

Cincinnati Scholar House



Development Description

A unique partnership of Cincinnati Union Bethel (CUB), The Model Group (TMG), and Christ Church Cathedral (CCC) proposes the construction of Cincinnati Scholar House, a transitional learning-living program that will equip low-income single parents with the support they need to complete a post-secondary degree and improve their work prospects. The Scholar House concept, which began at a community in Lexington, Kentucky and has grown to ten additional locations in Kentucky and Ohio, is a proven model that will assist these parents while they earn their degree and work their way towards self-sufficiency, while their children simultaneously receive a quality introduction to learning.

To participate in the program, Cincinnati Scholar House applicants must be enrolled in full-time coursework at a postsecondary education institution (University of Cincinnati, Cincinnati State, Xavier University, or equivalent). While enrolled in coursework, families will be offered the following support:

1. Housing: The project includes new construction of 44 units, comprised of 32 two-bedroom units and 12 three-bedroom units to best accommodate families. Subsidy will ensure that all families will pay only 30% of their incomes towards rent and utilities.
2. On-Site Early Care and Education Center: CUB has been delivering high-quality early care and education for decades, and will operate a center sized to accommodate the children living at Cincinnati Scholar House. Children from 6 weeks to school-age will receive education and care in an enriching environment while the parent is in school.
3. Adult Support Program: In a program coordinated by CUB, parents will be connected with economic supports including a work study program, financial aid, mentoring, and other workshops that will assist parents in their roles as students, heads of household, and future employees. The project will include several rooms where these programs are offered.

These services will be bundled and offered by a common staff to ensure they are specific to each family's needs. Residents will also receive support from their neighbors, who in community are taking a journey to self-sufficiency and improved economic prospects.

The criteria to enter the program are:

- Already have a high school diploma or GED;
- Be at least 18 years of age;
- Be a single-parent with primary custody of child/children;
- Must be a full-time student;
- Must maintain a 2.0 GPA;
- Children under the age of 5 must be enrolled in the Early Care and Education program.

CUB is responsible for the operations and budget of the on-site Early Care and Education Center, and has entered into Agreement with Christ Church Cathedral to collaboratively raise funds to supplement government and other funding sources to ensure that the Early Care and Education Center, and family services, will be of the highest quality. The Agreement includes the formation of an Advisory Board, Friends of Cincinnati Scholar House, made up of members from both organizations and invested community members, that will coordinate the fundraising and provide regularly scheduled review and guidance to the educational and community programs. A significant

commitment of resources from the Cathedral and substantial cash flow from the residential operations has also been pledged to these programs.

TMG served as a co-developer of Northern Kentucky Scholar House, completed in 2015, and looks forward to bringing its experience to this project. Model Construction served as general contractor on that project, and TMG Principal Bobby Maly remains on the NKY Scholar House Board of Directors. More information on the Scholar House model can be found on the Kentucky Housing Corporation's website.

Project Goals

- Continue the positive transformation of Walnut Hills by serving as a phase of development in the Peebles Corner Business District.
- Provide the Walnut Hills community with high-quality affordable housing with supportive services, needed to replace substandard affordable housing currently in the neighborhood.
- Serve the community with an education-based program that will give single parents and their children a hand up in to economic self-sufficiency.

Project Features

- New construction built to LEED Platinum standard
- Proven and experienced development team with strong capacity – CUB and TMG's previous project, Anna Louise Inn, was on time and under budget, completed in 2015. Further, TMG has a long history of delivering successful projects in the city.
- Will be constructed by a Section 3 certified general contractor, Model Construction, with a history of helping the city meet its MBE, WBE and SBE participation goals.
- CUB will use its proven expertise and experience to provide comprehensive services for both the children and parents at Cincinnati Scholar House, and will create the conditions where low-income parents work their way towards self-sufficiency.
- Christ Church Cathedral's partnership in the project is invaluable. The Cathedral has tremendous stature and resources in the community and has made the commitment to bring not only financial resources to the operations, but to provide capacity for volunteers, mentors, and ongoing participation through the board of the Friends of Cincinnati Scholar House.
- The development will be 100% visitable and will include a minimum of 5% ADA and 2% sensory impairment units.

We are committed to working with the city and neighborhood stakeholders. Any questions regarding this project can be directed to David Thompson, Director of Development at TMG, 513-559-5858.

