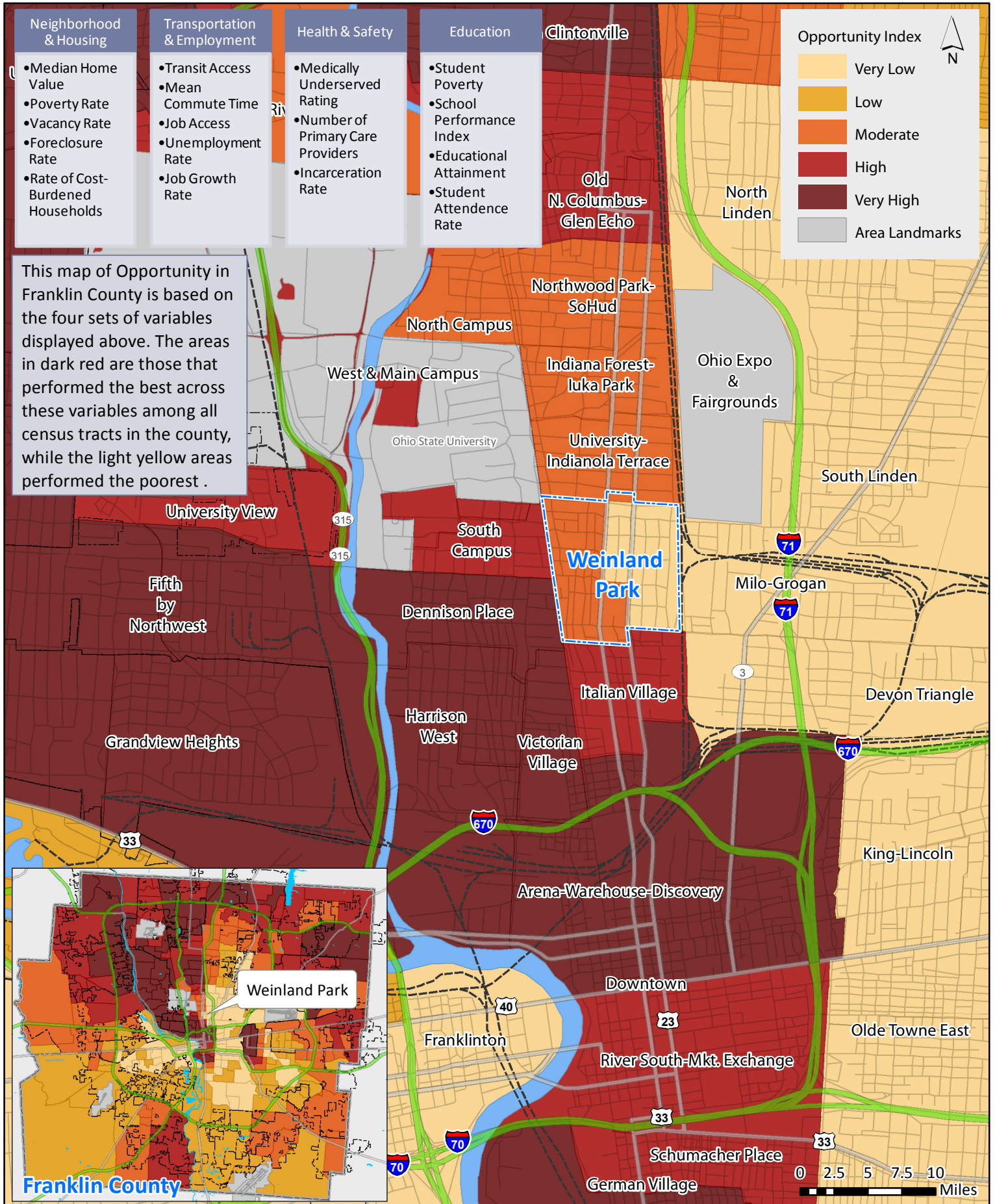


Opportunity Mapping in Weinland Park and Franklin County



Kirwan Institute
Many Differences **One Destiny**

Sources: Ohio Department of Education, 2010-2011; American Community Survey, 2006-2010; Justice Atlas, 2008; ESRI Business Analyst, 2010; US Dept of Health & Human Services, 2010; County Business Patterns, 2006-2009; COTA, 2010; HUD User, 2010



Opportunity Mapping in Weinland Park and Franklin County

The Ohio State University Kirwan Institute's "Opportunity Communities" model is based on the premise that everyone should have fair access to the critical opportunity structures and necessary social infrastructure to succeed in life. The Opportunity Communities model advocates for fair investment in all of a region's people and neighborhoods to improve the life outcomes of all citizens and to improve the health of entire regions. Affirmatively connecting people to opportunity can involve both in-place strategies—through investments in new and existing community infrastructure in lower opportunity neighborhoods—and mobility strategies such as transit and access to affordable housing in areas of greater opportunity.

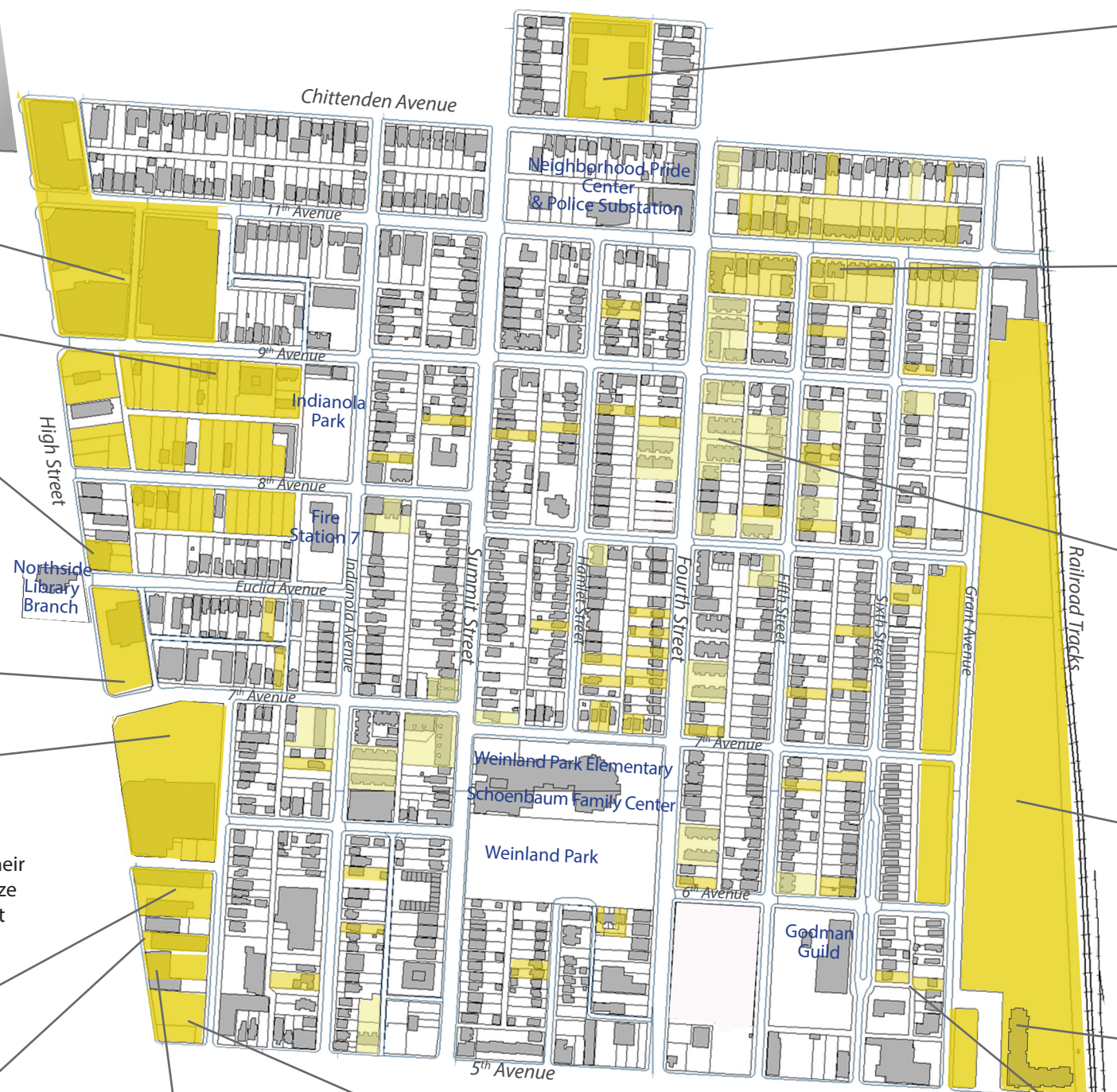
Opportunity mapping delineates the needs, capacity and opportunities of marginalized communities, giving advocates a tool for strategic planning and communications. Mapping provides an invaluable lens for identifying strategic points of investment, which is critical given the great needs and limited resources of marginalized communities. Creating maps of strengths and challenges can also spur new thinking.

When it comes to access to opportunity, physical location matters. In the accompanying map, Columbus and Franklin County Census tracts are color-coded by the degree of opportunity available in the tract, with lighter colors representing areas of low opportunity and darker colors, areas of higher opportunity. Although Weinland Park is a neighborhood of low to moderate opportunity, as shown on the map, it is bordered on three sides by high and very high opportunity areas. This is a fortunate circumstance of geography not shared by many other low-opportunity areas. Strategic investments in Weinland Park could connect neighborhood residents to the resources and opportunities in the surrounding areas. Additionally, because of its location between higher and lower opportunity areas, Weinland Park also represents the potential to bridge opportunity to the neighborhoods to the east.



WEINLAND PARK COLLABORATIVE

Private Investment in Weinland Park



The Ohio State University

South Campus Gateway

A \$154 million dollar, 224,000 square foot mixed-use development was completed through a public/private partnership (2005).



South of Gateway

A nearly 7-acre redevelopment site assembled by Campus Partners with a \$3.9 million land acquisition investment. The process is underway to select a developer to create a public/private partnership. The submissions to Campus Partners from 27 different developers included retail, residential, and office uses.



Euclid and High

An infill development that includes 3 storefronts and 3 apartments (2009).



7th and High

A proposed mixed-use development that will include retail and 84 apartments as well as structured parking.



Kroger

\$10 million dollar investment in the redevelopment of their store, doubling its size to 60,000 square feet (2011).

1288 North High Street

Currently being renovated to become the home of BRU Micro-brewery and 8 residential units.



York on High

The redevelopment of the York Masonic Temple building into 25 residential condominiums (2008).



Smith and High Building

A \$3.5 million urban infill project with retail and 12 apartments (2008).



Fifth and High

Being developed by AIDS Healthcare Foundation. The building will house Out of the Closet Thrift Store and pharmacy (construction beginning in late 2012).



Exterior Home Repair Program

\$1.1 million was raised from private sources to support 50+ exterior home repair grants (up to \$20,000 each) to improve roofs, windows, siding, foundations and energy efficiency (2011-2013).



Former Columbus Coated Fabrics Site

The 20-acre site of the former factory was remediated with a \$3 million Clean Ohio Grant (2008). It will be developed into a mix of 500-700 new residential units. The city provided \$7.7 million in infrastructure improvements on the site to rebuild Grant Avenue, the main roadway proximate to the site (2011).

Proposed Senior Housing

A four-story 70-unit tax credit apartment building is proposed for the southwest corner of the Columbus Coated Fabrics Site.



Community Properties of Ohio Renovation

A public/private partnership provided a \$30 million renovation of 300 project-based Section 8 units (2009).



11th Avenue Properties

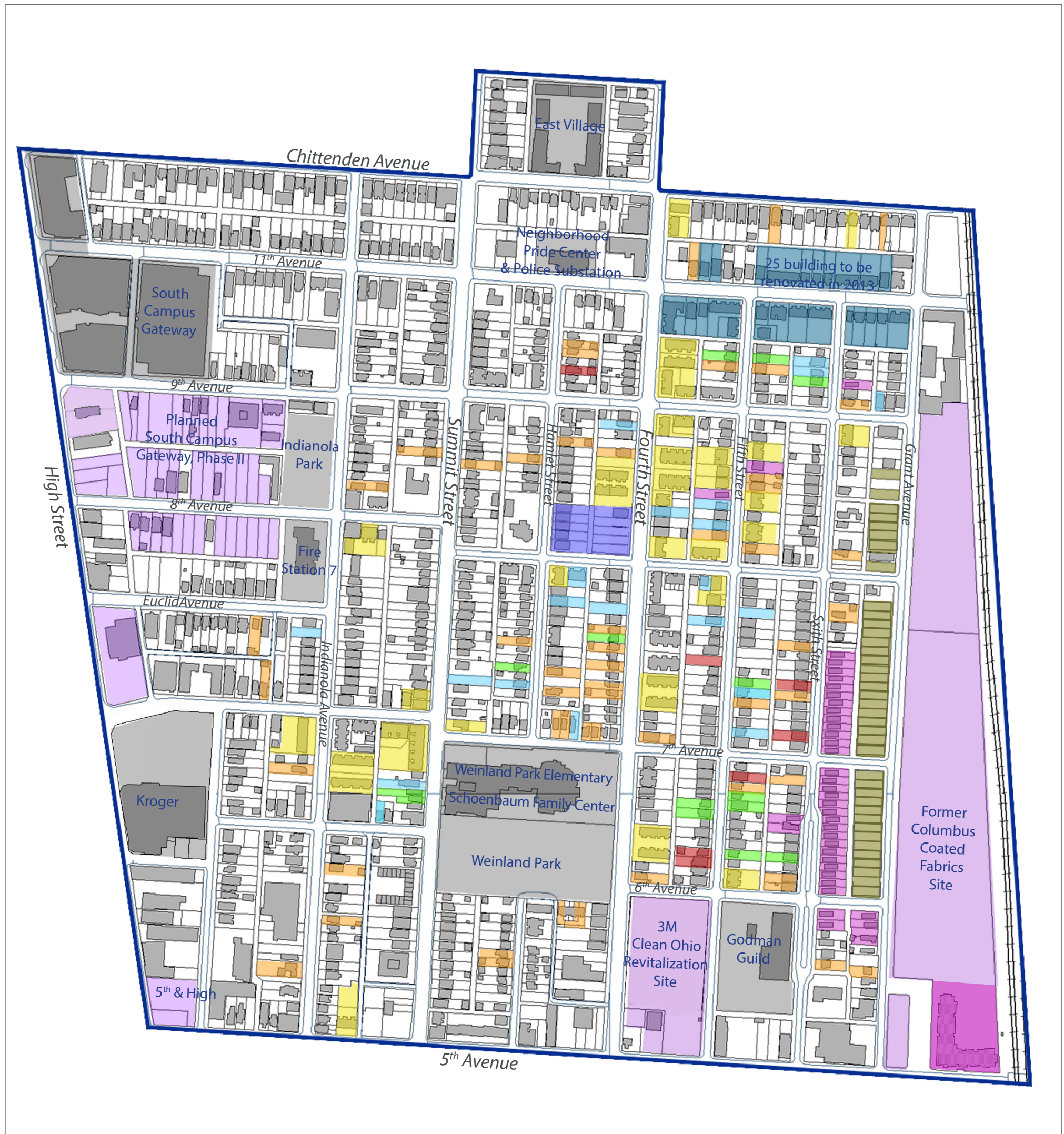
Includes 90 residential units in 25 buildings that will be redeveloped into market-rate units. The \$12 million redevelopment cost has been offset by a \$3 million State Historic Tax Credit that was awarded to the developer (construction to start in 2013).



East Village

A \$12 million infill development that includes 82 residential units and retail (2011-2012).

Recent Housing Investment in Weinland Park (2009 - 2012)



- New Ownership - Neighborhood Stabilization Program up to 120% AMI (6 units)
- Rehabbed Ownership - Neighborhood Stabilization Program up to 120% AMI (14 units)
- New Ownership - Habitat for Humanity between 30% - 50% AMI (7 units)
- Community Properties of Ohio project-based Section 8 (300 units)
- Community Properties of Ohio To be renovated into market rate units (90 units)
- Rental - Low Income Housing Tax Credit Program between 35% - 60% AMI (40 units)
- Proposed Rental - LIHTC Senior Housing (70 units)
- Home Repair Program Applicant existing homeowners, up to 120% AMI (66 units)
- Market Rate Lots (38 units)
- Acquired Properties (18 units)
- Completed Investment (82 units of residential and institutional uses)
- Future Investment (500 - 700 units, commercial and parkspace)

2012 HUD INCOME GUIDELINES FOR COLUMBUS MSA

Area Median Income (AMI) Effective December 1, 2011

FAMILY SIZE		INCOME LIMITS (MEDIAN FAMILY INCOME - \$67,500)									
		30%	40%	50%	60%	80%	100%	120%	130%	65%	140%
ONE	YEARLY	\$14,200	\$18,920	\$23,650	\$28,380	\$37,800	\$47,300	\$56,760	\$61,490	\$30,745	\$66,220
TWO	YEARLY	\$16,200	\$21,600	\$27,000	\$32,400	\$43,200	\$54,000	\$64,800	\$70,200	\$35,100	\$75,600
THREE	YEARLY	\$18,250	\$24,320	\$30,400	\$36,480	\$48,600	\$60,800	\$72,960	\$79,040	\$39,520	\$85,120
FOUR	YEARLY	\$20,250	\$27,000	\$33,750	\$40,500	\$54,000	\$67,500	\$81,000	\$87,750	\$43,875	\$94,500



WEINLAND PARK COLLABORATIVE



Resident Engagement in Weinland Park

NEIGHBORHOOD ACTIVITIES

Field Trips have been organized by neighbors that included apple, strawberry, and pumpkin picking and trips to local farms. This is a great way for neighbors to get to know each other.



Beautification Projects take place throughout the year where residents work together to pick up litter, plant flowers, and clean public areas in the neighborhood. Students from The Ohio State University often participate.



Front Yard BBQs give neighbors a chance to meet in informal settings to discuss changes in the neighborhood, learn about opportunities, and meet each other.



NEIGHBORHOOD MEETINGS



Weinland Park Civic Association meets monthly and draws between 65—100 residents and dinner is always served.



Big View Meetings are organized monthly to encourage residents and stakeholders to co-investigate solutions to transform the neighborhood and themselves.



HUD Challenge Planning Grant Process brought residents together to vision solutions for food access and sustainability in the neighborhood.



Neighborhood Network Meetings are monthly meetings that provide a safe environment for "left-hand conversations" to address immediate needs.



Youth Committee brings together law enforcement, community leaders, and male role models together to foster communication.



Small Group Discussions create an environment where everyone has the chance to share their ideas.

NEIGHBORHOOD EVENTS

Annual Summer Festival takes place each August to give residents an opportunity to gather for fun. It draws more than 700 for food, live music, activities, and to learn about the neighborhood.



Roots & Roofs is an event each spring where residents and stakeholders gather for a neighborhood clean-up, community gardening, and promotion of new housing opportunities.



Greeting New Neighbors brings out large numbers of residents to welcome new residents including attending a recent Habitat for Humanity wall-raising (left) and dedication of keys (right).

NEIGHBORHOOD GROUPS

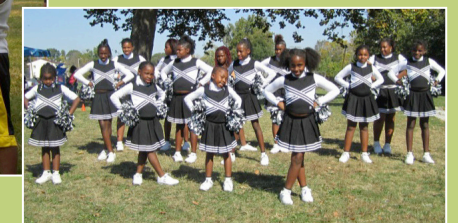
5th Street Bird Sanctuary was a vacant lot transformed by the neighbors into a bird sanctuary with bird-friendly plants, flowers, trees, feeders, and houses.



4th Street Farms is a neighborhood community garden that provides fresh vegetables and educational opportunities.



Weinland Park Football Team and Cheerleading Squad is organized by residents and provides opportunities for neighborhood kids during summer and fall.





Public Investment in Weinland Park

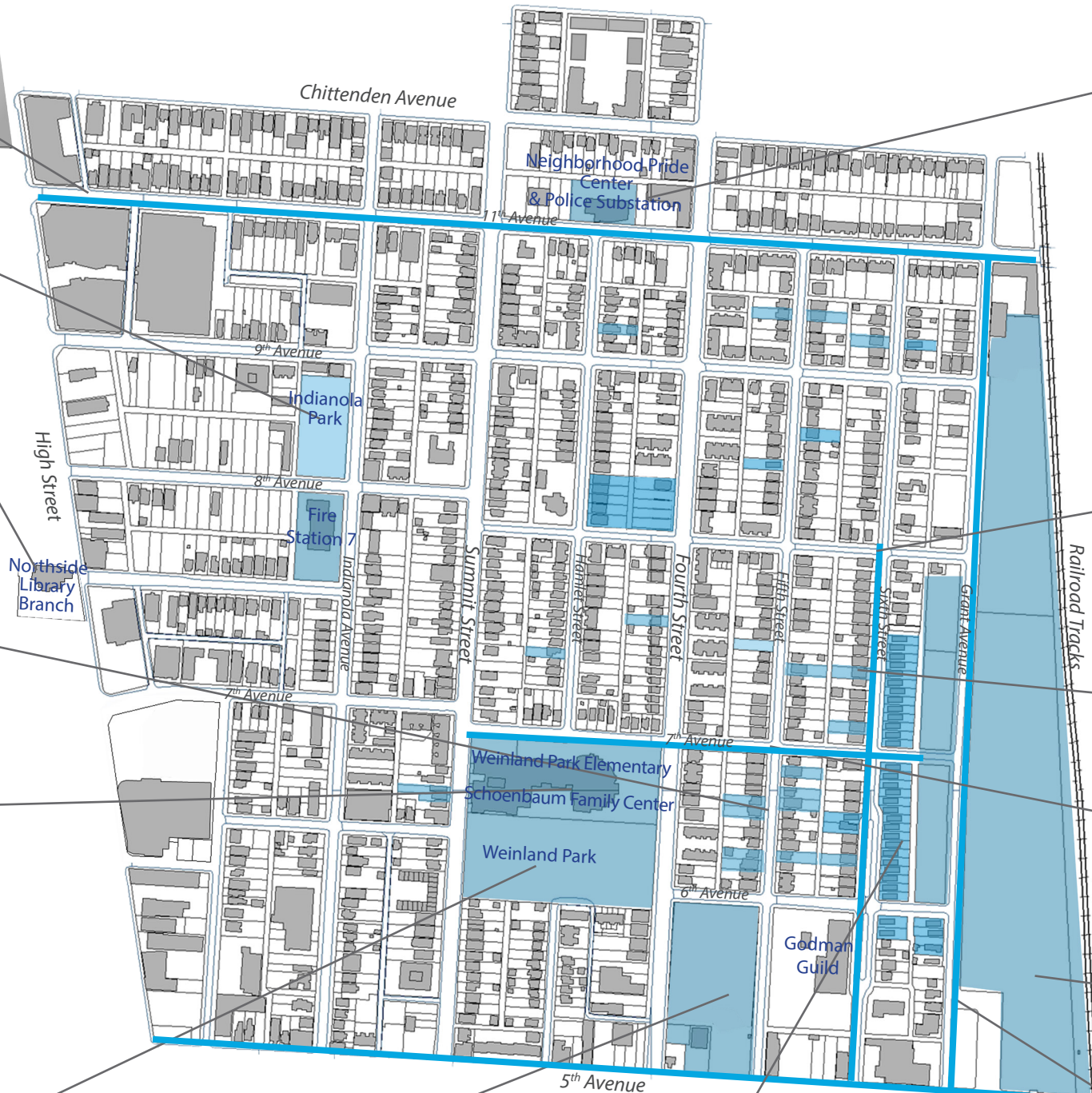
11th Avenue and 5th Avenue Infrastructure Improvements

The corridors will receive new streetscapes and upgrades. The 5th Avenue corridor will receive \$1.6 million in improvements and \$4.6 million will be invested in the 11th Avenue corridor (2013-2014).



Indianola Park \$160,000 in improvements by the City of Columbus included walkways and playground equipment (2000).

The Ohio State University



Neighborhood Pride Center & Policing Station
\$4.6 million investment between the City of Columbus and The Ohio State University to create an innovative safety center that houses Columbus Police, OSU Police, and Community Crime Patrol as well as serving as the Neighborhood Pride Center (2008).



Northside Library Branch
Columbus Metropolitan Libraries has identified a developer for a \$15 million expansion of their library facilities from 7,700 SF to 27,000SF (2014).



6th Street & Alley Improvements, City of Columbus invested \$2.8 million to improve the infrastructure on 6th Street (2010).

Neighborhood Stabilization Program (NSP)

\$4.3 million in federal funding for the renovation of 14 homes and the construction of 6 new homes scattered throughout the neighborhood (2011).



Habitat for Humanity utilized \$650,000 in NSP money for the construction of 7 new homes (2011 - 2012).



Schoenbaum Family Center & Weinland Park Elementary School
The Ohio State University invested \$9 million to provide early childhood education in the Schoenbaum Family Center and Columbus Public Schools invested \$15.8 million in the co-located new elementary school (2007).

7th Avenue
Street was reconstructed and new sidewalks installed by the City of Columbus with a \$1.2 million investment (2010).

Weinland Park
\$420,000 in improvements by the City of Columbus included a new shelter house, basketball courts, picnic tables, and trees (2007).



Former 3M Site
\$3 million Clean Ohio Grant and \$868,000 HUD Community Challenge Planning Grant were awarded for the remediation and planning of the 3.4 acre former factory site (2011).



LIHTC Homes
40 new homes were constructed with \$7 million in Low Income Housing Tax Credits as well as \$950,000 in NSP II money from the City of Columbus (2012).



Grant Avenue Infrastructure Improvements
City of Columbus invested \$7.8 million to rebuild Grant Avenue between 5th Avenue and 11th Avenue (2011).

Former Columbus Coated Fabrics Site
Remediation of the 17.55 acre site was funded through a \$3 million Clean Ohio Grant (2008) from the State of Ohio. The City of Columbus also contributed \$2.4 million for the purchase of the property, environmental assessments, and demolition (2007).