544	1
204-SS North	595910	5905	3318 Fortney Ln		2	Cincinnati	OH	45241-2544	1
204-SS North	595911	5905	3318 Fortney Ln		3	Cincinnati	OH	45241-2544	1
204-SS North	595912	5905	3318 Fortney Ln		4	Cincinnati	OH	45241-2544	1
204-SS North	595913	5906	11166 Main St		1	Cincinnati	OH	45241-2672	2
204-SS North	595914	5906	11170 Main St		2	Cincinnati	OH	45241-2672	1
204-SS North	595916	5906	11170 Main St		4	Cincinnati	OH	45241-2672	1
204-SS North	595917	5907	10929 Reading Rd		1	Cincinnati	OH	45241-7512	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
204-SS North	595918	5907	10929 Reading Rd		2	Cincinnati	OH	45241-7512	2
204-SS North	595919	5907	10929 Reading Rd		3	Cincinnati	OH	45241-7512	1
205-SS Far Southwest	595920	5908	518 Rosemont Ave		1	Cincinnati	OH	45205-2116	2
205-SS Far Southwest	595921	5908	518 Rosemont Ave		2	Cincinnati	OH	45205-2116	2
202-SS Far Southeast	595922	5909	7021 Salem Rd		1	Cincinnati	OH	45230-2919	1
202-SS Far Southeast	595923	5909	7021 Salem Rd		2	Cincinnati	OH	45230-2919	1
204-SS North	595924	5910	68 Warren Ave			Cincinnati	OH	45215-1430	1
204-SS North	595925	5910	70 Warren Ave			Cincinnati	OH	45215-1430	1
205-SS Far Southwest	595926	5911	28 E Main St		1	Addyston	OH	45001-0000	3
205-SS Far Southwest	595927	5911	28 E Main St		2	Addyston	OH	45001-0000	2
205-SS Far Southwest	595928	5911	28 E Main St		3	Addyston	OH	45001-0000	2
205-SS Far Southwest	595929	5911	28 E Main St		4	Addyston	OH	45001-0000	2
205-SS Far Southwest	595930	5911	28 E Main St		5	Addyston	OH	45001-0000	2
205-SS Far Southwest	595931	5911	28 E Main St		6	Addyston	OH	45001-0000	2
210-Findlater Gardens	136325	1370	5408 Winneste Ave		1300	Cincinnati	OH	45232-1135	1
203-SS Northeast	630101	6301	2377 Madison Rd		1	Cincinnati	OH	45208-1044	1
203-SS Northeast	630102	6301	2377 Madison Rd		2	Cincinnati	OH	45208-1044	1
203-SS Northeast	630103	6301	2377 Madison Rd		3	Cincinnati	OH	45208-1044	1
203-SS Northeast	630104	6301	2377 Madison Rd		4	Cincinnati	OH	45208-1044	1
203-SS Northeast	630105	6301	2377 Madison Rd		5	Cincinnati	OH	45208-1044	1
203-SS Northeast	630106	6301	2377 Madison Rd		6	Cincinnati	OH	45208-1044	1
203-SS Northeast	630107	6301	2377 Madison Rd		7	Cincinnati	OH	45208-1044	1
203-SS Northeast	630108	6301	2377 Madison Rd		8	Cincinnati	OH	45208-1044	1
203-SS Northeast	630109	6301	2377 Madison Rd		9	Cincinnati	OH	45208-1044	0
203-SS Northeast	630110	6301	2377 Madison Rd		10	Cincinnati	OH	45208-1044	1
203-SS Northeast	630201	6302	2379 Madison Rd		1	Cincinnati	OH	45208-1043	1
203-SS Northeast	630202	6302	2379 Madison Rd		2	Cincinnati	OH	45208-1043	1
203-SS Northeast	630203	6302	2379 Madison Rd		3	Cincinnati	OH	45208-1043	1
203-SS Northeast	630204	6302	2379 Madison Rd		4	Cincinnati	OH	45208-1043	1
203-SS Northeast	630205	6302	2379 Madison Rd		5	Cincinnati	OH	45208-1043	1
203-SS Northeast	630206	6302	2379 Madison Rd		6	Cincinnati	OH	45208-1043	1
203-SS Northeast	630207	6302	2379 Madison Rd		7	Cincinnati	OH	45208-1043	1
203-SS Northeast	630208	6302	2379 Madison Rd		8	Cincinnati	OH	45208-1043	1
203-SS Northeast	630209	6302	2379 Madison Rd		9	Cincinnati	OH	45208-1043	0
203-SS Northeast	630210	6302	2379 Madison Rd		10	Cincinnati	OH	45208-1043	1
203-SS Northeast	630301	6303	2381 Madison Rd		1	Cincinnati	OH	45208-1045	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
203-SS Northeast	630302	6303	2381 Madison Rd		2	Cincinnati	OH	45208-1045	2
203-SS Northeast	630303	6303	2381 Madison Rd		3	Cincinnati	OH	45208-1045	2
203-SS Northeast	630304	6303	2381 Madison Rd		4	Cincinnati	OH	45208-1045	2
210-Findlater Gardens	136397	1388	670 Strand Ln		1372	Cincinnati	OH	45232-1229	2
210-Findlater Gardens	136275	1361	5411 Winneste Ave		1250	Cincinnati	OH	45232-1134	2
210-Findlater Gardens	136285	1363B	5377 Winneste Ave		1260	Cincinnati	OH	45232-1132	2
203-SS Northeast	630401	6304	1819 Mears Ave		1	Cincinnati	OH	45230-1946	1
203-SS Northeast	630402	6304	1819 Mears Ave		2	Cincinnati	OH	45230-1946	1
203-SS Northeast	630403	6304	1819 Mears Ave		3	Cincinnati	OH	45230-1946	1
203-SS Northeast	630404	6304	1819 Mears Ave		4	Cincinnati	OH	45230-1946	1
203-SS Northeast	630405	6304	1819 Mears Ave		5	Cincinnati	OH	45230-1946	1
203-SS Northeast	630406	6304	1817 Mears Ave		6	Cincinnati	OH	45230-1947	1
203-SS Northeast	630407	6304	1817 Mears Ave		7	Cincinnati	OH	45230-1947	1
203-SS Northeast	630408	6304	1817 Mears Ave		8	Cincinnati	OH	45230-1947	1
203-SS Northeast	630409	6304	1817 Mears Ave		9	Cincinnati	OH	45230-1947	1
203-SS Northeast	630410	6304	1817 Mears Ave		10	Cincinnati	OH	45230-1947	1
203-SS Northeast	630501	6305	3304 Mowbray Ln		1	Cincinnati	OH	45226-1246	2
203-SS Northeast	630502	6305	3304 Mowbray Ln		2	Cincinnati	OH	45226-1246	1
203-SS Northeast	630503	6305	3304 Mowbray Ln		3	Cincinnati	OH	45226-1246	2
203-SS Northeast	630504	6305	3304 Mowbray Ln		4	Cincinnati	OH	45226-1246	1
203-SS Northeast	630601	6306	3308 Mowbray Ln		1	Cincinnati	OH	45226-1246	1
203-SS Northeast	630602	6306	3308 Mowbray Ln		2	Cincinnati	OH	45226-1246	2
203-SS Northeast	630603	6306	3308 Mowbray Ln		3	Cincinnati	OH	45226-1246	1
203-SS Northeast	630604	6306	3308 Mowbray Ln		4	Cincinnati	OH	45226-1246	2
210-Findlater Gardens	136233	1351	5436 Hebron Ct		1208	Cincinnati	OH	45232-1105	2
210-Findlater Gardens	136251	1354	707 Dutch Colony Dr		1226	Cincinnati	OH	45232-1137	2
210-Findlater Gardens	136159	1328	818 Dutch Colony Dr		1134	Cincinnati	OH	45232-1103	2
217-Millvale	065835	0623	2156 Millvale Ct		1251	Cincinnati	OH	45225-1248	2
201-SS Central	630701	6307	5492 Bosworth Pl		1	Cincinnati	OH	45212-1231	1
201-SS Central	630702	6307	5492 Bosworth Pl		2	Cincinnati	OH	45212-1231	2
201-SS Central	630703	6307	5492 Bosworth Pl		3	Cincinnati	OH	45212-1231	1
201-SS Central	630704	6307	5492 Bosworth Pl		4	Cincinnati	OH	45212-1231	2
201-SS Central	630801	6308	5496 Bosworth Pl		1	Cincinnati	OH	45212-1232	1
201-SS Central	630802	6308	5496 Bosworth Pl		2	Cincinnati	OH	45212-1232	2
201-SS Central	630803	6308	5496 Bosworth Pl		3	Cincinnati	OH	45212-1232	1
201-SS Central	630804	6308	5496 Bosworth Pl		4	Cincinnati	OH	45212-1232	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
217-Millvale	065763	0616	2348 MILLVALE CT		1179	Cincinnati	OH	45225-1255	4
Project OH 4-66A	660001	6601	600 Torrence Lane		1	Cincinnati	OH	45208-3244	1
Project OH 4-66A	660002	6601	600 Torrence Lane		2	Cincinnati	OH	45208-3244	1
Project OH 4-66A	660003	6601	600 Torrence Lane		3	Cincinnati	OH	45208-3244	1
Project OH 4-66A	660004	6601	600 Torrence Lane		4	Cincinnati	OH	45208-3244	1
Project OH 4-66A	660005	6601	600 Torrence Lane		5	Cincinnati	OH	45208-3244	1
Project OH 4-66A	660006	6601	600 Torrence Lane		6	Cincinnati	OH	45208-3244	1
Project OH 4-66A	660007	6601	600 Torrence Lane		7	Cincinnati	OH	45208-3244	1
Project OH 4-66A	660008	6601	600 Torrence Lane		8	Cincinnati	OH	45208-3244	1
Project OH 4-66A	660009	6601	600 Torrence Lane		9	Cincinnati	OH	45208-3244	1
Project OH 4-66A	660010	6601	600 Torrence Lane		10	Cincinnati	OH	45208-3244	1
Project OH 4-66A	660011	6602	3021 Kinmont Ave		1	Cincinnati	OH	45208-2968	2
Project OH 4-66A	660012	6602	3021 Kinmont Ave		2	Cincinnati	OH	45208-2968	2
Project OH 4-66A	660013	6602	3021 Kinmont Ave		3	Cincinnati	OH	45208-2968	2
Project OH 4-66A	660014	6602	3021 Kinmont Ave		4	Cincinnati	OH	45208-2968	2
Project OH 4-66A	660015	6603	3027 Kinmont Ave		1	Cincinnati	OH	45208-2967	2
Project OH 4-66A	660016	6603	3027 Kinmont Ave		2	Cincinnati	OH	45208-2967	2
Project OH 4-66A	660017	6603	3027 Kinmont Ave		3	Cincinnati	OH	45208-2967	2
Project OH 4-66A	660018	6603	3027 Kinmont Ave		4	Cincinnati	OH	45208-2967	2
Project OH 4-66A	660019	6604	3046 Alpine Terrace		1	Cincinnati	OH	45208-2942	2
Project OH 4-66A	660020	6604	3046 Alpine Terrace		2	Cincinnati	OH	45208-2942	2
Project OH 4-66A	660021	6604	3046 Alpine Terrace		3	Cincinnati	OH	45208-2942	2
Project OH 4-66A	660022	6604	3046 Alpine Terrace		4	Cincinnati	OH	45208-2942	2
Project OH 4-66A	660023	6605	3338 Maplecrest Place		1	Cincinnati	OH	45209-1819	1
Project OH 4-66A	660024	6605	3338 Maplecrest Place		2	Cincinnati	OH	45209-1819	1
Project OH 4-66A	660025	6606	3339 Ameliamont Ave		1	Cincinnati	OH	45209-1806	1
Project OH 4-66A	660026	6606	3339 Ameliamont Ave		2	Cincinnati	OH	45209-1806	1
Project OH 4-66A	660027	6607	3345 Sherlock Ave		A	Cincinnati	OH	45220-1941	1
Project OH 4-66A	660028	6607	3345 Sherlock Ave		B	Cincinnati	OH	45220-1941	2
Project OH 4-66A	660029	6607	3345 Sherlock Ave		C	Cincinnati	OH	45220-1941	2
Project OH 4-66A	660030	6607	3345 Sherlock Ave		D	Cincinnati	OH	45220-1941	1
Project OH 4-66A	660031	6608	3676 Ashworth Drive		A	Cincinnati	OH	45208-1821	2
Project OH 4-66A	660032	6608	3676 Ashworth Drive		C	Cincinnati	OH	45208-1821	2
Project OH 4-66A	660033	6608	3676 Ashworth Drive		B	Cincinnati	OH	45208-1821	3
Project OH 4-66A	660034	6609	6312 Montgomery Road		1	Cincinnati	OH	45213-1459	2
Project OH 4-66A	660035	6609	6312 Montgomery Road		2	Cincinnati	OH	45213-1459	2

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
Project OH 4-66A	660036	6609	6312 Montgomery Road		3	Cincinnati	OH	45213-1459	2
Project OH 4-66A	660037	6609	6312 Montgomery Road		4	Cincinnati	OH	45213-1459	2
Project OH 4-66A	660038	6609	6312 Montgomery Road		5	Cincinnati	OH	45213-1459	2
Project OH 4-66A	660039	6609	6312 Montgomery Road		6	Cincinnati	OH	45213-1459	2
Project OH 4-66A	660040	6609	6312 Montgomery Road		7	Cincinnati	OH	45213-1459	2
Project OH 4-66A	660041	6609	6312 Montgomery Road		8	Cincinnati	OH	45213-1459	2
Project OH 4-66A	660042	6610	6318 Montgomery Road		1	Cincinnati	OH	45213-1432	2
Project OH 4-66A	660043	6610	6318 Montgomery Road		2	Cincinnati	OH	45213-1432	2
Project OH 4-66A	660044	6610	6318 Montgomery Road		3	Cincinnati	OH	45213-1432	2
Project OH 4-66A	660045	6610	6318 Montgomery Road		4	Cincinnati	OH	45213-1432	2
Project OH 4-66A	660046	6611	6324 Montgomery Road		1	Cincinnati	OH	45213-1460	2
Project OH 4-66A	660047	6611	6324 Montgomery Road		2	Cincinnati	OH	45213-1460	2
Project OH 4-66A	660048	6611	6324 Montgomery Road		3	Cincinnati	OH	45213-1460	2
Project OH 4-66A	660049	6611	6324 Montgomery Road		4	Cincinnati	OH	45213-1460	2
Project OH 4-66A	660050	6611	6324 Montgomery Road		5	Cincinnati	OH	45213-1460	2
Project OH 4-66A	660051	6611	6324 Montgomery Road		6	Cincinnati	OH	45213-1460	2
Project OH 4-66A	660052	6611	6324 Montgomery Road		7	Cincinnati	OH	45213-1460	2
Project OH 4-66A	660053	6611	6324 Montgomery Road		8	Cincinnati	OH	45213-1460	2
Project OH 4-66B	660054	6612	36-76 Anderson Ferry Road		1	Cincinnati	OH	45238-5919	2
Project OH 4-66B	660055	6612	36-76 Anderson Ferry Road		2	Cincinnati	OH	45238-5919	2
Project OH 4-66B	660056	6612	36-76 Anderson Ferry Road		3	Cincinnati	OH	45238-5919	2
Project OH 4-66B	660057	6612	36-76 Anderson Ferry Road		4	Cincinnati	OH	45238-5919	2
Project OH 4-66B	660058	6612	36-76 Anderson Ferry Road		5	Cincinnati	OH	45238-5919	2
Project OH 4-65	650101	6501	2891 Linwood Ave		1	Cincinnati	OH	45208-2844	2
Project OH 4-65	650102	6501	2891 Linwood Ave		2	Cincinnati	OH	45208-2844	2
Project OH 4-65	650103	6501	2891 Linwood Ave		3	Cincinnati	OH	45208-2844	2
Project OH 4-65	650104	6501	2891 Linwood Ave		4	Cincinnati	OH	45208-2844	2
Project OH 4-65	650201	6502	2895 Linwood Ave		1	Cincinnati	OH	45208-2844	2
Project OH 4-65	650202	6502	2895 Linwood Ave		2	Cincinnati	OH	45208-2844	2
Project OH 4-65	650203	6502	2895 Linwood Ave		3	Cincinnati	OH	45208-2844	2
Project OH 4-65	650204	6502	2895 Linwood Ave		4	Cincinnati	OH	45208-2844	2
Project OH 4-65	650301	6503	2899 Linwood Ave		1	Cincinnati	OH	45208-2844	2
Project OH 4-65	650302	6503	2899 Linwood Ave		2	Cincinnati	OH	45208-2844	2
Project OH 4-65	650303	6503	2899 Linwood Ave		3	Cincinnati	OH	45208-2844	2
Project OH 4-65	650304	6503	2899 Linwood Ave		4	Cincinnati	OH	45208-2844	2
Project OH 4-65	650401	6504	3842 Hyde Park Ave		1	Cincinnati	OH	45209-2043	1

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
Project OH 4-65	650402	6504	3842 Hyde Park Ave		2	Cincinnati	OH	45209-2043	1
Project OH 4-65	650403	6504	3842 Hyde Park Ave		3	Cincinnati	OH	45209-2043	1
Project OH 4-66B	660059	6612	36-76 Anderson Ferry Road		6	Cincinnati	OH	45238-5919	2
Project OH 4-66B	660060	6612	36-76 Anderson Ferry Road		7	Cincinnati	OH	45238-5919	2
Project OH 4-66B	660061	6612	36-76 Anderson Ferry Road		8	Cincinnati	OH	45238-5919	2
Project OH 4-66B	660062	6612	36-76 Anderson Ferry Road		9	Cincinnati	OH	45238-5919	2
Project OH 4-66B	660063	6612	36-76 Anderson Ferry Road		10	Cincinnati	OH	45238-5919	2
Project OH 4-66B	660064	6612	36-76 Anderson Ferry Road		11	Cincinnati	OH	45238-5919	2
Project OH 4-66B	660065	6612	36-76 Anderson Ferry Road		12	Cincinnati	OH	45238-5919	2
Project OH 4-66B	660066	6613	2538 Woodburn Ave		1	Cincinnati	OH	45206-2203	2
Project OH 4-66B	660067	6613	2538 Woodburn Ave		2	Cincinnati	OH	45206-2203	2
Project OH 4-66B	660068	6613	2538 Woodburn Ave		3	Cincinnati	OH	45206-2203	2
Project OH 4-66B	660069	6614	2750 Losantiville Avenue		1	Cincinnati	OH	45213-1241	2
Project OH 4-66B	660070	6614	2750 Losantiville Avenue		2	Cincinnati	OH	45213-1241	2
Project OH 4-66B	660071	6614	2750 Losantiville Avenue		3	Cincinnati	OH	45213-1241	2
Project OH 4-66B	660072	6614	2750 Losantiville Avenue		4	Cincinnati	OH	45213-1241	2
Project OH 4-66B	660073	6615	4546 Orkney Avenue		1	Cincinnati	OH	45209-1156	1
Project OH 4-66B	660074	6615	4546 Orkney Avenue		2	Cincinnati	OH	45209-1156	1
Project OH 4-66B	660075	6616	2747 Cypress Way		1	Cincinnati	OH	45212-1771	2
Project OH 4-66B	660076	6616	2747 Cypress Way		2	Cincinnati	OH	45212-1771	1
Project OH 4-66B	660077	6616	2747 Cypress Way		3	Cincinnati	OH	45212-1771	2
Project OH 4-66B	660078	6616	2747 Cypress Way		4	Cincinnati	OH	45212-1771	1
Project OH 4-66B	660079	6617	5621 Ridge Road		1	Cincinnati	OH	45213-2441	2
Project OH 4-66B	660080	6617	5621 Ridge Road		2	Cincinnati	OH	45213-2441	1
Project OH 4-66B	660081	6617	5621 Ridge Road		3	Cincinnati	OH	45213-2441	2
Project OH 4-66B	660082	6617	5621 Ridge Road		4	Cincinnati	OH	45213-2441	1
Project OH 4-65	650404	6504	3842 Hyde Park Ave		4	Cincinnati	OH	45209-2043	1
Project OH 4-67	710001	7100	1986 Alphonse Ln		1	Cincinnati	OH	45238-3723	2
205-SS Far Southwest	710002	7100	1986 Alphonse Ln		2	Cincinnati	OH	45238-3723	2
Project OH 4-67	710401	7104	2819 Jessup Rd		1	Cincinnati	OH	45239-7093	1
Project OH 4-67	700101	7001	3549 Epley Rd		1	Cincinnati	OH	45247-	1
Project OH 4-67	700102	7001	3549 Epley Rd		2	Cincinnati	OH	45247-	1
Project OH 4-67	700201	7002	3920 Florence Ave		1	Cincinnati	OH	45248-	1
Project OH 4-67	700202	7002	3920 Florence Ave		2	Cincinnati	OH	45248-	1
Project OH 4-67	700203	7002	3920 Florence Ave		3	Cincinnati	OH	45248-	0
Project OH 4-67	700204	7002	3920 Florence Ave		4	Cincinnati	OH	45248-	0

DevelopmentName	UnitID	BuildingID	PrimaryStreet	SecondaryStreet	Suite	City	State	ZipCode	Beds
Project OH 4-67	700301	7003	2819 Jessup Rd		1	Cincinnati	OH	45239-6305	1
Project OH 4-67	700302	7003	2819 Jessup Rd		2	Cincinnati	OH	45239-6305	1
Project OH 4-67	700401	7004	2829 Jessup Ave		1	Cincinnati	OH	45239-6305	0
Project OH 4-67	700402	7004	2829 Jessup Ave		2	Cincinnati	OH	45239-6305	1
Project OH 4-67	700501	7005	5160 Sidney Rd		1	Cincinnati	OH	45238-3751	2
Project OH 4-67	700502	7005	5160 Sidney Rd		2	Cincinnati	OH	45238-3751	2
Project OH 4-67	700303	7003	2819 Jessup Rd		3	Cincinnati	OH	45239-6305	1
205-SS Far Southwest	710201	7102	3940 Raceview Ave		1	Cincinnati	OH	45211-3325	1
205-SS Far Southwest	710202	7102	3940 Raceview Ave		2	Cincinnati	OH	45211-3325	1
205-SS Far Southwest	710301	7103	5232 Ralph Ave		1	Cincinnati	OH	45238- 385	1
205-SS Far Southwest	710302	7103	5232 Ralph Ave		2	Cincinnati	OH	45238-	1
205-SS Far Southwest	710402	7104	5721 Cheviot Rd		2	Cincinnati	OH	45247-7093	1
205-SS Far Southwest	710403	7104	5721 Cheviot Rd		3	Cincinnati	OH	45247-7093	1
205-SS Far Southwest	710404	7104	5721 Cheviot Rd		4	Cincinnati	OH	45247-7093	1
205-SS Far Southwest	710101	7101	2882 Blue Rock Rd		1	Cincinnati	OH	45239-6356	1
205-SS Far Southwest	710102	7101	2882 Blue Rock Rd		2	Cincinnati	OH	45239-6356	1
205-SS Far Southwest	710103	7101	2882 Blue Rock Rd		3	Cincinnati	OH	45239-6356	1