



NEST ANNUAL MEETING 2020

THANK YOU TO OUR GENEROUS SPONSORS!

BUILDING BLOCK SPONSORS

PENNROSE
GASLIGHT PROPERTIES

SUPPORTING SPONSORS

New Republic Architecture
ATC
Northside Bank
Al. Neyer
Rock Island Realty
The Factory Events

FRIENDS OF NEST

Tim Jeckering
Jason Schneider
Harry Blanton

PENNROSE
Bricks & Mortar | Heart & Soul



Gaslight
PROPERTY

NorthSideBank
AND TRUST COMPANY



THE
FACTORY
EVENTS



 **NEYER**
AL. NEYER | EST. 1894



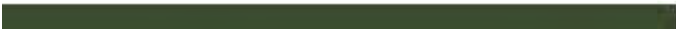
**NORTHSIDERS
ENGAGED IN
SUSTAINABLE
TRANSFORMATION**

OUR MISSION:

To ensure Northside thrives as a vibrant and sustainable community by preserving, improving, and creating the neighborhood's built environment

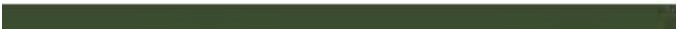
**NORTHSIDERS
ENGAGED IN
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TRANSFORMATION**

Formed in 2005 and remains a resident led organization with 14 Board members and 1 Staff member



**NORTHSIDERS
ENGAGED IN
SUSTAINABLE
TRANSFORMATION**

- [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



NEST - NORTHSIDE ENGAGED IN SUSTAINABLE TRANSFORMATION

● FUTURE PROJECTS	● 1000 CHASE AVENUE	● 4117 FERGUS STREET	● 6113 WYLER STREET
● CURRENT PROJECTS	● 1010 CHASE AVENUE	● 4120 FERGUS STREET	● 6108 WYLER STREET
● COMPLETED PROJECTS	● 475 MAD ANTHONY STREET	● 4123 FERGUS STREET	● 6103 WYLER STREET
● 4100 MAD ANTHONY STREET	● 4700 MAD ANTHONY STREET	● 4126 FERGUS STREET	● 6100 WYLER STREET
● 4105 MAD ANTHONY STREET	● 4705 MAD ANTHONY STREET	● 4129 FERGUS STREET	● 6095 WYLER STREET
● 4110 MAD ANTHONY STREET	● 4710 MAD ANTHONY STREET	● 4132 FERGUS STREET	● 6090 WYLER STREET
● 4115 MAD ANTHONY STREET	● 4715 MAD ANTHONY STREET	● 4135 FERGUS STREET	● 6085 WYLER STREET
● 4120 MAD ANTHONY STREET	● 4720 MAD ANTHONY STREET	● 4138 FERGUS STREET	● 6080 WYLER STREET
● 4125 MAD ANTHONY STREET	● 4725 MAD ANTHONY STREET	● 4141 FERGUS STREET	● 6075 WYLER STREET
● 4130 MAD ANTHONY STREET	● 4730 MAD ANTHONY STREET	● 4144 FERGUS STREET	● 6070 WYLER STREET
● 4135 MAD ANTHONY STREET	● 4735 MAD ANTHONY STREET	● 4147 FERGUS STREET	● 6065 WYLER STREET
● 4140 MAD ANTHONY STREET	● 4740 MAD ANTHONY STREET	● 4150 FERGUS STREET	● 6060 WYLER STREET
● 4145 MAD ANTHONY STREET	● 4745 MAD ANTHONY STREET	● 4153 FERGUS STREET	● 6055 WYLER STREET
● 4150 MAD ANTHONY STREET	● 4750 MAD ANTHONY STREET	● 4156 FERGUS STREET	● 6050 WYLER STREET
● 4155 MAD ANTHONY STREET	● 4755 MAD ANTHONY STREET	● 4159 FERGUS STREET	● 6045 WYLER STREET
● 4160 MAD ANTHONY STREET	● 4760 MAD ANTHONY STREET	● 4162 FERGUS STREET	● 6040 WYLER STREET
● 4165 MAD ANTHONY STREET	● 4765 MAD ANTHONY STREET	● 4165 FERGUS STREET	● 6035 WYLER STREET
● 4170 MAD ANTHONY STREET	● 4770 MAD ANTHONY STREET	● 4168 FERGUS STREET	● 6030 WYLER STREET
● 4175 MAD ANTHONY STREET	● 4775 MAD ANTHONY STREET	● 4171 FERGUS STREET	● 6025 WYLER STREET
● 4180 MAD ANTHONY STREET	● 4780 MAD ANTHONY STREET	● 4174 FERGUS STREET	● 6020 WYLER STREET
● 4185 MAD ANTHONY STREET	● 4785 MAD ANTHONY STREET	● 4177 FERGUS STREET	● 6015 WYLER STREET
● 4190 MAD ANTHONY STREET	● 4790 MAD ANTHONY STREET	● 4180 FERGUS STREET	● 6010 WYLER STREET
● 4195 MAD ANTHONY STREET	● 4795 MAD ANTHONY STREET	● 4183 FERGUS STREET	● 6005 WYLER STREET
● 4200 MAD ANTHONY STREET	● 4800 MAD ANTHONY STREET	● 4186 FERGUS STREET	● 6000 WYLER STREET
● 4205 MAD ANTHONY STREET	● 4805 MAD ANTHONY STREET	● 4189 FERGUS STREET	● 5995 WYLER STREET
● 4210 MAD ANTHONY STREET	● 4810 MAD ANTHONY STREET	● 4192 FERGUS STREET	● 5990 WYLER STREET
● 4215 MAD ANTHONY STREET	● 4815 MAD ANTHONY STREET	● 4195 FERGUS STREET	● 5985 WYLER STREET
● 4220 MAD ANTHONY STREET	● 4820 MAD ANTHONY STREET	● 4198 FERGUS STREET	● 5980 WYLER STREET
● 4225 MAD ANTHONY STREET	● 4825 MAD ANTHONY STREET	● 4201 FERGUS STREET	● 5975 WYLER STREET
● 4230 MAD ANTHONY STREET	● 4830 MAD ANTHONY STREET	● 4204 FERGUS STREET	● 5970 WYLER STREET
● 4235 MAD ANTHONY STREET	● 4835 MAD ANTHONY STREET	● 4207 FERGUS STREET	● 5965 WYLER STREET
● 4240 MAD ANTHONY STREET	● 4840 MAD ANTHONY STREET	● 4210 FERGUS STREET	● 5960 WYLER STREET
● 4245 MAD ANTHONY STREET	● 4845 MAD ANTHONY STREET	● 4213 FERGUS STREET	● 5955 WYLER STREET
● 4250 MAD ANTHONY STREET	● 4850 MAD ANTHONY STREET	● 4216 FERGUS STREET	● 5950 WYLER STREET
● 4255 MAD ANTHONY STREET	● 4855 MAD ANTHONY STREET	● 4219 FERGUS STREET	● 5945 WYLER STREET
● 4260 MAD ANTHONY STREET	● 4860 MAD ANTHONY STREET	● 4222 FERGUS STREET	● 5940 WYLER STREET
● 4265 MAD ANTHONY STREET	● 4865 MAD ANTHONY STREET	● 4225 FERGUS STREET	● 5935 WYLER STREET
● 4270 MAD ANTHONY STREET	● 4870 MAD ANTHONY STREET	● 4228 FERGUS STREET	● 5930 WYLER STREET
● 4275 MAD ANTHONY STREET	● 4875 MAD ANTHONY STREET	● 4231 FERGUS STREET	● 5925 WYLER STREET
● 4280 MAD ANTHONY STREET	● 4880 MAD ANTHONY STREET	● 4234 FERGUS STREET	● 5920 WYLER STREET
● 4285 MAD ANTHONY STREET	● 4885 MAD ANTHONY STREET	● 4237 FERGUS STREET	● 5915 WYLER STREET
● 4290 MAD ANTHONY STREET	● 4890 MAD ANTHONY STREET	● 4240 FERGUS STREET	● 5910 WYLER STREET
● 4295 MAD ANTHONY STREET	● 4895 MAD ANTHONY STREET	● 4243 FERGUS STREET	● 5905 WYLER STREET
● 4300 MAD ANTHONY STREET	● 4900 MAD ANTHONY STREET	● 4246 FERGUS STREET	● 5900 WYLER STREET
● 4305 MAD ANTHONY STREET	● 4905 MAD ANTHONY STREET	● 4249 FERGUS STREET	● 5895 WYLER STREET
● 4310 MAD ANTHONY STREET	● 4910 MAD ANTHONY STREET	● 4252 FERGUS STREET	● 5890 WYLER STREET
● 4315 MAD ANTHONY STREET	● 4915 MAD ANTHONY STREET	● 4255 FERGUS STREET	● 5885 WYLER STREET
● 4320 MAD ANTHONY STREET	● 4920 MAD ANTHONY STREET	● 4258 FERGUS STREET	● 5880 WYLER STREET
● 4325 MAD ANTHONY STREET	● 4925 MAD ANTHONY STREET	● 4261 FERGUS STREET	● 5875 WYLER STREET
● 4330 MAD ANTHONY STREET	● 4930 MAD ANTHONY STREET	● 4264 FERGUS STREET	● 5870 WYLER STREET
● 4335 MAD ANTHONY STREET	● 4935 MAD ANTHONY STREET	● 4267 FERGUS STREET	● 5865 WYLER STREET
● 4340 MAD ANTHONY STREET	● 4940 MAD ANTHONY STREET	● 4270 FERGUS STREET	● 5860 WYLER STREET
● 4345 MAD ANTHONY STREET	● 4945 MAD ANTHONY STREET	● 4273 FERGUS STREET	● 5855 WYLER STREET
● 4350 MAD ANTHONY STREET	● 4950 MAD ANTHONY STREET	● 4276 FERGUS STREET	● 5850 WYLER STREET
● 4355 MAD ANTHONY STREET	● 4955 MAD ANTHONY STREET	● 4279 FERGUS STREET	● 5845 WYLER STREET
● 4360 MAD ANTHONY STREET	● 4960 MAD ANTHONY STREET	● 4282 FERGUS STREET	● 5840 WYLER STREET
● 4365 MAD ANTHONY STREET	● 4965 MAD ANTHONY STREET	● 4285 FERGUS STREET	● 5835 WYLER STREET
● 4370 MAD ANTHONY STREET	● 4970 MAD ANTHONY STREET	● 4288 FERGUS STREET	● 5830 WYLER STREET
● 4375 MAD ANTHONY STREET	● 4975 MAD ANTHONY STREET	● 4291 FERGUS STREET	● 5825 WYLER STREET
● 4380 MAD ANTHONY STREET	● 4980 MAD ANTHONY STREET	● 4294 FERGUS STREET	● 5820 WYLER STREET
● 4385 MAD ANTHONY STREET	● 4985 MAD ANTHONY STREET	● 4297 FERGUS STREET	● 5815 WYLER STREET
● 4390 MAD ANTHONY STREET	● 4990 MAD ANTHONY STREET	● 4300 FERGUS STREET	● 5810 WYLER STREET
● 4395 MAD ANTHONY STREET	● 4995 MAD ANTHONY STREET	● 4303 FERGUS STREET	● 5805 WYLER STREET
● 4400 MAD ANTHONY STREET	● 5000 MAD ANTHONY STREET	● 4306 FERGUS STREET	● 5800 WYLER STREET
● 4405 MAD ANTHONY STREET	● 5005 MAD ANTHONY STREET	● 4309 FERGUS STREET	● 5795 WYLER STREET
● 4410 MAD ANTHONY STREET	● 5010 MAD ANTHONY STREET	● 4312 FERGUS STREET	● 5790 WYLER STREET
● 4415 MAD ANTHONY STREET	● 5015 MAD ANTHONY STREET	● 4315 FERGUS STREET	● 5785 WYLER STREET
● 4420 MAD ANTHONY STREET	● 5020 MAD ANTHONY STREET	● 4318 FERGUS STREET	● 5780 WYLER STREET
● 4425 MAD ANTHONY STREET	● 5025 MAD ANTHONY STREET	● 4321 FERGUS STREET	● 5775 WYLER STREET
● 4430 MAD ANTHONY STREET	● 5030 MAD ANTHONY STREET	● 4324 FERGUS STREET	● 5770 WYLER STREET
● 4435 MAD ANTHONY STREET	● 5035 MAD ANTHONY STREET	● 4327 FERGUS STREET	● 5765 WYLER STREET
● 4440 MAD ANTHONY STREET	● 5040 MAD ANTHONY STREET	● 4330 FERGUS STREET	● 5760 WYLER STREET
● 4445 MAD ANTHONY STREET	● 5045 MAD ANTHONY STREET	● 4333 FERGUS STREET	● 5755 WYLER STREET
● 4450 MAD ANTHONY STREET	● 5050 MAD ANTHONY STREET	● 4336 FERGUS STREET	● 5750 WYLER STREET
● 4455 MAD ANTHONY STREET	● 5055 MAD ANTHONY STREET	● 4339 FERGUS STREET	● 5745 WYLER STREET
● 4460 MAD ANTHONY STREET	● 5060 MAD ANTHONY STREET	● 4342 FERGUS STREET	● 5740 WYLER STREET
● 4465 MAD ANTHONY STREET	● 5065 MAD ANTHONY STREET	● 4345 FERGUS STREET	● 5735 WYLER STREET
● 4470 MAD ANTHONY STREET	● 5070 MAD ANTHONY STREET	● 4348 FERGUS STREET	● 5730 WYLER STREET
● 4475 MAD ANTHONY STREET	● 5075 MAD ANTHONY STREET	● 4351 FERGUS STREET	● 5725 WYLER STREET
● 4480 MAD ANTHONY STREET	● 5080 MAD ANTHONY STREET	● 4354 FERGUS STREET	● 5720 WYLER STREET
● 4485 MAD ANTHONY STREET	● 5085 MAD ANTHONY STREET	● 4357 FERGUS STREET	● 5715 WYLER STREET
● 4490 MAD ANTHONY STREET	● 5090 MAD ANTHONY STREET	● 4360 FERGUS STREET	● 5710 WYLER STREET
● 4495 MAD ANTHONY STREET	● 5095 MAD ANTHONY STREET	● 4363 FERGUS STREET	● 5705 WYLER STREET
● 4500 MAD ANTHONY STREET	● 5100 MAD ANTHONY STREET	● 4366 FERGUS STREET	● 5700 WYLER STREET

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
-

**COLLABORATION:
HAMILTON
AVENUE MURALS**



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 Pendelton'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

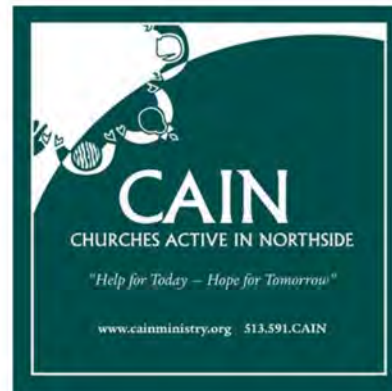
offering edible landscaping and raised beds
farmed to provide food for a once-yearly
community harvest potluck dinner

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:



4145 APPLE AFFORDABLE HOUSING

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



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 regions 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



**NEST ANNUAL
MEETING 2020**

STAY UP TO DATE:

[web]

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**NEST - Northsiders Engaged in
Sustainable Transformation**

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