NEST ANNUAL MEETING 2020

THANK YOU TO OUR GENEROUS SPONSORS!

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Tim Jeckering
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Gaslight Property

NorthSide Bank

THE FACTORY EVENTS

NEYER
AL. NEYER | EST. 1894

Rock Island Realty
NORTHSIDERS ENGAGED IN SUSTAINABLE TRANSFORMATION

OUR MISSION:
To ensure Northside thrives as a vibrant and sustainable community by preserving, improving, and creating the neighborhood’s built environment
NORTHSIDERS ENGAGED IN SUSTAINABLE TRANSFORMATION

Formed in 2005 and remains a resident led organization with 14 Board members and 1 Staff member
[27] **PROPERTIES DEVELOPED**
(17) were income restricted and/or offered down-payment assistance funds

[08] **DEVELOPMENTS UNDERWAY**
(6) are income restricted and/or offered down-payment assistance funds

[09] **PROPERTIES TRANSFERRED**
to responsible developers

[22] **PROPERTIES TRANSFERRED**
to responsible private owners
CURRENT RESIDENTIAL DEVELOPMENTS

WITLER HOME OWNERSHIP III
3 Affordable Single Family Homes

BSC I (Blue Rock | Spring Grove | Colerain)
1 Market Rate Single Family Home
1 Affordable Single Family Home

4205 MAD ANTHONY
1 Market Rate LEED Silver Home

4209 MAD ANTHONY
1 Affordable Single Family Home
FOCUS AREAS
HOMEBUYER ASSISTANCE: NEST EGG

- Soft second mortgage available to homebuyers at or below 80% of Area Median Income
- Funds available for 10% of home purchase price up to $15,000
- Eligible for homes offered for sale by NEST
- Home must be owner-occupied for 10 years
- Program overseen by NEST
- Free to qualified homebuyers
PARTNERSHIP
with Northside Business Association

$30,000 GRANT
awarded by City of Cincinnati’s Neighborhood Business District Improvement Program

7 PERMANENT MURALS
throughout the business district to cover locations routinely hit with graffiti, coordinated by NEST, NBA, and property/business owners

DEREK TOEBBE
Artist who works both independently and with ArtWorks; completed Pendleton’s Bolivar Alley Mural Project
COLLABORATION: SPRING GROVE GATEWAY GARDEN

PARTNERSHIP with Growing Trade Pet & Plant

$4,500 GRANT awarded by City of Cincinnati’s Urban Agriculture Program

1 POCKET PARK offering edible landscaping and raised beds farmed to provide food for a once-yearly community harvest potluck dinner
4145 APPLE AFFORDABLE HOUSING

NEST and Pennrose proudly announce:

[57] New Affordable Units of Senior Independent Living, offering secure welcoming housing for LGBTQ individuals ages 55+ with integrated service programming!

Service Provider Partners:

caracole

CAIN
CHURCHES ACTIVE IN NORTHSIDE
“Help for Today – Hope for Tomorrow”
www.caimitistry.org | 313.591.CAIN

COA
Council on Aging
4145 APPLE AFFORDABLE HOUSING

- 57 Units: Studios, 1-Bedrooms, 2 Bedrooms
- Rents: $369 to $1020 (Income Restricted)
- LIHTC Awards announced May 20, 2020

NEST

PENNROSE
Bricks & Mortar | Heart & Soul
4145 APPLE AFFORDABLE HOUSING

This is not the place for a signature design or statement piece, but it must be one of a kind. This project should seek the resolution of quality Architecture, exceeding this region's status quo by giving all details relentless and thorough consideration. Beyond the obvious but very important points of feasibility and community assets, the success of this design will be marked by:

DESIGN GOALS ESTABLISHED BY NEST:

[01] SIMPLICITY AND CLARITY in form and idea.

[02] ACKNOWLEDGED NORTHSIDE'S UNIQUE context, barring historic mimicry.

[03] IMPORTANCE OF SITE DESIGN with as much weight as the building design.

[04] CLOSE ATTENTION TO MATERIAL selection and how every surface comes together for fully resolved details.
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