



# The Enclave at Hilliard Run

**Public Meeting | August 3, 2010, 7-9 p.m.**

Hilliard United Methodist Church, 5445 Scioto Darby Rd.



[www.CHPatRennerRoad.com](http://www.CHPatRennerRoad.com)

Columbus Housing Partnership | 562 East Main Street | Columbus, Ohio 43215 | [request@chpcolumbus.org](mailto:request@chpcolumbus.org)

# Tonight's Agenda

The Enclave at Hilliard Run

## **MEETING OVERVIEW AND GROUND RULES**

Mary Jane Pajk – *Facilitator*, MurphyEpson

## **DEVELOPMENT PLANS**

Amy Klaben – *President & CEO*, Columbus Housing Partnership

## **DESIGN CONSIDERATIONS**

George Berardi – *Architect*, Berardi + Partners

## **PROPERTY MANAGEMENT**

Tom Feusse – *CEO*, The Wallick Companies

## **QUESTIONS AND ANSWERS**

Audience

## **WRAP UP AND NEXT STEPS**

Mary Jane Pajk

# Primary Meeting Objectives

The Enclave at Hilliard Run

- Share the Latest Information/Details
- Invite Two-Way, Open Dialogue
- Build Trust –  
in the spirit of a strong community

# Tonight's Ground Rules

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- My Role
- Tonight's Focus on Primary Audience
- Agenda
- How questions will be facilitated
- How non-agenda items will be addressed
- Expectations of participants
- Expectation of CHP and its partners
- An atmosphere of mutual respect and courtesy

# Who is Columbus Housing Partnership?

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- Private, non-profit developer of affordable housing in central Ohio, since 1987
- Mission – Columbus Housing Partnership was founded in the belief that a decent, affordable home is the cornerstone of family life and a healthy community.



# Who is Columbus Housing Partnership?

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**Douglas F. Kridler**

*President and CEO, The Columbus Foundation*

**Joyce Beatty**

*Former State Representative*

**Charleta B. Tavares**

*Member, Columbus City Council*

**Amy Klaben**

*President and CEO, Columbus Housing Partnership*

**Paul Poston,**

*District Director, Neighborwork America  
Great Lakes District*

## OUR FOUNDERS

- Robert Weiler Company – Robert Weiler, Sr. *Chairman*
- The Kelly Companies – Donald Kelly
- Holzer Wolman – Max Holzer
- M/I Homes – Irving Schottenstein
- The Columbus Foundation
- The Columbus Board of Realtors
- City of Columbus
- Faith Community

# Who is Columbus Housing Partnership?

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- Funded through partnerships with corporations, government and foundations
- Partner with faith-based, public and private organizations and other non-profits

# Who is Columbus Housing Partnership?

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## OUR TRACK RECORD

- 2,500 rental homes since 1987
- Developments in Columbus and surrounding areas
- Serve 10,000 people a year

# Who is Columbus Housing Partnership?

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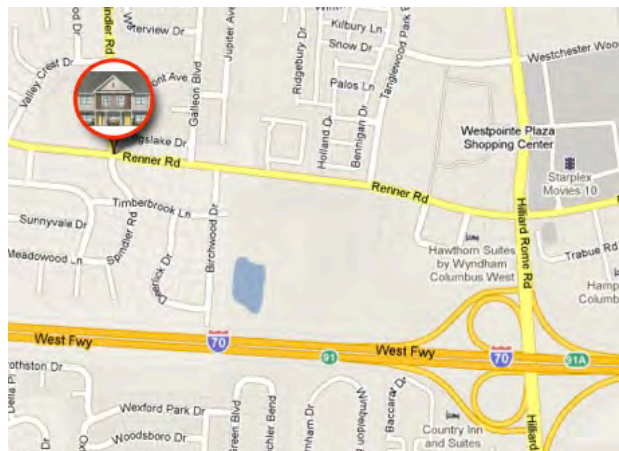


## OUR PROGRAMS

- Develop rental and owner-occupied homes
- Home ownership education
- Financial literacy
- Foreclosure prevention
- Credit counseling
- After school and summer programs for children

# About the Enclave at Hilliard Run

The Enclave at Hilliard Run



- Located at Bloomington Blvd. And Renner Road in the City of Columbus
- 8.5 acre site
- \$8 million-plus development
- CHP is the developer and owner

# About the Enclave at Hilliard Run

The Enclave at Hilliard Run



- *Green Communities* certification



- Affordable development
- Annual income – limit is \$41,165 for a family of four

# Why the Enclave at Hilliard Run

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- Brookings Institution research confirms that since 2005, the majority of families with critical housing needs live in the suburbs.
- 2,434 students (16%) in Hilliard City Schools receive free federally-subsidized lunches. Eligibility for lunch program is a family of 4 making \$28,000 or less/year.

# Architectural Design

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berardi + partners

**GEORGE BERARDI**  
*Architect*



- 30-plus years experience designing variety of housing
- Completed more than 70,000 homes in 500 developments

# Architectural Design

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- Mix of attractive amenities
- Interiors designed for families
- Exceptional exterior finishes –  
Shake siding, buff stone and custom fabricated wood columns



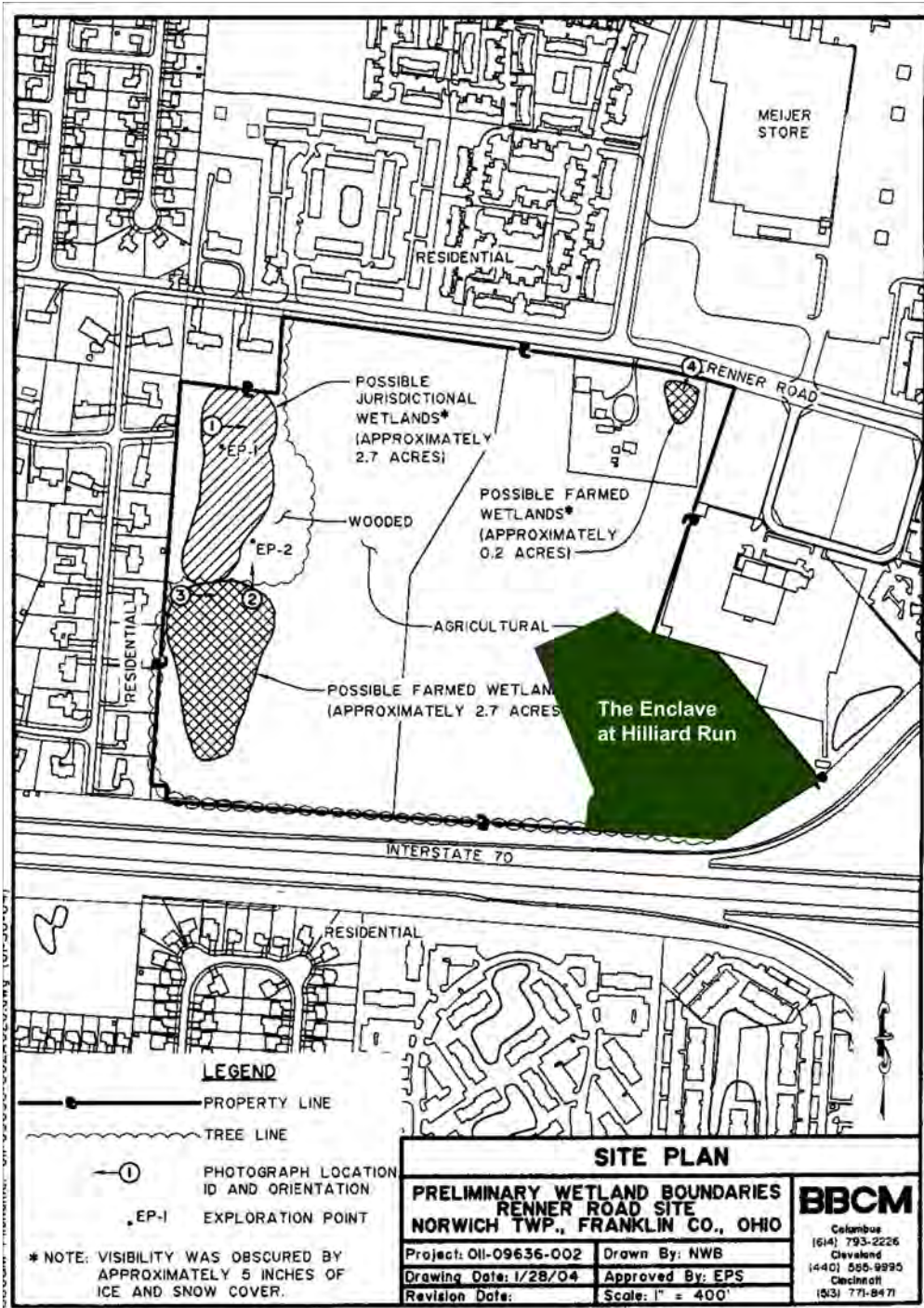
# Architectural Site Plan

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- Energy efficient design with *Green Communities* certification



- Extensive tree plantings, green space and wetlands protection



# Proposed Architectural Site Plan

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- 33% less density than originally planned
- On-site management office with community room

# Property Management & Leasing

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**TOM FEUSSE**  
*CEO*

- 40-plus years managing and owning affordable housing
- Nationally-certified management team – Institute of Real Estate Management

# Property Management & Leasing

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## ■ Resident selection criteria

- Family income –\$41,165 for a family of four
- Family size – up to 6
- Credit worthy
- Free of any criminal background
- Verification with two previous landlords

# Property Management & Leasing

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## ■ Section 8 vouchers

- Issued by local government to assist lower income families
- Wallick manages many similar communities
- NO difference in behavior
- Character, not income, defines resident's quality

# Property Management & Leasing

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- **Safety** – strong spirit, sense of community
- **Maintenance and upkeep** – inside & outside inspected every 3 months
- **Lease duration** – 12 months

# Q&A

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**Do You Have Any Questions  
or Comments?**



# Next Steps

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[www.CHPatRennerRoad.com](http://www.CHPatRennerRoad.com)

Post meeting materials, meeting summary and Q&A



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Thank You



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