

**Housing CAT
Meeting MINUTES
April 17, 2007**

Present: Mary Croft, Jeff Cramerding, Pat Bruns, Kathryn Ann Connelly, SC, H.A. Musser, Ken Smith, Stephanie Moes, Tom Gamel, Eric Palmer, Matt Strauss, Sally Duffy, SC, Frank Hollister, Diana Vakharia, Todd Blersch

- 1. Conflicts of interest declared**
- 2. Minutes from last meeting approved**
- 3. Cedar Grove Update, report provided by Matt Strauss**
 - Second draw document for 1132 Seton Ave. The inside is near completion
 - Elder H.S. students are working with the PHW Beautification CAT on landscaping 1132
 - We're not asking for a draw on 1023 Seton
 - St. Xavier students will work with PHW Beautification CAT on landscaping 1023
 - We made a low-ball offer on 1019 Seton. It has been taken off the market since then and will probably end up in an auction.
 - PHW participated in an online auction for 1023 Gilsey. The limit we agreed upon was \$22,900. The property sold for \$34,000 to an anonymous bidder
 - It was reported that 821 Academy (owned by a private rehabber) sold for \$157K. The seller had a very successful open house yielding multiple offers. Matt went through with the contractor and reported that they have done nice work.
- 4. Kroger Update, report provided by Mary Croft and Tom Gamel**
 - A continuance was requested at the variance hearing based on the need for project renderings (gas pumps, landscaping, and lighting).
 - Kroger will present renderings to the community on April 24, 2007
 - The next variance hearing will be held April 25, 2007
 - Mary Croft and Tom Gamel reported that the city architect is supportive of the community's requests of Kroger.
 - Mary reported that the landscape design is looking nice
- 5. Place Matters Update, report provided by Ken Smith**
 - Met with funders to present the final draft
 - We received positive feedback to the changes made since last fall
- 6. Homeowner Preservation Group, report provided by Stephanie Moes**
 - Jeff Berding is setting up a meeting with Freddie Mac. Trying to start a "Don't Borrow Trouble" campaign.
 - Need buy-in from the industry (realtors, lenders, etc.)
 - Legal Aid has done door-knocking, outreach to churches, and now they are preparing to send letters home with students
- 7. Housing Development Assistance Program (HDAP) Update**
 - Ohio Housing Finance Agency (OHFA) will take a tour of Price Hill to assess PHW candidacy for funding
 - If accepted, we'll concentrate more on the Incline District. The two target areas proposed in their application were the Incline District and Whittier Gardens. Upon further analysis of economic feasibility, it has been determined the \$500,000 in funding would not be cost-effective in Whittier Gardens (i.e. it would stretch further in the Incline District where the gap between rehab costs and sale price would be much smaller).
 - Jeff Cramerding proposed that PHW revisit the Housing Strategy before the next Housing CAT meeting. The recommendations that we were given anticipated some of the challenges we are facing in the various sub-neighborhoods
- 8. Wilsonia Update, report provided by Matt Strauss**

- The funding was approved for this project
- The contract is being circulated around the required departments
- The contractor should start work the week after next
- Mary Croft volunteered her garden group to landscape the property

9. Concentrated Code Enforcement

- PHW is working with the city and People Working Cooperatively (PWC) to assist the residents who are falling through the cracks of this initiative
- The city is working to provide funding for PWC
- Santa Maria has been recruiting volunteers, assembling a list of homeowners in need, and initiating correspondence to provide whatever assistance the community can provide.
- The Price Hill Home Improvement Blitz is May 19, 2007 from 10am-1pm.

10. Vacant Property Study

- Our goal is collect housing data that will guide our housing development strategy and help us measure outcomes more efficiently
- CAGIS can provide maps of area foreclosures as far back as 2002

11. Rutledge Update

- 1215 Rutledge is under contract. There are barricade orders given by Buildings & Inspections. There are no “keep vacant” orders.
- 1210-1218 Rutledge has proven to be a much bigger problem. There is a “keep vacant” order on this property. They are not close to compliance with VBML. They have applied for a permit. The inspection is expected to be held today (April 17, 2007).
- They are asking \$399,000 (twice what it’s worth)

12. Arts CAT special report, Pat Bruns

- The PHW Arts CAT is organizing a week-long program for middle school students (6th, 7th, and 8th graders)
- Focusing on the history and architecture of Price Hill
- Youth participants from Santa Maria and the Women’s Connection will be sent to the Price Hill Historical Society and then around the neighborhood to photo-document unique elements of the community’s architecture. Their photos will be arranged in Photoshop, which they will learn at Elder H.S., enlarged at Baron Identification Products, and displayed as movable art on vacant buildings around the neighborhood.

13. Special announcement, Mary Croft

- Members of EPHIA will work with the parks department and several Cincinnati Christian University (CCU) volunteers to spruce up Wilson Commons tomorrow (April 18, 2007)

Next meeting May 15, 2007 4:30pm at Price Hill Will office, 3208 Warsaw Ave