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National Church Residences

Permanent Supportive Housing Impact Analysis

**Property Values, Land Use and Crime
in Columbus, Ohio Neighborhoods with National
Church Residences Permanent Supportive Housing**

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Executive Summary

Over the past decade, National Church Residences has constructed five permanent supportive housing developments totalling 500 units throughout Columbus, Ohio. In addition, National Church Residences is responsible for the programming of supportive services and daily operations within each facility. Permanent supportive housing (PSH) is affordable rental housing with on-site supportive services. Residents live in their own apartments with one bedroom, bathroom, and kitchen, and sign a 12-month lease. PSH serves those with one or more disabling condition, many of whom have struggled with homelessness.

The residents of these facilities belong to some of the most vulnerable segments of the population. These projects have been very successful in achieving their primary goal of preparing and transitioning their residents to more independent living arrangements as they are ready. However, there is a stigma attached to these types of facilities that often results in unsubstantiated fear and speculation that these facilities will introduce or perpetuate unwelcome changes in the neighboring community. National Church Residences has become very adept at educating the public on the necessity of such facilities and the positive influence the projects and their services have on their respective neighborhoods. However, National Church Residences is interested in having an unbiased third-party study of the impact these facilities have on their surrounding areas. Such a study is necessary to provide supportive qualitative and quantitative evidence of the positive and/or negative impacts of these facilities on the surrounding neighborhoods. National Church Residences hired the urban planning and research firms Arch City Development and Urban Decision Group to conduct this study and to organize and interpret the results.

Arch City Development is a Columbus-based consulting firm that provides technical assistance, development expertise, training and consultation to a national community development client base. Arch City's Principal, Brian Higgins, has spent over a decade working in affordable housing as both a loan underwriter and a developer. Previous to his work in affordable housing, Higgins worked at several neighborhood-based community development corporations where he learned firsthand about the challenges associated with wholesale neighborhood revitalization. Higgins has also spent the last 15 years volunteering for the civic association in his own central city neighborhood.

Urban Decision Group is an urban planning firm that specializes in Geographic Information Systems and spatial analysis for planners and developers. Past clients include: architects and planners, market analysts, educational planners, and a variety of public sector entities. They have lent their expertise to hundreds of housing and site selection studies over the last several years. Urban Decision Group is located in Westerville, Ohio.

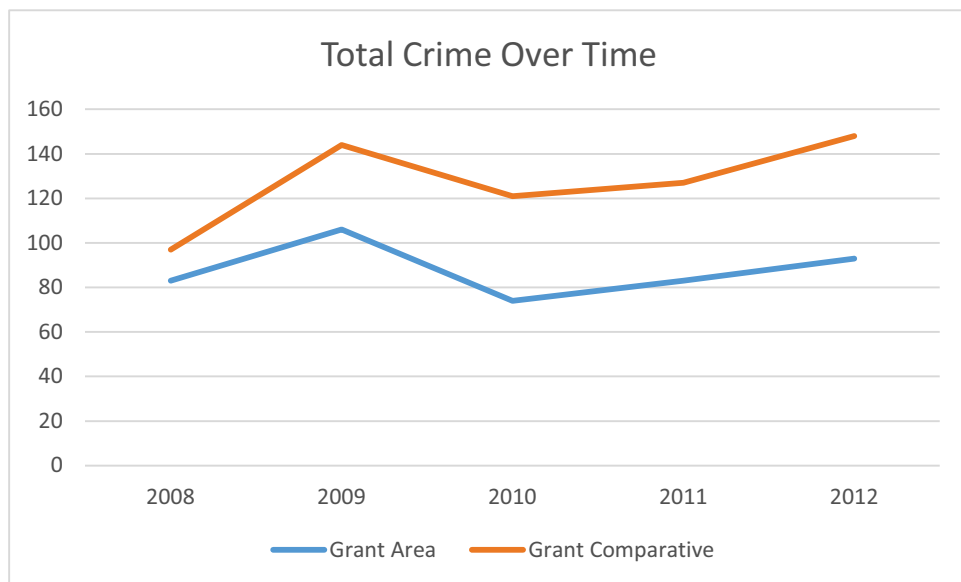
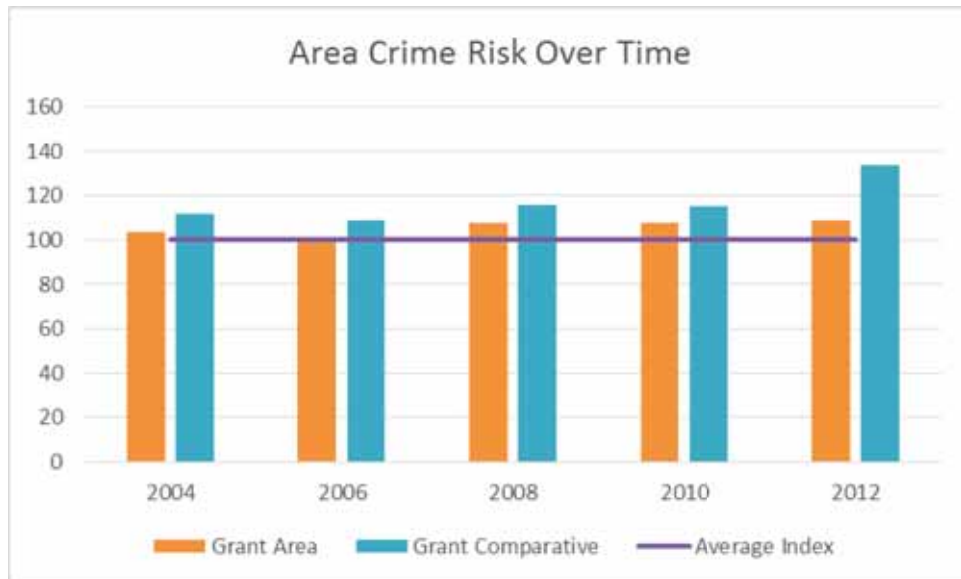
The five permanent supportive housing developments are: The Commons at Grant, The Commons at Chantry, The Commons at Buckingham, The Commons at Livingston, and The Commons at Third. The research conducted for each facility was organized into two categories: qualitative research (interviews and the collection of anecdotal information), and quantitative research (data-based examination of selected indicator variables over time). The qualitative research was primarily media research and interviews with residents of the neighborhoods,

local business owners, and other interested stakeholders. The quantitative research took the form of the comparative benchmarking of indicator variables across a facility's surrounding neighborhood (Study Area) and a control variable - a similar, nearby neighborhood (Comparative Area). The indicator variables selected for observation are: crime risk, crime incidents, property sales and property value and land use change. Although both levels of research were necessary for each facility, the degree to which the information is useful is somewhat dependent upon the length of time a facility has been operating.

The Commons at Grant was the first National Church Residences permanent supportive housing facility to open in Columbus, Ohio. This 100-unit facility is located in a primarily commercial and institutional section on the southeast edge of downtown Columbus. At the time of its development there were concerns and opposition to the facility from neighbors and neighborhood stakeholders well before the doors ever opened. At the time, National Church Residences worked diligently to address the concerns of the community, yet a number of stakeholders remained apprehensive. Now, over ten years later, it was interesting to see how opinions and perceptions of the facility have changed. The interviews revealed that the facility has either gone largely unnoticed or has actually had a positive influence on the neighborhood. In fact, **this facility has actually been mistaken for a market-rate apartment complex at times.**

The quantitative research indicated that the facility has had no noticeable impact on the character of the neighborhood. Crime risk and crime incidents are comparable to those levels found in the Comparative Area (the control variable). In fact, in the last four years, crime incidents were increasing at a much lower rate (12%) in the Study Area when compared to the rate of increase in the Comparative Area (52%). Property sales volume and sales price were also slightly higher within the Study Area. During the years 2004 to 2012, the average parcel sales price increased almost \$160,000 per parcel while the Comparative Area saw a decrease of almost \$83,000 per parcel in this same time period. The appraised value of parcels within the Study Area decreased 8.1% from 2003 to 2012 while the appraised value increased 2.2% within the Comparative Area during this same time frame. This discrepancy is likely the result of real estate market corrections and is expected to stabilize in the near term.

The Commons at Grant does not appear to have a negative impact on its surrounding community. Because of the project's relatively well-established history, it is likely that any negative impacts would have been clear in the comparative analysis.

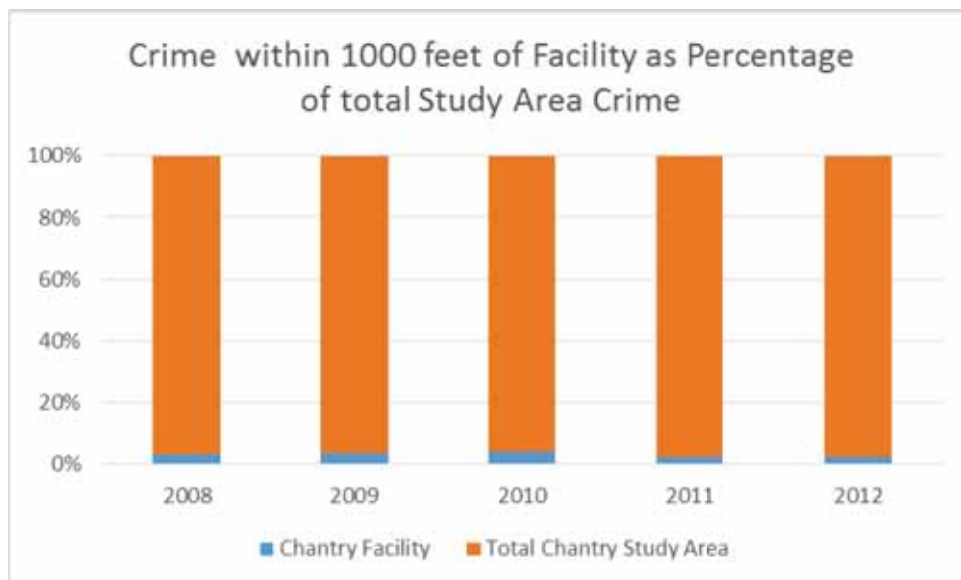
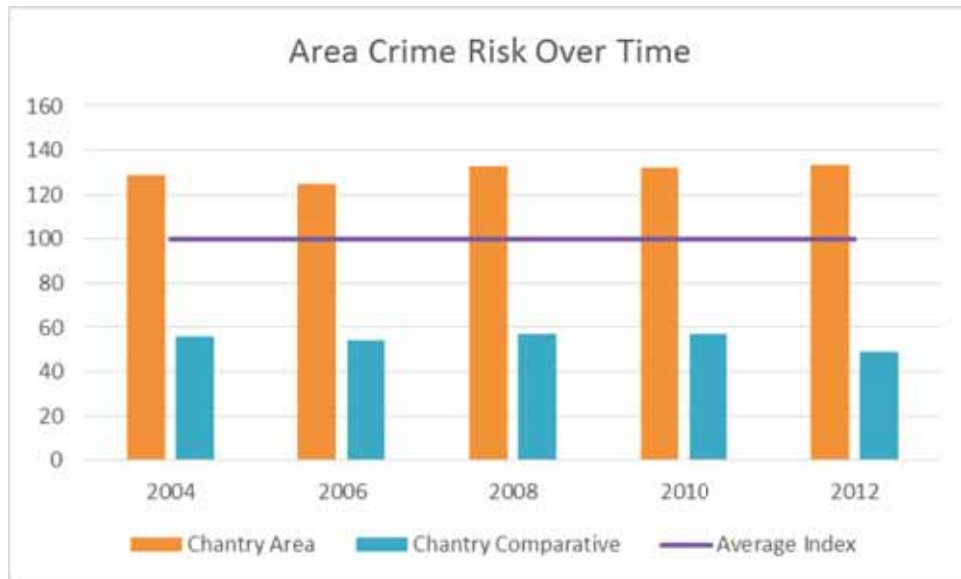


| | Average Assessed Total Value | |
|------|------------------------------|-------------------|
| | Grant Area | Grant Comparative |
| 2003 | \$359,791 | \$341,519 |
| 2004 | \$350,057 | \$322,385 |
| 2005 | \$336,287 | \$323,057 |
| 2006 | \$345,318 | \$346,902 |
| 2007 | \$342,296 | \$356,306 |
| 2008 | \$351,316 | \$391,787 |
| 2009 | \$412,260 | \$348,999 |
| 2010 | \$391,725 | \$350,461 |
| 2011 | \$374,317 | \$348,871 |
| 2012 | \$330,598 | \$348,871 |

The Commons at Chantry, a 100-unit facility, is the second permanent supportive housing facility opened by National Church Residences. It is located within a neighborhood on the east side of Columbus that is surrounded by retail and warehouse uses to the north and primarily low density residential uses to the south. The site's location has been characterized as a net-positive according to the interviews with local stakeholders. It was seen as a positive change in an area that was experiencing a significant decline in its retail and commercial corridor.

The risk and rate of crime has remained consistent with national averages since the facility's opening. Crime incidents increased at a much lower rate within the Study Area when juxtaposed against the Comparative Area. Less than 4% of the crimes are being reported within 1,000 feet of the facility; the majority of the crime taking place within the Study Area is occurring at a nearby apartment complex and a shopping center. The average decline in residential property values within the Study Area are consistent with the declines witnessed within the Comparative Area and within the U.S. housing market as a whole. Land use has not changed significantly within either areas.

The qualitative and quantitative evidence appears to conclude that The Commons at Chantry has not had a negative impact on the surrounding neighborhood. In fact, its construction has likely provided stability in an otherwise vulnerable section of Columbus.

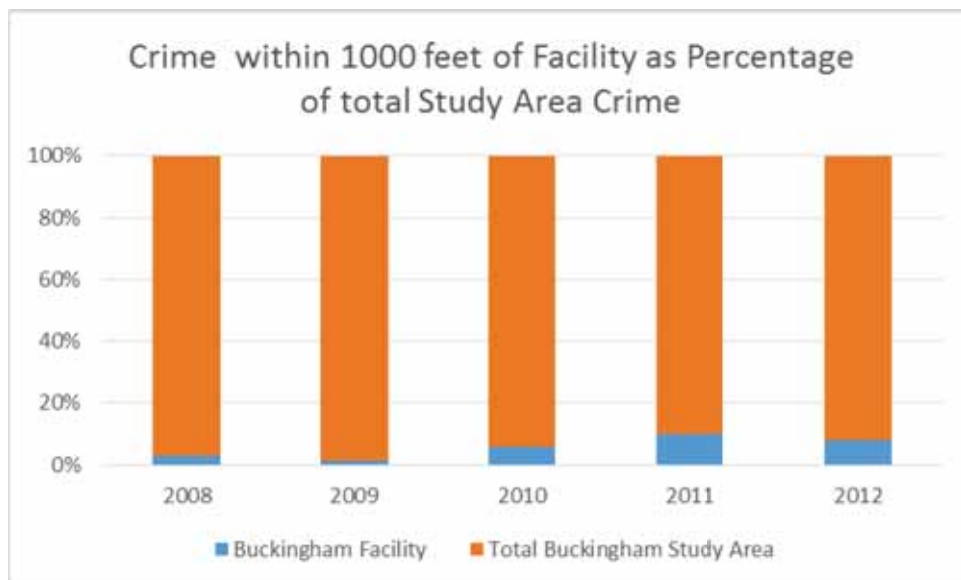
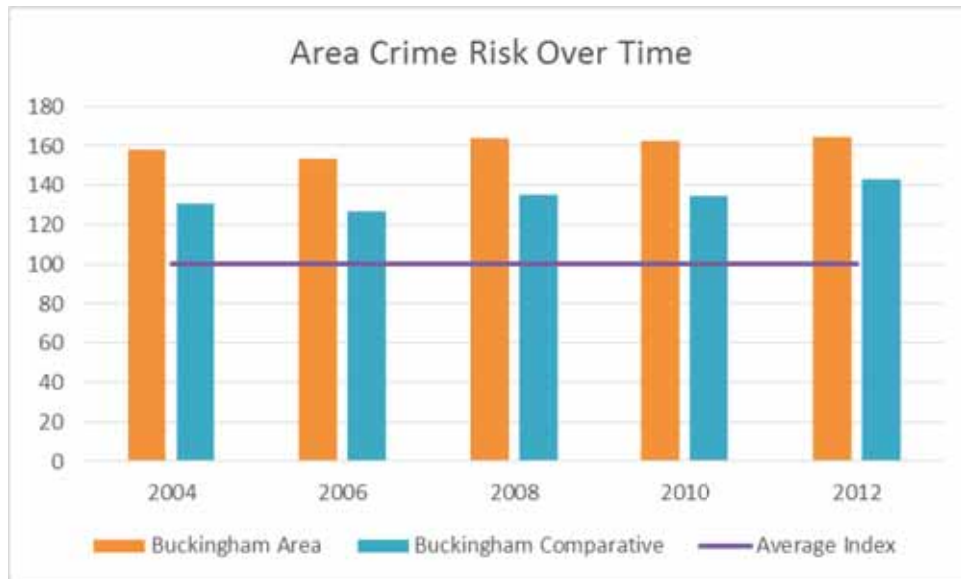


| | Average Assessed Total Value | |
|------|------------------------------|---------------------|
| | Chantry Area | Chantry Comparative |
| 2006 | \$154,268 | \$200,952 |
| 2007 | \$154,444 | \$199,958 |
| 2008 | \$157,078 | \$198,906 |
| 2009 | \$154,319 | \$198,897 |
| 2010 | \$150,506 | \$191,406 |
| 2011 | \$126,665 | \$165,008 |
| 2012 | \$126,441 | \$164,790 |

The Commons at Buckingham is the third National Church Residences permanent supportive housing project to open in Columbus, the second facility to call downtown Columbus its home, and the first LEED-Certified NCR project (Platinum level). This 100-unit facility opened in 2010 in a primarily light-industrial and institutional section of downtown that abuts an interstate highway to the north. Most of the active real estate around the Commons at Buckingham is owned by Columbus State Community College. Diane Fidelibus is an Assistant Professor at Columbus State in their Mental Health/Addiction Studies/Developmental Disabilities department. Her department was already utilizing The Commons at Grant as a practicum site for students when she learned the proposed PSH site at Buckingham. Fidelibus indicated that, not only has the development not been a problem for the college, she considers it an asset providing Columbus State to broaden the scope of its community outreach with a walkable destination for students to engage in the practicum work of resident services. Fidelibus believes that the key to the project's success is the oversight and programming provided by National Church Residences.

The amount of crime reported in the Study Area has risen significantly since 2008, with 124 crimes reported in 2012. This trend is similar to the Comparative Area, which saw a jump from 77 to 132 crimes reported during that same time period. The rise in crime for both areas points to a larger crime problem in downtown Columbus that isn't attributable to the site. However, it is not surprising to see a rise in crime incidents since this is the first and only residential building in the Study Area. The industrial land uses surrounding the site are also prohibitive to crime prevention due to environmental issues such as poor lighting and lack of natural surveillance. Since the surrounding real estate is primarily industrial in nature, there have been very few recent transactions. Real estate values have decreased within the Study Area since 2010 but at a much lower rate than those in the Comparative Area.

Due to the location of The Commons at Buckingham and surrounding land uses, the project appears to have little to no impact on the neighborhood within the Study Area, which has very few previous residents. In the future, it is likely that warehouses and light industrial uses will be converted to residential uses as market demand for such uses increases in downtown Columbus. Therefore, this site is unique in that it will likely set the standard for future residential developments in the area.

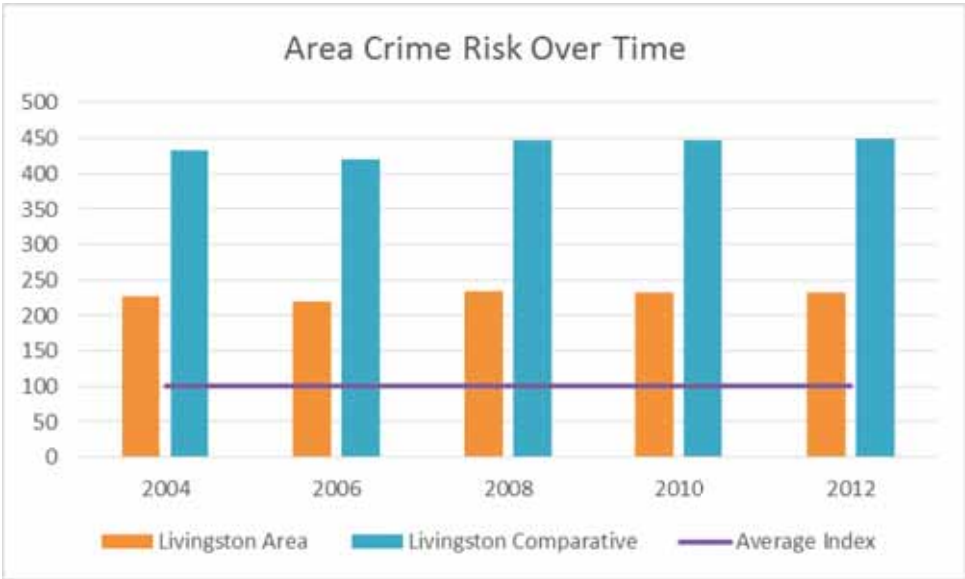


| Average Assessed Total Value | | |
|------------------------------|-----------------|------------------------|
| | Buckingham Area | Buckingham Comparative |
| 2009 | \$292,984 | \$75,366 |
| 2010 | \$295,931 | \$74,298 |
| 2011 | \$265,767 | \$73,497 |
| 2012 | \$265,767 | \$88,586 |

The Commons at Livingston opened its doors in 2011 with 50 units, and is currently the only site to boast a Gold-Rated LEED for Homes certification. Livingston is particularly focused on

accommodating low-income and formerly homeless U.S. Veterans. A second phase is currently under construction and will feature an additional 50 one-bedroom units. This facility has only been open for a short time; therefore, the qualitative research currently carries more weight than the quantitative. Interviews with local stakeholders revealed that the site is not perceived to have a negative impact on the crime rate and the facility has largely gone unnoticed in the community. The biggest concern surrounding this facility has been its height, but due to its setback from the street, the facility is difficult to notice even when walking by.

The Commons at Livingston does not appear to have a negative impact on its surrounding community, though the exact impacts are difficult to assess in the short amount of time the site has been active. The Livingston Study Area remained relatively stable with respect to crime before and after the facility's opening, and the percentage of crime within 1,000 feet of the site did not appreciably change in that timeframe. The property values and total sales in the Study Area did experience significant depreciation, but this is mirrored in the Comparative Area and likely a reflection of the national economy as a whole. Land use remained steady before and after the project's opening in 2011. However, it is difficult to confidently state the full impact of a facility that has only been open for a year and a half.





| | Average Assessed Total Value | |
|------|------------------------------|------------------------|
| | Livingston Area | Livingston Comparative |
| 2010 | \$91,365 | \$107,810 |
| 2011 | \$79,700 | \$92,167 |
| 2012 | \$79,346 | \$91,490 |

There are four Columbus Public Schools located near three Permanent Supportive Housing developments; The Commons at Grant, The Commons at Livingston and The Commons at Chantry. However, Anne Lenzotti, the Director of Facilities for the Columbus Public Schools since 2004, **has received no complaints about any Central Ohio permanent supportive housing project at the district or individual school level.** In fact, she was unaware of the investments that National Church Residences has made so near their properties.

The Commons at Third is National Church Residences' latest permanent supportive housing facility in the Columbus area. The 100-unit, LEED Platinum affordable housing community opened its doors in 2012. The facility is modeled after The Commons at Grant and The Commons at Buckingham, and has 60 units dedicated to supporting the chronically homeless and disabled adults.

The Commons at Third is similar to the Commons at Livingston due to the fact the facility is so new. Therefore, qualitative evidence of the facility's impact should be considered more important than any quantitative evidence at this point. Fifth-by-Northwest area commissioner Ryan Edwards felt that not only was the building an attractive transformation of a declined and disinvested lot, but that its proximity to existing infrastructure was a positive for the urban fabric. Edwards doesn't think that the project has affected property values at all, stating, "Values as a whole in the community have risen of late and this development has done nothing to deflate

that.” A newly proposed development one block north of the Commons at Third seems to support Edwards’ sentiment.

While there is not enough historical data to evaluate the full impact of The Commons at Third with respect to land values and crime, **major projects like the \$500 million development Grandview Yard and the proposed \$25 million View on 5th Apartments at the corner of 5th Ave. and Holly Ave. imply that developers believe the area to be a sound investment;** they are not concerned about the facility discouraging potential tenants. It is anticipated that this new development will have a positive influence on land values.



| | Average Assessed Total Value | |
|------|------------------------------|-----------------------|
| | Third Ave Area | Third Ave Comparative |
| 2011 | \$300,883 | \$218,293 |
| 2012 | \$299,520 | \$218,188 |

Conclusions

The overall conclusion of both the qualitative and the quantitative analysis is that the permanent supportive housing facilities have no discernible negative impact on their surrounding neighborhoods' character and stability. In fact, most of the Comparative Areas were consistently less stable than their Study Areas, with higher rates of crime and larger fluctuations in real estate demand and prices. Therefore, if one was to infer the direction of the impact of these facilities, the conclusion would be the impact is a net positive for the surrounding neighborhood. This is further evidenced through an interview with the Reverend John Edgar. Reverend Edgar is Executive Director of Community Development for All People, a community development corporation based on Columbus' Southside. Edgar believes that such a project located on the Southside could be a win for the neighborhood. **“The buildings [National Church Residences] have developed are attractive and they provide a valuable service to the community.” said Edgar. “I would love to see one on the Southside.”**

I. Introduction

This report analyzes the potential short and mid-term neighborhood impacts of five Permanent Supportive Housing (PSH) facilities totalling 500 units administered by National Church Residences. Permanent supportive housing is affordable rental housing with on-site supportive services. Residents live in their own apartments with one bedroom, bathroom, and kitchen, and sign a 12-month lease. PSH serves those with one or more disabling condition, many of whom have struggled with homelessness. The facilities included in this study are: The Commons at Grant, The Commons at Buckingham, The Commons at Chantry, The Commons at Livingston, and The Commons at Third. This report examines whether these facilities adversely affect crime, property value, property sales, and land use in their respective areas. In an effort to juxtapose perception with reality, qualitative methods including extensive interviews with neighboring residents and business owners in each community were undertaken in combination with a quantitative analysis. The urban research and development firm Arch City Development gathered the qualitative information necessary to clearly understand the impacts of these PSH facilities, while the urban planning analytics firm Urban Decision Group (UDG) handled the quantitative portion of the analysis.

Based on past experience in similarly situated neighborhoods, the project team hypothesized from the outset that these PSH facilities would have little to no impact on the surrounding community in terms of crime or property values. That is not to say, however, that crime could not increase in the host neighborhood over time, or that property values could not fall, but the facilities themselves are unlikely to be the direct cause of either. In order to test this theory in a timely and efficient manner, UDG employed a scaled up comparative analysis of each site neighborhood (Study Area) and a nearby neighborhood with similar demographic and physical characteristics without a PSH facility (Comparative Area). The concept is a simple one: by comparing these similar neighborhoods over time, any significant difference between the two in crime, property values, property sales, or changes in land use could indicate that a characteristic unique to one neighborhood (such as a PSH facility) may be a contributor to the discrepancy. Likewise, a lack of significant differences indicate an unlikeliness that PSH facilities are causing immediate negative impacts in their respective communities.

II. Methodology

This analysis required both qualitative and quantitative data and methodologies. The qualitative analysis consisted of a series of interviews of individuals who either live or work in the vicinity of a Permanent Supportive Housing facility, or were involved in the development in some capacity (excluding National Church Residences staff). Perception is often reality; the personal insights and experiences of these individuals are an invaluable in measuring project impact. The qualitative analysis also involved extensive media research. Reviewing media documents can provide insight into the concerns of community members and stakeholders throughout a PSH facility's development. These past concerns provide qualitative benchmarks in evaluating the impact of a PSH project today.

The quantitative analysis is an attempt to use readily available temporal data to compare the subject area (heretofore referred to as "Study Area") with a control variable (heretofore

referred to as “Comparative Area”). Urban Decision Group and Arch City Development worked together to establish the boundaries for each Study and Comparative Area. These areas are not uniform in size or shape, rather they share a certain amount of socioeconomic and land use characteristics. Boundaries for each area are based on natural or psychological borders (for example a river or major highway) in order to be reasonably assured that the zone of influence potentially wielded by a PSH facility is contained within a discreet area.

After establishing the boundaries, the project team performed a background analysis for each area. The background analysis established a baseline of demographic and socioeconomic information necessary to establish proper comparative areas. This data includes:

- Business and employment
- Population and household characteristics
- Housing unit characteristics
- Land use characteristics

A Geographic Information System (GIS) was employed to aggregate the data for the study areas. Data was gathered from the Franklin County Office of the Auditor, the U.S. Census Bureau and third-party data provider, ESRI. The Comparative Areas were then selected using the Study Area characteristics as a guide. Their boundaries were determined in the same manner as the Study Areas.

After finalizing the Study and Comparative Areas, a thorough comparison was made between each respective pair. Specifically, crime risk, crime incidents, change in property value, change in land use, and the number of real estate sales (conveyances) were examined. These variables were chosen because of their availability and their established significance as being reliable short and mid-term indicators of neighborhood health. It is important to note that each of the PSH facilities opened at different points over the past ten years (2003 - 2013). Some projects have opened within the last couple of years and simply do not have enough available comprehensive indicator data to confidently determine their neighborhood impact. Regardless, a comparative analysis was performed for each pair; this data may be used to measure impacts in the future.

In order to make these comparisons, UDG looked at crime incident data, crime risk over time, parcel data such as land use changes, appraised value and tax-assessed value. This section briefly details the purpose of each analysis and its respective data source.

Crime

A major concern of residents in potential permanent supportive housing neighborhoods is whether or not a facility will increase the rate and severity of crime. In order to assess whether this fear has merit, UDG chose three data measures: crime risk over time, crime incidents over time, and crime incidents reported within 1,000 feet of each PSH facility.

Crime Risk Over Time

Examining an area’s risk of crime over time measures whether a particular location is more

or less likely to experience crime compared to the U.S. average. Crime Risk is based on the Federal Bureau of Investigation's (FBI) Uniform Crime Incident reports compiled over consecutive five year periods. Although the data can be misinterpreted by ignoring factors like population density and crime severity, it is a good comparative measure for the purposes of this report. The FBI defines Crime Risk as an index value where 100 represents the national average. Therefore, an area with an overall crime risk index of 200 would be considered twice as likely to experience some form of crime. Crime Risk considers both personal and property crime and can be summarized as the non-weighted variable, total crime. Again, total crime gives no consideration to crime severity. Crime Risk for all census block groups within all Study and Comparative Areas were examined for the years 2004, 2006, 2008, 2010, and 2012.

Crime Instances Over Time

The Columbus Police Department provides records of all violent and nonviolent reported crime incidents from the year 2008 on. This data is location-specific and therefore perfect for inclusion within a GIS. Crime was plotted out and categorized by year. The datasets were then analyzed together to determine whether the frequency and/or severity of crime was increasing or decreasing in an area.

Crime Near Facility

In order to truly see whether PSH facilities contribute more than a negligible share of crime in their neighborhoods, UDG analyzed the incident rate of crime near each facility. This is obviously not a comparative measure, but it does give an indication whether the facilities themselves are catalysts for criminal activity. Using a radial distance of 1,000 feet from each site as a buffer, the GIS filtered the Columbus Police Department's crime data to only include incidences within 1,000 feet of the PSH facility. This crime incident information is presented as a percentage of all total crime reported in the area.

Conveyances

A conveyance is the transfer of real estate between parties. This includes residential property sales, which is a solid comparative measure of the impact PSH facilities may or may not have on their neighborhoods, as well as transfers of commercial and industrial properties. Conveyance data was provided by the Franklin County Office of the Auditor. Data from 2004 to 2012 was used to study the number of sales over time and sales price. Because the uncertainty in the real estate market over the last seven years has been well established, it is imperative the real estate characteristics and activity in the Study Areas were analyzed relative to the real estate market of the Comparative Areas.

Parcel Data

Finally, this study examines parcel data as a further measure of property value and overall area health. This study examines both Land Use and Appraised Value over time.

Land Use

Examining land use and its changes over time at the parcel level within the Study Area provides insight into an area's stability. Frequent changes in land use indicate instability as a neighborhood attempts to find its identity. Conversely, infrequent changes in land use indicate that a neighborhood has firmly established its identity and the market is in agreement that land is being utilized to its highest and best use.

Appraised Values

This analysis looks at the change in the average total appraised value of parcels in both the Study Area and the Comparative Area. This data was provided by the Franklin County Auditor's Office for each parcel in Franklin County for the time period 2003 to 2012. A GIS was employed to aggregate the data into the Study and Comparative Areas.

III. Neighborhood Comparative Analysis

This section details the results of the comparative analysis for all five Permanent Supportive Housing facilities. The PSH facilities addressed in this study have opening dates spanning between the years 2003 to 2012. It is worth noting that newer facilities do not have the same amount of supportive evidence as older facilities. Therefore, it is more difficult to quantitatively ascertain the degree to which they may have impacted the character of their communities. Another important consideration is the predominant land use surrounding each of the facilities. Three of the five facilities are in primarily residential areas: The Commons at Chantry, The Commons at Livingston, and The Commons at Third. The Commons at Grant and the Commons at Buckingham, however, are located in urban cores with primarily non-residential land uses. Therefore, some measures used in this study do not have uniform value across sites (i.e. single-family home sales are better indicators for a site located in a residential area rather than an industrial area). Facilities are examined chronologically by their opening year.

The Commons at Grant (2003)

The Commons at Grant is a 100 unit structure located in downtown Columbus. It is the first Permanent Supportive Housing facility opened by National Church Residences in Central Ohio, and, as a result, once the most controversial. At the time, Columbus Mayor Michael Coleman was advocating for the benefits of downtown housing, and Commons at Grant was one of the first residential downtown projects completed in the 21st century. Initial project coordination was undertaken by Capitol South Community Urban Redevelopment Corporation, a private non-profit facilitator of downtown projects. Capitol South's director during this time was John Rosenberger, who conducted the first meetings with the community. Rosenberger indicated that although the Commons at Grant is not located on prime real estate in the downtown market, its proposed proximity to the Africentric High School and German Village, both directly south of the site on the other side of I-70/I-71, created a certain amount of anxiety. A German Village resident himself, Rosenberger drafted a good neighbor agreement between the community and National Church Residences. This document helped alleviate some of the neighborhood's

concerns as it outlined expectations and provided structure for the project.

Local developer Harlan Schottenstein owns Market Mohawk Apartments, a market-rate rental community adjacent to the Commons at Grant. After learning about the proposed project, Schottenstein travelled to Chicago in order to observe Permanent Supportive Housing developments first hand. Impressed by what he saw in Chicago, Schottenstein supported the development of the Commons at Grant because, “homeless people were already in our community; why wouldn’t we provide them adequate housing and the services they need to be successful?”

Although Schottenstein was aware of the project from the outset, most neighboring businesses and residents contacted for this study had no idea who lives in the Commons at Grant or at other PSH facilities in the city. For example, Columbus Doggie Daycare, a business that serves over 100 dogs and their owners at their facility each day, has shared an alley with The Commons at Grant since the business opened in 2004, one year after the PSH project opened. Until being interviewed for this report, they were completely unaware of the development or the concept of permanent supportive housing. They had heard no complaints about the facility’s residents from customers or neighboring businesses.

Another concern during Grant’s development process was its proximity to Columbus Africentric Early College High School: The two buildings are approximately one-sixth of a mile apart and separated by an interstate highway. **However over the last decade, the office of Anne Lenzotti, the Director of Facilities for the Columbus Public Schools since 2004, has received no complaints about any Central Ohio permanent supportive housing project, nor was she aware of any complaints made directly to the school itself.**

Local resident Mary Connolley-Ross felt that Capitol South’s approach to community engagement was slightly too heavy handed, like one might expect from a development-minded entity. However, once National Church Residences staff became involved in the conversation with the community, she felt they provided a more empathetic ear. Connolley-Ross is a therapist, and was initially concerned that this vulnerable population would be placed in a new, attractive building without any follow-up services. **After learning about the intense level of support provided to residents to help them reintegrate into society, Connolley-Ross became a strong advocate for the project.** Connolley-Ross summarized her thoughts about The Commons at Grant with the following anecdote: Not long ago she attended a garden party at the home of one of her German Village neighbors when she met a doctor and his wife new to the community. They indicated that they loved German Village, but wanted to rent for a few months in order to get to know the neighborhood better in order to select a location best suited for their lifestyle. While out for a walk one afternoon, the couple happened upon an attractive, multi-story building just blocks from German Village. The property had on-site parking and even appeared to have a concierge. When they inquired about the availability of apartments in the building, the woman at the front desk explained that this was The Commons at Grant, a permanent supportive housing project. **This experience is a testament not only to the physical attractiveness of the building, but to the positive impact this property has had on the development character of the surrounding community.**

Quantitative Analysis

Due to its location within a dense urban core, special considerations were made for the site's Study and Comparative Areas. For example, because the Grant facility is located in an area without a great deal of residential properties, certain measures such as residential conveyances and appraised residential property values do not have the same significance as in other study areas. However, whatever challenges the urban environment poses on measuring the site's impact on the surrounding neighborhood, the site more than makes up for it in wealth of data. Grant is the oldest of the permanent supportive housing projects in this study and, as such, has the longest and therefore most reliable data measures.

Study Area (Snapshot Information)

As shown in the following image, The Commons at Grant Study Area has the following boundaries:

N: East Main Street
E: I-71 off-ramp
S: Fulton Street
W: Grant Avenue



Fig 1: Grant Study Area

The transition from this particular section of downtown Columbus to the residential south side is a relatively hard border across Interstate 70, while its location in downtown Columbus is quiet relative to the city center. The boundaries of the Study Area represent major roads and are both physical and psychological barriers to some degree. Activity and character changes are evident moving beyond the perimeter of the Study Area.

Demographics and Physical Character

The Grant Study Area is comprised of mostly commercial uses with some residential apartments

and condos, including the Market Mohawk Apartments and the Americana Apartments. Some of the major institutional uses include Franklin University and the Columbus Downtown High School.

As previously stated, the Grant Study Area is not primarily residential. The 2010 Census indicates its total population was 348 with a estimated 2012 population of 354. Using these assumptions, the Study Area is expected to have a total population of 369 individuals by 2017. The median household income for the area was \$15,853 in 2012 and is predicted to rise slightly to \$16,472 by 2017. As of 2012, renters account for the vast majority of households at 84.7 percent. Owner-occupied households account for 15.3% of total households, and the vacancy rate is currently estimated to be 5.4% of all housing units. The ratio of renter and owner households is expected to hold steady through 2017, but the vacancy rate is on a downward trend from 7% in 2010 to a predicted 3.1% in 2017.

Comparative Area (Snapshot Information)

The Comparative Area for the Grant facility is located northwest of the study area with the following boundaries:

N: Broad Street
E: Lester Drive
S: Town Street
W: Grant Avenue



Fig 2: Grant Comparative Area

As shown in the following image, the Study and Comparative areas are not adjacent to one another and only share one street as a common border - Grant Avenue. This was one of the considerations that was necessary when defining the Study and Comparative Areas for the Grant facility. Because of its unique, non-residential but non-city center characteristics, it was important to find a section of downtown with similar physical and demographic attributes. Like the Study Area, the Comparative Area has a paucity of residential dwellers while not being as



Fig 3: Grant Study & Comparative Areas

active as the city center.

Demographics and Physical Character

The Grant Comparative Area is comprised of mostly commercial and institutional uses with some residential homes located primarily along Franklin Avenue. Some of the major institutional parcels include the Columbus Metropolitan Library, the Deaf School, and Topiary Park. As of 2012, the estimated population for the study area was 807 with an 87.2% renter housing share, and a housing unit vacancy rate of 6.2%. The estimated median household income for 2012 was \$23,361 and is predicted to rise to \$25,151 by 2017. The population and median household income for the Comparative Area is obviously higher than that of the Grant Study Area, but both populations are primarily comprised of low-income households with a similar ratio of renters to owners, and a similar percentage of vacant housing units.

| | Population | | |
|------------------------|------------|------|------|
| | 2010 | 2012 | 2017 |
| Grant Study Area | 348 | 354 | 369 |
| Grant Comparative Area | 758 | 807 | 906 |

Table 1: Grant Area Population

| | Median HH Income | |
|------------------------|------------------|----------|
| | 2012 | 2017 |
| Grant Study Area | \$15,853 | \$16,472 |
| Grant Comparative Area | \$23,361 | \$25,151 |

Table 2: Grant Area Median Income

Analysis

This section details the comparison of The Commons at Grant Study Area to its Comparative Area. The Commons at Grant is unique in that it has the longest time range of available data, and for its location in an urban, primarily nonresidential neighborhood. Its low population numbers and the higher point of sale for non-residential property are in contrast to data from the trends established in the other sites that are located in more residential neighborhoods.

Crime

According to the Crime Risk dataset, crime in the Study Area is slightly above the U.S. average from the years 2004 - 2012 with a low index of 101 in 2006 and a high index of 109 in 2012. This means that the likelihood of a crime occurring within the Study Area is nearly on par with the U.S. average. The Comparative Area also showed a slight rise in crime risk during the same timeframe. Its yearly scores were higher than the study area with a low index of 109 in 2006 and a high index of 134 in 2012. These results are summarized in the following table and chart:

| | Crime Risk Index | | | | |
|------------------------|------------------|------|------|------|------|
| | 2004 | 2006 | 2008 | 2010 | 2012 |
| Grant Study Area | 104 | 101 | 108 | 108 | 109 |
| Grant Comparative Area | 112 | 109 | 116 | 115 | 134 |

Table 3: Grant Crime Risk

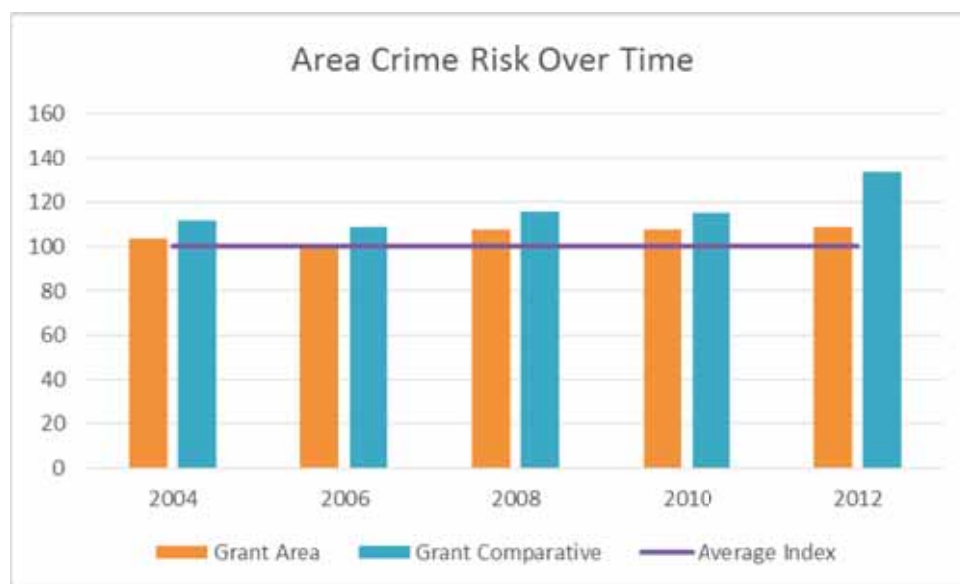


Fig 4: Grant Crime Risk

Due to the facility's opening year and because the crime risk for the study area stays close to the national average without significantly rising over time, it is safe to assume that the Grant facility has had little impact on the crime risk of the surrounding area. Crime risk data is inherently weighted to reflect population; therefore, we can deduce that the Comparative Area is more likely to experience crime than the Study Area.

In terms of number of crime incidents reported since 2008, the Grant Study Area experienced a 12% increase from 2008 to 2012 - there were 83 reported instances in 2008 and 93 in 2012. The Comparative Area experienced an increase of 52% during the same time frame - 97 reported incidents in 2008 and 148 in 2012. These results are summarized in the following table and charts:

| | Total Crime Reports | | | | |
|------------------------|---------------------|------|------|------|------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| Grant Study Area | 83 | 106 | 74 | 83 | 93 |
| Grant Comparative Area | 97 | 144 | 121 | 127 | 148 |

Table 4: Grant Total Crime

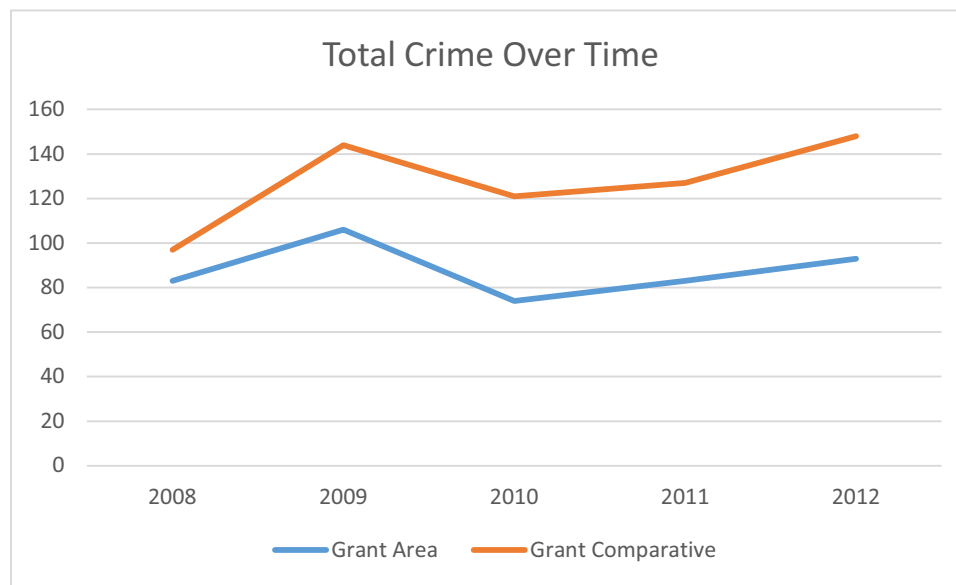


Fig 5: Grant Total Crime

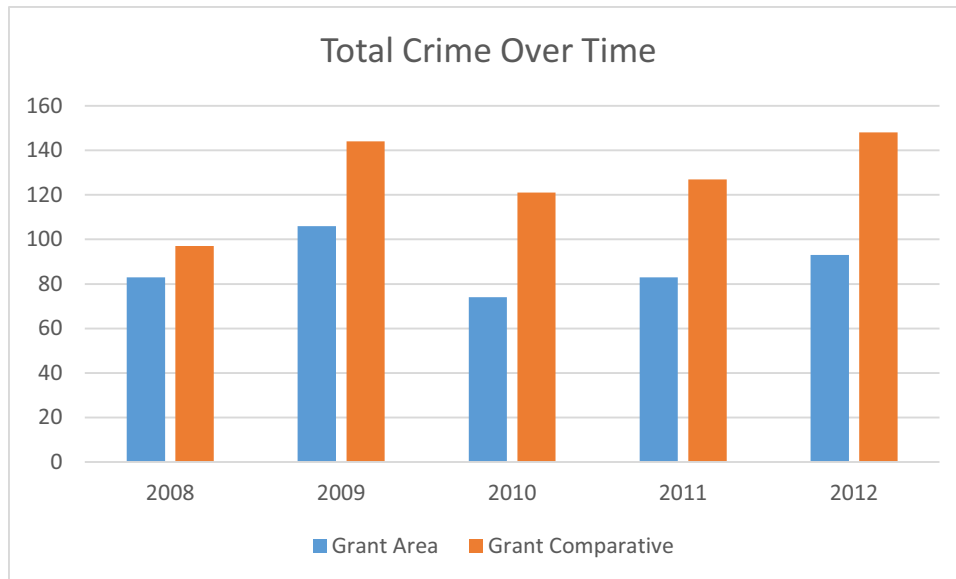


Fig 6: Grant Total Crime

The fairly large difference in number of crime instances reported between the two areas are not terribly surprising given the relative populations of both sites. What is more important to note is that the increasing rate of crime instances is far lower in the Grant Study Area than in its Comparative Area. Crime increased across the board in all areas, but The Commons at Grant enjoyed the smallest percentage increase among all sites. It is unlikely that the presence of the facility encourages more crime than a comparable area without it.

Of the total crimes reported in the study area from 2008 to 2012, anywhere between 44% and 74% took place within 1,000 feet of the facility. This information is summarized in the following table and charts:

| | All Crime Incidents | | | | |
|--|---------------------|--------|--------|--------|--------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| Grant Facility | 62 | 71 | 38 | 37 | 50 |
| Grant Study Area | 83 | 106 | 74 | 83 | 93 |
| Percentage of Total Crime: 1000 feet of Facility | 74.70% | 66.98% | 51.35% | 44.58% | 53.76% |

Table 5: Percentage of Crime within 1000 feet of Facility

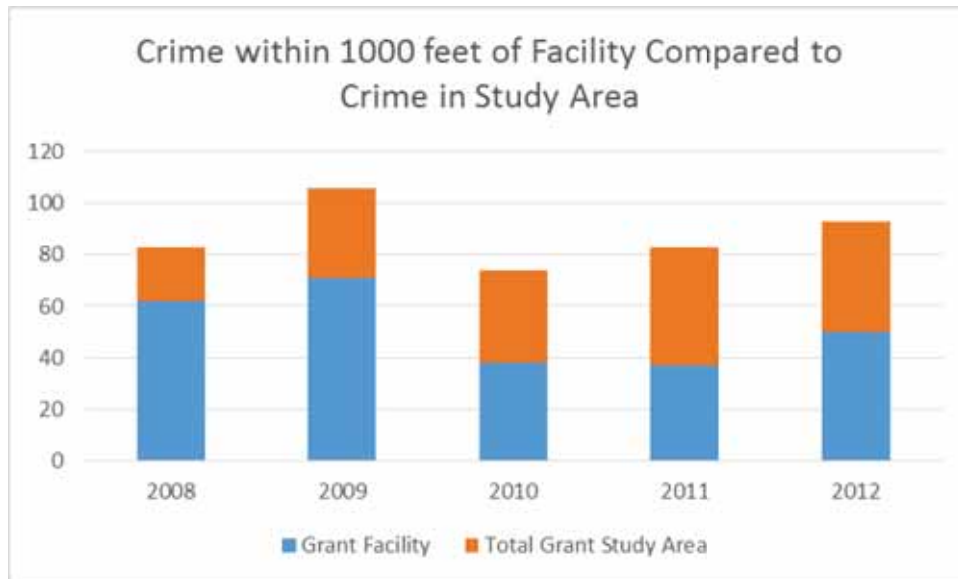


Figure 7: Total Study Area Crime within 1000 feet of Grant Facility

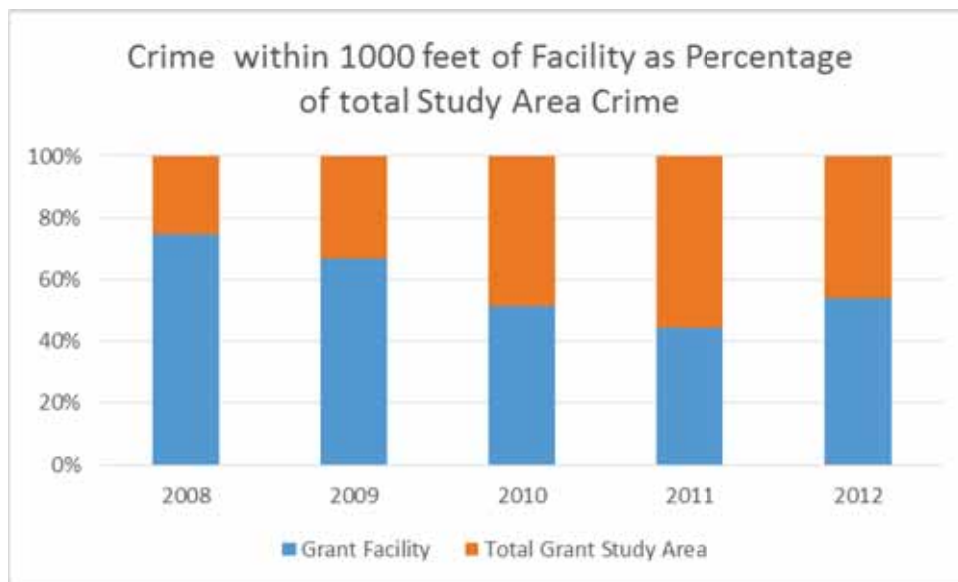


Figure 8: Percentage of Total Study Area Crime Reported within 1000 feet of Grant Facility

While these numbers may appear high, it is not surprising given the low population of the Study Area. Crime is more likely to be reported where there are people to report it, and the population of the facility (100 units) is nearly a third of the total area.

Conveyances

The Grant Study Area had a total of 10 conveyances between 2004 and 2012 for a total sales amount of \$34,693,535. The Comparative Area had a total of 66 conveyances in the same time frame for a total sales amount of \$7,062,386. The discrepancy in price is due to the land

use of the parcels - Grant is primarily nonresidential, which commands a higher sale price than housing units. The sales history, broken down by comparable land uses, is detailed in the following tables. This breakdown reflects the major land uses in each area, and do not necessarily add up to the total number of conveyances:

| Property Type | Total Conveyances: Grant Study Area | | | | | | | | |
|---------------|-------------------------------------|------|------|------|------|------|------|------|------|
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | 4 | 25 | 5 | 28 | 4 | 7 | 2 | 14 | 7 |

Table 6: Grant Study Area Total Conveyances

| Property Type | Total Conveyances: Grant Comparative Area | | | | | | | | |
|-------------------------|---|------|------|------|------|------|------|------|------|
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | 4 | 3 | 8 | 5 | 1 | 0 | 14 | 8 | 5 |
| Low Density Residential | 0 | 3 | 2 | 0 | 3 | 0 | 0 | 1 | 6 |

Table 7: Grant Comparative Area Total Conveyances

| Property Type | Total Sales Amount: Grant Study Area | | | | | | | | |
|---------------|--------------------------------------|------|------|--------------|----------|------|-----------|-------------|-------------|
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | \$0 | \$0 | \$0 | \$13,727,943 | \$93,200 | \$0 | \$100,000 | \$9,980,700 | \$4,910,000 |

Table 8: Grant Study Area Total Sales

| Property Type | Total Sales Amount: Grant Comparative Area | | | | | | | | |
|-------------------------|--|-----------|-------------|-----------|-----------|------|------|-------------|-----------|
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | \$1,678,000 | \$282,636 | \$1,171,000 | \$774,500 | \$0 | \$0 | \$0 | \$1,714,562 | \$0 |
| Low Density Residential | \$0 | \$333,000 | \$0 | \$0 | \$349,000 | \$0 | \$0 | \$152,279 | \$895,000 |

Table 9: Grant Comparative Area Total Sales

| Property Type | Average Sales Amount: Grant Study Area | | | | | | | | |
|---------------|--|------|------|-----------|----------|------|----------|-----------|-----------|
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | \$0 | \$0 | \$0 | \$490,284 | \$23,300 | \$0 | \$50,000 | \$712,907 | \$701,429 |

Table 10: Grant Study Area Average Sales

| Property Type | Average Sales Amount: Grant Comparative Area | | | | | | | | |
|-------------------------|--|-----------|-----------|-----------|-----------|------|------|-----------|-----------|
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | \$419,500 | \$94,212 | \$146,375 | \$154,900 | \$0 | \$0 | \$0 | \$214,320 | \$0 |
| Low Density Residential | \$0 | \$111,000 | \$0 | \$0 | \$116,333 | \$0 | \$0 | \$152,279 | \$149,167 |

Table 11: Grant Comparative Area Average Sales

The Grant Study Area does not have a high conveyance rate, which isn't surprising considering its primary land use. Both areas reflect the full impact of the U.S. real estate bubble with zero properties sold in 2009 and 2010. Because of the Grant facility's long history in the area, it initially appears that the site has not had an impact on the conveyance rate or sale price of properties in the surrounding neighborhood. The severe drop off in sales are more likely a reflection of the general U.S. economy. Despite these challenges, property sales in the Study Area still increased on average \$158,611 per year between 2004 and 2012 while the comparative area saw a decrease of \$82,981 during the same time period.

Parcel Data

Parcel data includes appraised values, tax assessment, and land use patterns for the Study and Comparative Areas. The average total appraised parcel value (ATV) in the Grant Study Area was \$330,598 in 2012 and \$348,871 in the CA. These values are a -8.1% and +2.2% change from 2003 ATV values, respectively. During that same time period the average tax assessed value decreased by 7.1% in the Study Area while the average tax assessed value increased by 2.5% in the Comparative Area. There are no obvious differences in average ATV values when comparing the two areas. The results are summarized in the following table and chart:

| | Average Assessed Total Value | |
|------|------------------------------|-------------------|
| | Grant Area | Grant Comparative |
| 2003 | \$359,791 | \$341,519 |
| 2004 | \$350,057 | \$322,385 |
| 2005 | \$336,287 | \$323,057 |
| 2006 | \$345,318 | \$346,902 |
| 2007 | \$342,296 | \$356,306 |
| 2008 | \$351,316 | \$391,787 |
| 2009 | \$412,260 | \$348,999 |
| 2010 | \$391,725 | \$350,461 |
| 2011 | \$374,317 | \$348,871 |
| 2012 | \$330,598 | \$348,871 |

Table 12: Grant Areas Average Assessed Total Value

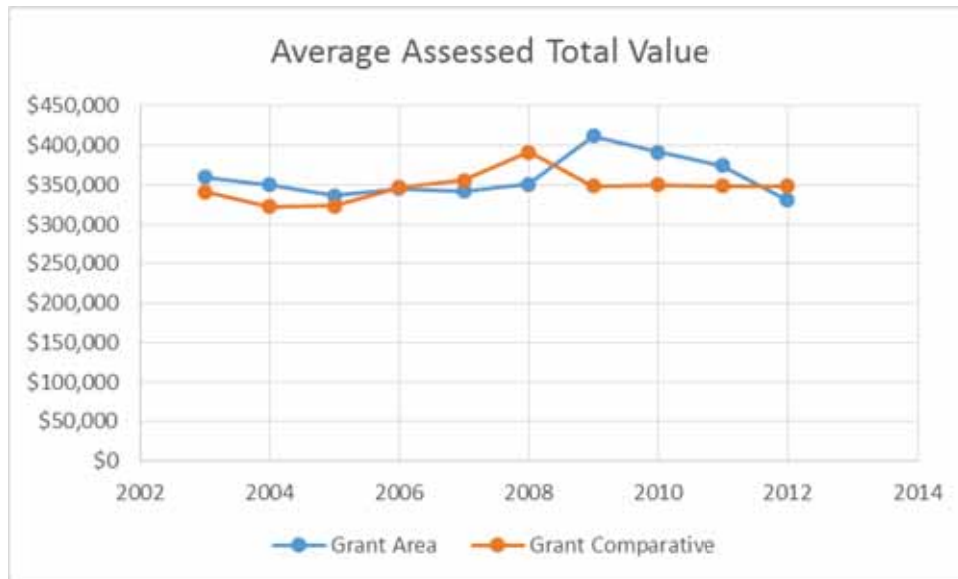


Figure 7: Grant Areas Average Assessed Total Value

Conclusions

The Commons at Grant, the oldest of National Church Residences' permanent supportive housing projects, does not appear to have a negative impact on its surrounding community. Because of the project's relatively well-established history, it is likely that any negative impacts would have been clear in the comparative analysis. The Grant Study Area has remained relatively stable in terms of crime, land values and land uses since the facility's opening in 2003. Like all of the sites in this study, crime has increased over time, but not at a rate greater than its comparative area. While crimes within 1,000 feet of the Grant facility account for a large percentage of the total crime in the area, this is easily explained by the uncommonly low population. Unfortunately, at this time we do not have specific crime data before 2008, therefore it is difficult to say exactly how crime did or did not increase since the project's 2003 opening date.

While appraised parcel values in the study area have declined since 2003, the decline was not significant enough to infer a causation between the opening of the project and disinvestment in the area. The drop in average sales price during that time period is likely be attributed to the national collapse of the real estate market circa 2008. The Comparative Area shows a similar drop in residential property value during this same time frame.

The Commons at Chantry (2006)

The Commons at Chantry is the second permanent supportive housing facility opened by National Church Residences. The site is comprised of 100 two-and-three bedroom townhomes designed for individuals and families. The campus also includes Chantry Place, a building that provides one-bedroom units along with social services.

The Commons at Chantry is unique amongst National Church Residences permanent supportive

housing projects given its location in a big-box retail and warehouse area with only one nearby housing development, the market-rate Chantry Village Apartments. **According to Tonda Roberson, property manager for Chantry Village, the two developments are often confused by prospective tenants.** She has observed that the Commons is a nicely designed development with “a management team who cares about quality housing.” Since her arrival in 2006, Roberson could only recall one complaint that her tenants registered about the residents at the Chantry facility. The complaint was regarding an individual who was using Chantry Village as a pass through to another destination beyond. The tenant assumed this person was a resident of the Commons at Chantry, but this was unsubstantiated.

Tracy Swanson is the Rental Housing Program Manager for the City of Columbus, and she believes that the Commons at Chantry has affected the local business climate for the better. “(The Commons at Chantry) moved into a dying market with Meijer’s and J.C. Penny’s leaving the area,” said Swanson. “Adding rental to the area will provide a greater impetus to extend transit to nearby jobs on State Route 256.”

Quantitative Analysis

Located in a mostly residential and retail commercial area, the site’s Study Area provides a good balance for evaluating the facility’s impact on diverse land uses. While the site is within a few thousand feet of a single family residential neighborhood, there is no direct route to the surrounding neighborhoods. The only directly-impacted residential area is the Chantry Village Apartments, a 240 unit market-rate apartment complex built in 2005.

Study Area (Snapshot Information)

As shown in the following image, The Commons at Chantry Study Area is delineated by the following boundaries:

N: I-270, I-70
E: Brice Road, Gender Road
S: Refugee Road
W: Noe Bixby



Fig 8: Chantry Study Area

The interstate to the north and northwest of the site area are hard physical boundaries that are not easily crossed, while the boundaries to the south, east and west are socioeconomic in nature.

Demographics and Physical Character

The Chantry Study Area is split between residential parcels south of the railroad and industrial/commercial uses north of the railroad. The residential portion includes Independence High School and Maybury Elementary School. The commercial portion includes the JC Penny Outlet Store and the Chantry Square Shopping Center. As of 2012, the estimated population for the study area was 9,184 with an 63.6% owner occupied housing share and a housing unit vacancy rate of 8.3%. The estimated median household income for 2012 was \$48,834 and is expected to grow to \$53,651 by 2017.

Comparative Area (Snapshot Information)

The Comparative Area for the Chantry Facility is adjacent to the eastern portion of the Study Area with the following boundaries:

- N: I-70
- E: Franklin County line
- S: Refugee Road
- W: Brice Road, Gender Road



Figure 9: Chantry Comparative Area

As shown in the following image, the Study and Comparative areas are adjacent to one another and share a similar mix of residential, commercial, and light industrial uses. Both areas follow the same north and south boundaries, and the Comparative Area is cut off at the Franklin County/Fairfield County border. Both areas share similar demographic traits.



Figure 10: Chantry Study and Comparative Areas

Demographics and Physical Character

The Chantry Comparative Study Area is comprised of mostly residential and commercial parcels with some light industrial and warehousing uses. The residential portion includes single family homes built in the 1970's as well as Groveport Madison High School. As of 2012, the estimated population for the Comparative area was 6,941 with a 41.9% owner-occupied housing share

and a housing unit vacancy rate of 9.6%. The estimated median household income for 2012 is \$50,923.

| | Population | | |
|--------------------------|------------|-------|-------|
| | 2010 | 2012 | 2017 |
| Chantry Study Area | 9,061 | 9,184 | 9,577 |
| Chantry Comparative Area | 6,978 | 6,941 | 7,053 |

Table 13: Chantry Area Population

| | Median HH Income | |
|--------------------------|------------------|----------|
| | 2012 | 2017 |
| Chantry Study Area | \$48,834 | \$53,651 |
| Chantry Comparative Area | \$50,923 | \$55,008 |

Table 14: Chantry Area Median Income

Analysis

Crime

According to the Crime Risk dataset, crime in the Study Area is slightly above the U.S. average in the years 2004 - 2012 with a low index of 125 in 2006 and a high index of 133 in both 2008 and 2012. This means that the likelihood of a crime occurring within the Study Area is nearly on par with the U.S. average. The Comparative Area showed a very low crime risk during the same timeframe. Its yearly indices were lower than the Study Area with a low index of 49 in 2012 and a high index of 57 in both 2010 and 2012. These results are summarized in the chart below:

| | Crime Risk Index | | | | |
|--------------------------|------------------|------|------|------|------|
| | 2004 | 2006 | 2008 | 2010 | 2012 |
| Chantry Study Area | 129 | 125 | 133 | 132 | 133 |
| Chantry Comparative Area | 56 | 54 | 57 | 57 | 49 |

Table 15: Chantry Crime Risk Index

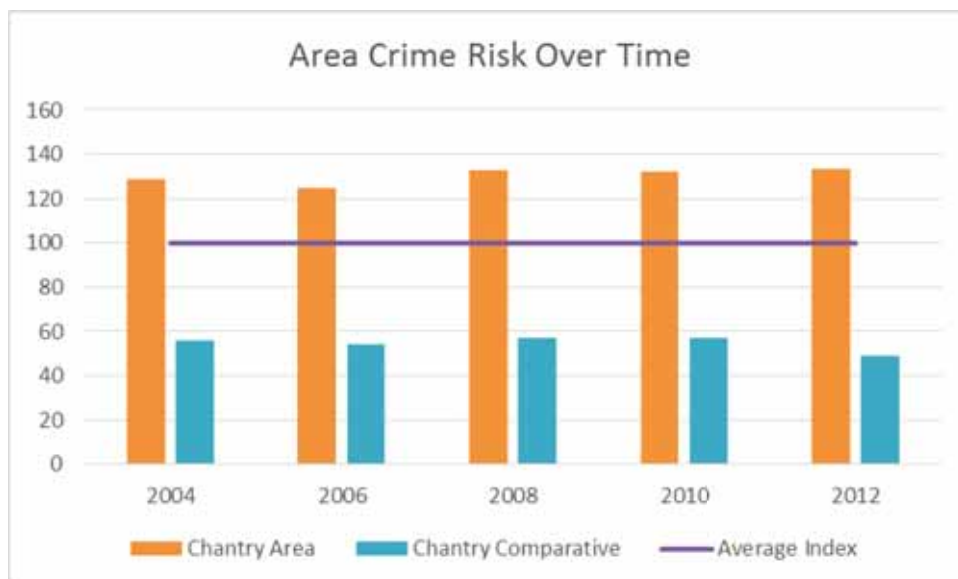


Fig 11: Chantry Crime Risk

Due to the facility's opening year, and because the crime risk for the Study Area stays close to the national average without significantly rising over time, it is safe to assume that the Chantry facility has had little impact on the crime risk of the surrounding area. It is also worth noting that although crime risk is higher in the Study Area than in the Comparative Area, crime risk since 2004 has remained relatively steady for both areas, even after the project opened in 2006.

In terms of number of crime incidents reported since 2008, the Chantry Study Area has experienced a 46.9% increase from 636 reported instances in 2008 to 934 in 2012. The Comparative Area, meanwhile, has seen a much higher increase of 64.3% from 476 reported instances in 2008 to 782 in 2012. These results are summarized in the following table and charts:

| | Total Crime Reports | | | | |
|--------------------------|---------------------|------|------|------|------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| Chantry Study Area | 636 | 644 | 651 | 667 | 934 |
| Chantry Comparative Area | 476 | 490 | 454 | 610 | 782 |

Table 16: Chantry Total Crime

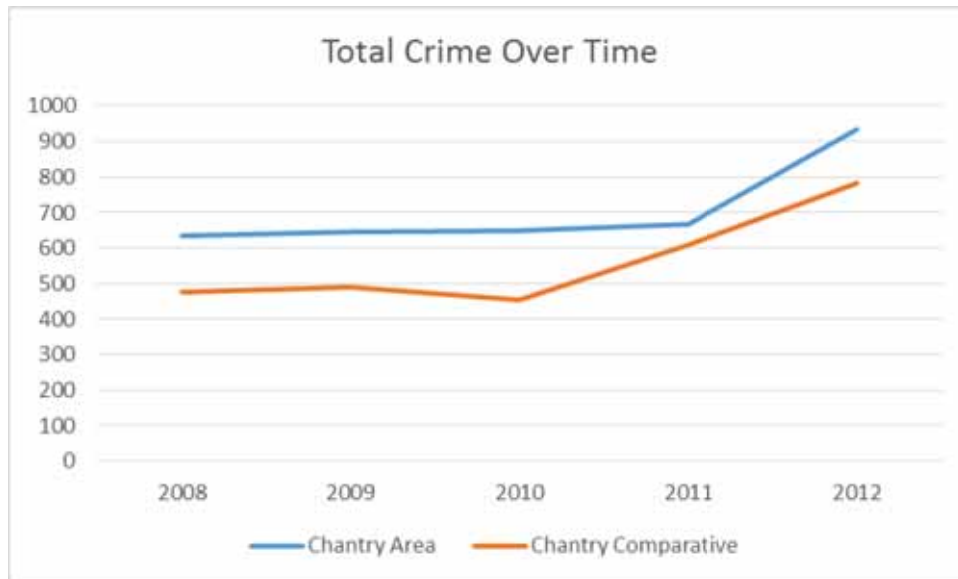


Fig. 12: Chantry Total Crime (Line)

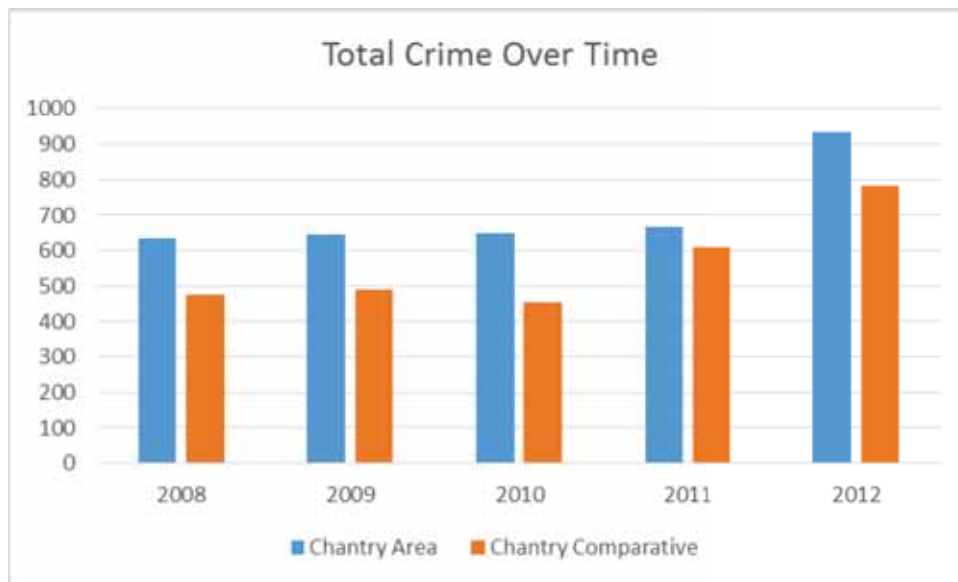


Fig. 13: Chantry Total Crime (Bar)

The fairly large difference in number of crime instances reported between the two areas are not terribly surprising given that the Study Area has about 3,000 more people than the comparative area. It is more important to note that the crime trends, while very similar for both areas, indicate that the frequency of crime is increasing at a faster rate within the Comparative Area.

Of the total crimes reported in the study area from 2008 to 2012, anywhere between 2.4% and 3.9% took place within 1,000 feet of the facility. This information is summarized in the following table and charts:

| | All Crime Incidents | | | | |
|--|---------------------|-------|-------|-------|-------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| Chantry Facility | 21 | 24 | 26 | 16 | 24 |
| Chantry Study Area | 636 | 644 | 651 | 667 | 934 |
| Percentage of Total Crime: 1000 feet of Facility | 3.30% | 3.73% | 3.99% | 2.40% | 2.57% |

Table 17: Total Crime within 1000 feet of Chantry Site



Fig. 14: All Study Area Crime within 1000 feet of Chantry Facility

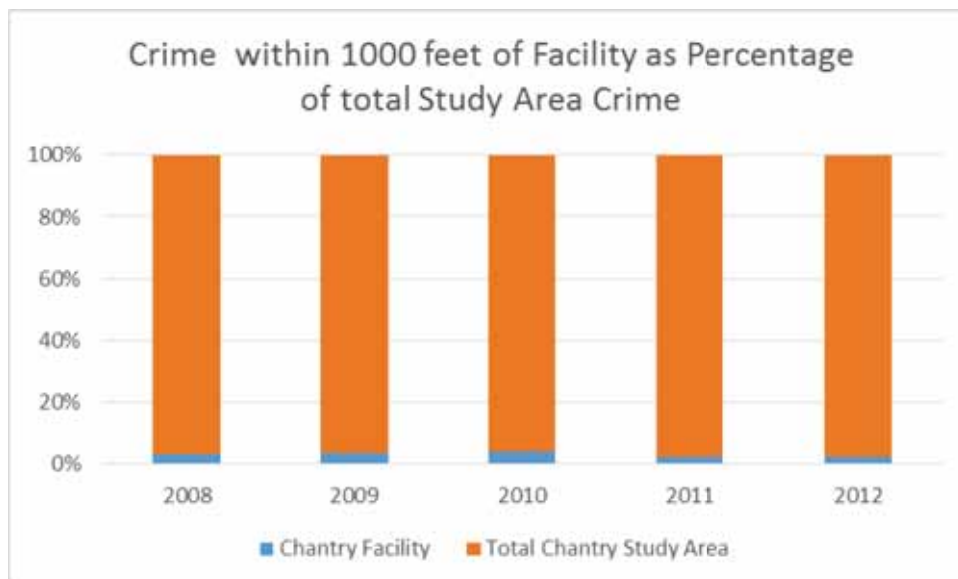


Fig 15: Percentage of Total Study Area Crime Reported within 1000 feet of Chantry Facility

While the rate of crime does seem high for the Study Area, the low amount of crimes near

the site tell us that crime is likely not being influenced directly by the site. Many of the crimes reported near the site in 2012 were thefts in the nearby apartment complex and retail parking lots. Only one violent crime (assault) was reported.

Conveyances

The Chantry Study Area had a total of 2,988 conveyances between 2004 and 2012 for a total sales amount of \$176,981,565. The Comparative Area had a total of 1,697 conveyances in the same time frame for a total sale amount of \$206,375,833. The higher average sales amount in the comparative area is due to higher ratio of commercial to residential parcels than the Study Area. The sales history broken down by comparable land uses, is detailed in the following tables. This breakdown reflects the major land uses in each area, and do not necessarily add up to the total number of conveyances:

| Property Type | Total Conveyances: Chantry Study Area | | | | | | |
|-------------------------|---------------------------------------|------|------|------|------|------|------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | 10 | 6 | 16 | 5 | 0 | 1 | 7 |
| Low Density Residential | 421 | 357 | 348 | 298 | 344 | 320 | 334 |

Table 18: Chantry Study Area Total Conveyances

| Property Type | Total Conveyances: Chantry Comparative Area | | | | | | |
|-------------------------|---|------|------|------|------|------|------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | 11 | 20 | 5 | 2 | 4 | 9 | 2 |
| Low Density Residential | 240 | 206 | 185 | 174 | 151 | 165 | 199 |

Table 19: Chantry Comparative Area Total Conveyances

| Property Type | Total Sales Amount: Chantry Study Area | | | | | | |
|-------------------------|--|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | \$8,052,607 | \$4,752,445 | \$2,327,474 | \$2,050,000 | \$0 | \$0 | \$4,724,676 |
| Low Density Residential | \$27,591,012 | \$21,477,246 | \$16,950,143 | \$14,194,577 | \$16,827,172 | \$12,398,697 | \$12,357,088 |

Table 20: Chantry Study Area Total Sales

| Property Type | Total Sales Amount: Chantry Comparative Area | | | | | | |
|-------------------------|--|--------------|--------------|--------------|-------------|-------------|--------------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | \$380,500 | \$9,005,615 | \$50,625 | \$176,629 | \$4,118,000 | \$8,907,600 | \$4,170,000 |
| Low Density Residential | \$26,198,960 | \$17,613,987 | \$11,314,407 | \$10,424,005 | \$7,740,032 | \$7,507,599 | \$14,382,465 |

Table 21: Chantry Comparative Area Total Sales

| Property Type | Average Sales Amount: Chantry Study Area | | | | | | |
|-------------------------|--|-----------|-----------|-----------|----------|----------|-----------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | \$805,261 | \$792,074 | \$145,467 | \$410,000 | \$0 | \$0 | \$674,954 |
| Low Density Residential | \$65,537 | \$60,160 | \$48,707 | \$47,633 | \$48,916 | \$38,746 | \$36,997 |

Table 22: Chantry Study Area Average Sales

| Property Type | Average Sales Amount: Chantry Comparative Area | | | | | | |
|-------------------------|--|-----------|----------|----------|-------------|-----------|-------------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | \$34,591 | \$450,281 | \$10,125 | \$88,315 | \$1,029,500 | \$989,733 | \$2,085,000 |
| Low Density Residential | \$109,162 | \$85,505 | \$61,159 | \$59,908 | \$51,258 | \$45,501 | \$72,274 |

Table 23: Chantry Comparative Area Average Sales

While average sales price of residential property within the Study Area has declined since 2006, the decline was not significant enough to infer a causation between the opening of the project and disinvestment in the area. In fact, percentage decline in the sales amount within the Study area was -38.6%, while the percentage decline within the Comparative Area was -15.8%. The drop in average sales price during this time period can be attributed to the national decline in the housing market starting circa 2008. Looking at all of the conveyances in 2007 and 2008 spatially, the parcels are distributed evenly throughout the Study Area and not clustered near the site, meaning these sales were probably not precipitated by the opening of the facility, but rather a result of other factors including employment and economics.

Parcel Data

Parcel data includes appraised values, tax assessment, and land use patterns for the Study and Comparative Areas. The average total appraised parcel value (ATV) in the Chantry Study Area was \$126,441 in 2012 and \$164,441 in the Comparative Area. These values are a -3.9% and +4.9% change from 2003 ATV values, respectively. However, since 2006 (site opening), the differences between the ATV values of the Study Area and the Comparable Area remain constant. These results are summarized in the following table and chart:

| | Average Assessed Total Value | |
|------|------------------------------|---------------------|
| | Chantry Area | Chantry Comparative |
| 2006 | \$154,268 | \$200,952 |
| 2007 | \$154,444 | \$199,958 |
| 2008 | \$157,078 | \$198,906 |
| 2009 | \$154,319 | \$198,897 |
| 2010 | \$150,506 | \$191,406 |
| 2011 | \$126,665 | \$165,008 |
| 2012 | \$126,441 | \$164,790 |

Table 24: Chantry Areas Average Assessed Value

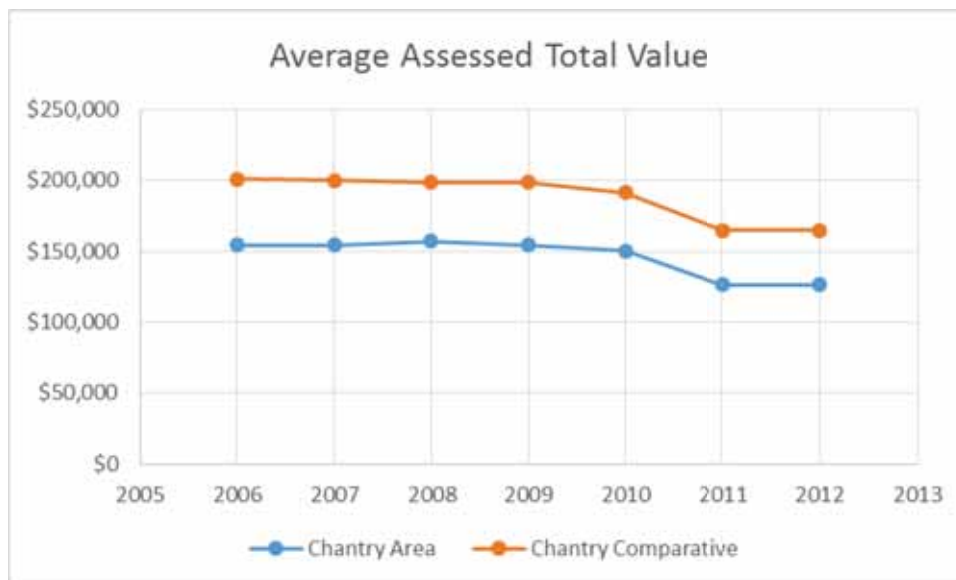


Fig. 16: Chantry Areas Average Assessed Value

Conclusions

Although this area, located on the east side of Columbus, is distressed with rising crime rates, The Commons at Chantry does not appear to be contributing to the neighborhood's downturn. An examination of crime risk data before and after the Commons at Chantry opened in 2006 reveals no significant increase in crime in the Study Area. Since we do not have specific crime incident data before 2008, it is not possible to judge if the crimes near the site have increased since the opening of the facility, but many of the crimes appear to be thefts occurring at the nearby Chantry Village Apartments and Brice Park Shopping Center. Because of the site's lack of direct access to the nearby residential neighborhood, it is likely not impacting the residential neighborhood to the south.

Appraised land values and frequency of sales within both the Study Area and the Comparative Area are comparable in both volume and consistency. Land use has also remained relatively constant within both areas. However, changing needs for commercial properties in these

neighborhoods may result in future land use changes and neighborhood instability, but not as a result of the inclusion of permanent supportive housing.

The Commons at Buckingham (2010)

The Commons at Buckingham is the third National Church Residences PSH facility, and the second site to be located in downtown Columbus. Similar to The Commons at Grant, there are 100 units designed for chronically homeless and disabled individuals along with on-site nursing, healthcare, and wellness programs. The Buckingham facility is a LEED Platinum certified building.

John Rosenberger, formerly of Capitol South, stated that the site for the Commons at Buckingham was unlikely to be a good market-rate housing area due to “vehicular access issues.” He continued, “It is very difficult to get to by car, but you are one-block away from the bus on Cleveland Avenue.” This unique transportation quandary is a result of its location around a series of one-way and dead end streets that isolate the site from motorists. An aerial view of the site does validate its proximity to Cleveland Avenue and local bus routes, which is a necessity for a population largely dependent upon public transportation.

Most of the active real estate around the Commons at Buckingham is owned by Columbus State Community College. Diane Fidelibus is an Assistant Professor at Columbus State in their Mental Health/Addiction Studies/Developmental Disabilities department. Her department was already utilizing The Commons at Grant as a practicum site for students when she learned the proposed PSH site at Buckingham. Fidelibus indicated that, not only has the development not been a problem for the college, she considers it an asset allowing Columbus State to broaden the scope of its community outreach with a walkable destination for students to engage in the practicum work of resident services. **Fidelibus believes that the key to the project's success is the oversight and programming provided by National Church Residences.**

Quantitative Analysis

Because of its urban location, special considerations were made for the site's Study and Comparative Areas, similar to the requirements for The Commons at Grant. Certain measures such as conveyances and appraised property values do not have the same level of impact as in other areas. The short amount of time between the project's opening and this study makes it more difficult to accurately assess the facility's impact on the surrounding area, but there are certain indicators that can be used for a valid assessment of the site's impact on the surrounding community.

Study Area (Snapshot information)

As shown in the following image, The Commons at Buckingham Study Area has the following boundaries:

N: I-670
E: Cleveland Avenue
S: Spring Street
W: North Fourth Street



Fig. 17: Buckingham Study Area

While the study area is relatively small in size, this is indicative of the physical limitations imposed by the urban landscape as well as the general lack of walkability to services outside of the facility.

Demographics and Physical Character

The Buckingham Study Area is primarily industrial, commercial, and institutional land use, including Columbus State Community College, Abbott Laboratories, and several city and county administration buildings. Due to the lack of residential parcels in this Study Area, there are no demographic numbers to highlight. However, there are an estimated 88 businesses in the Study Area with 2,837 employees.

Comparative area (Snapshot Information)

The Comparative Area is located just north of the Study Area and is comprised of the following boundaries:

N: Fifth Avenue
E: Cleveland Avenue
S: I-670
W: Fourth Street



Fig. 18: Buckingham Comparative Area

The Comparative Area is similar in size and bounded by the same interstate and major thoroughfares as the Study Area.



Fig. 19: Buckingham Study and Comparative Areas

Demographics and Physical Character

The Buckingham Comparative Area is primarily industrial, commercial, and residential land uses, including the State Library of Ohio, HK motors, and several large warehouses. As of 2012, the estimated population for the Comparative Area was 471 with a 64.6% renter housing share and a housing unit vacancy rate of 12.7%. The estimated median household income for 2012 was \$23,388. In 2012 there were an estimated 53 businesses with 308 employees.

| | Population | | |
|-----------------------------|------------|------|------|
| | 2010 | 2012 | 2017 |
| Buckingham Study Area | 5 | NA | NA |
| Buckingham Comparative Area | 471 | 484 | 516 |

Table 25: Buckingham Area Population

| | Median HH Income | |
|-----------------------------|------------------|----------|
| | 2012 | 2017 |
| Buckingham Study Area | NA | NA |
| Buckingham Comparative Area | \$23,388 | \$26,958 |

Table 26: Buckingham Area Median Income

Analysis

This section details the side to side comparison of The Commons at Buckingham Study Area to its Comparative Area. Due to the lack of residential population in the Study Area and the lack of parcel transactions, this analysis will focus primarily on crime near the site and surrounding land values.

Crime

According to the Crime Risk dataset, crime in the Study Area is above the U.S. average in the years 2004 - 2012 with a low index of 154 in 2006 and a high index of 164 in 2012. This means that the likelihood of a crime occurring within the Study Area is slightly greater than the U.S. average. The Comparative Area also showed a slightly higher than average crime risk during the same timeframe. Its yearly indices were lower than the Study Area with a low index of 127 in 2006 and a high index of 143 in both 2010. These results are summarized in the chart below:

| | Total Crime Risk | | | | |
|------------------------|------------------|------|------|------|------|
| | 2004 | 2006 | 2008 | 2010 | 2012 |
| Buckingham Study Area | 158 | 154 | 164 | 163 | 164 |
| Buckingham Comparative | 131 | 127 | 135 | 135 | 143 |

Table 27: Buckingham Crime Risk

Although the risk of crime has risen for both of the Buckingham areas since 2004, the rate of increase is in line with trends found elsewhere in this study. The Crime Risk Index held steady for both areas before and after the project's opening date; it is unlikely that the Commons at Buckingham has raised its neighborhood's Crime Risk Index.

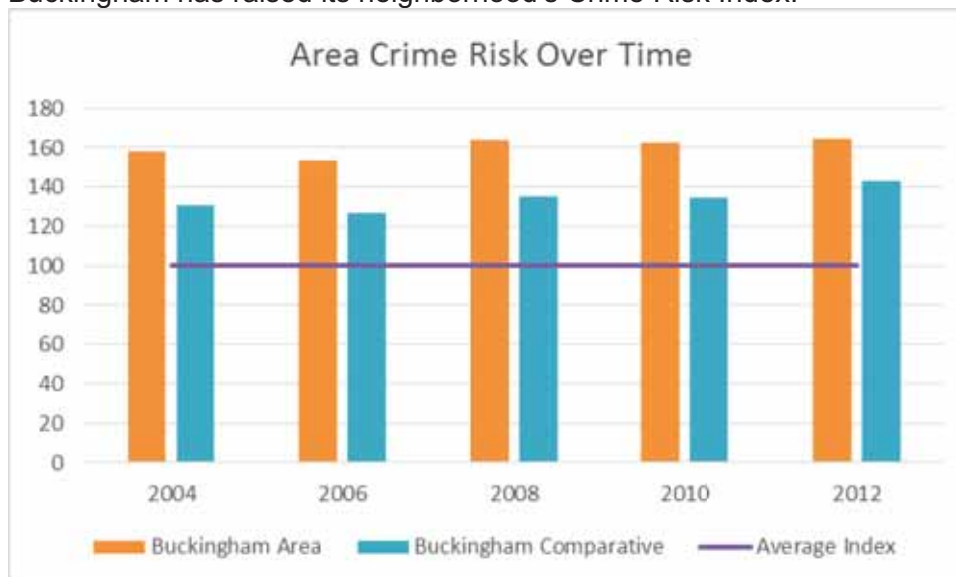


Fig. 20: Buckingham Crime Risk Over Time

The amount of crime reported in the Study Area has risen significantly since 2008, with 124 crimes reported in 2012. This trend is similar to the Comparative Area, which saw a jump from 77 to 132 crimes reported during that same time period. The rise in crime for both areas points to a larger crime problem in downtown Columbus that isn't attributable to the site.

| | Total Crime Reports | | | | |
|-----------------------------|---------------------|------|------|------|------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| Buckingham Study Area | 72 | 89 | 121 | 128 | 124 |
| Buckingham Comparative Area | 77 | 90 | 79 | 102 | 132 |

Table 28: Buckingham Total Crime

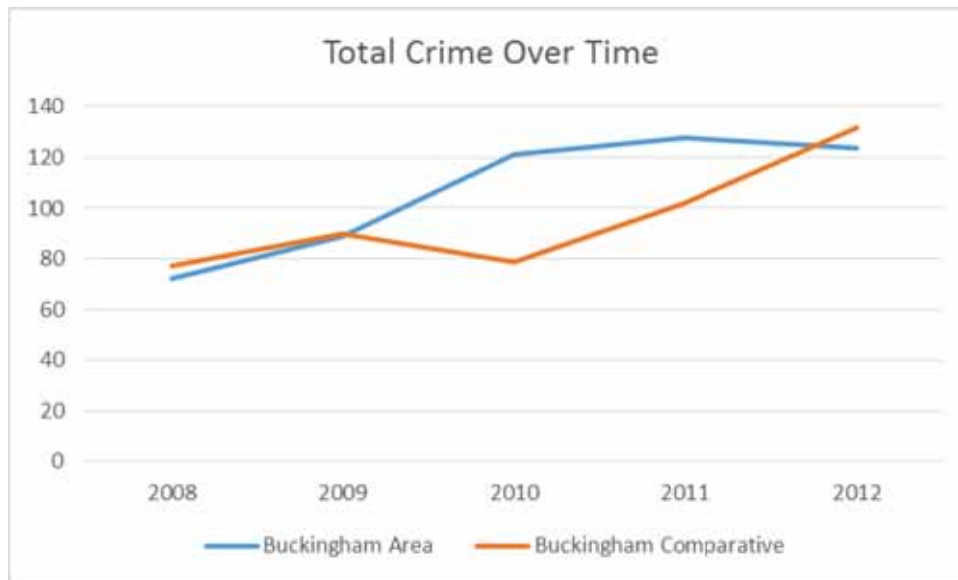


Fig 21: Buckingham Total Crime Reported (Line)

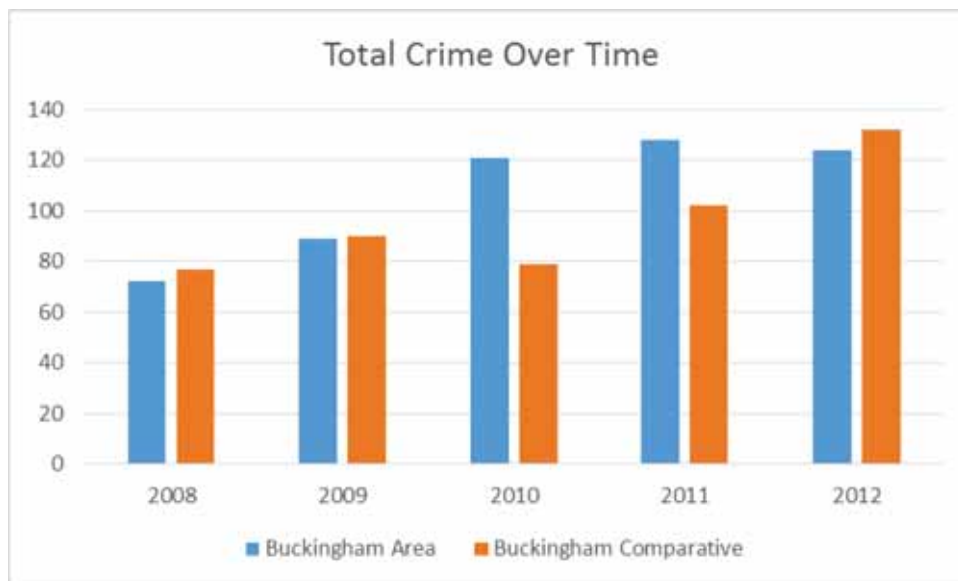


Fig. 22: Buckingham Total Crime Reported (Bar)

Of the total crimes reported in the Study Area from 2008 to 2012, anywhere between 1.1% and 10% took place within 1,000 feet of the facility. Most of the crimes in the Study Area took place between Naughten St. and Spring St. on the south end of the study area. This information is

summarized in the following table and charts:

| | All Crime Incidents | | | | |
|--|---------------------|-------|-------|--------|-------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| Buckingham Facility | 2 | 1 | 7 | 13 | 10 |
| Buckingham Study Area | 72 | 89 | 121 | 128 | 124 |
| Percentage of Total Crime: 1000 feet of Facility | 2.78% | 1.12% | 5.79% | 10.16% | 8.06% |

Table 29: Percentage of Total Crime within 1000 feet of Buckingham Facility

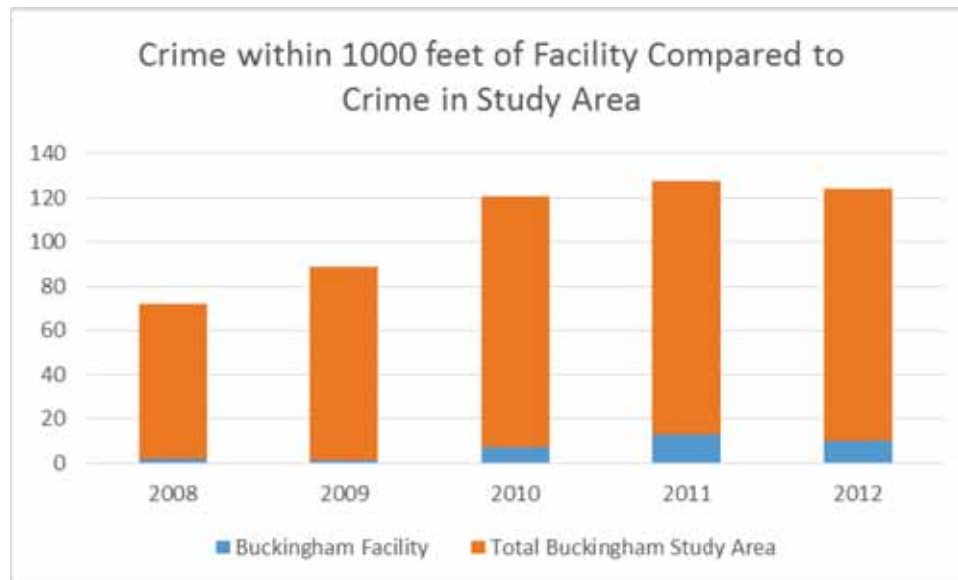


Fig. 23: Total Number of Study Area Crimes within 1000 feet of Buckingham Facility

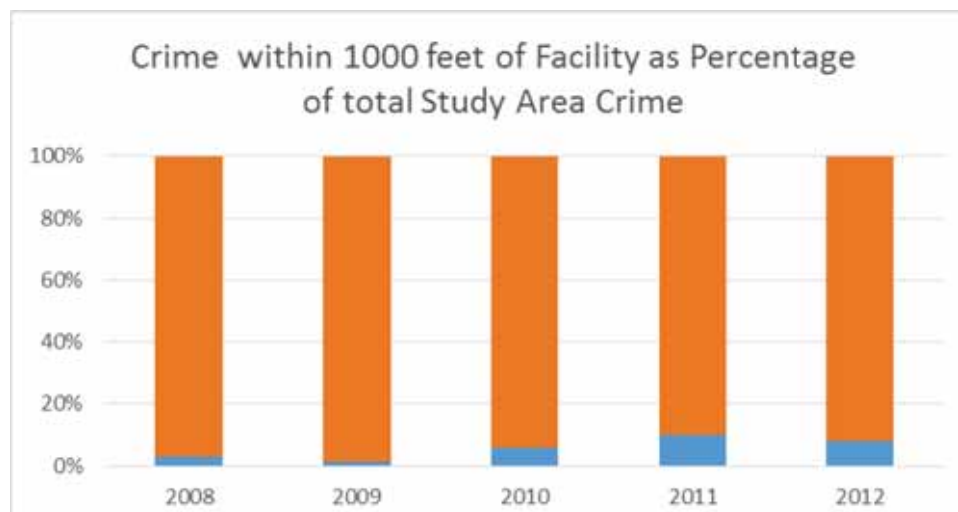


Fig. 24: Percentage of Total Study Area Crime Reported within 1000 feet of Buckingham Site

It is not surprising to see a rise in crime incidents since the opening of The Commons at Buckingham; it is the first and only residential building in the Study Area. The industrial land

uses surrounding the site are also prohibitive to crime prevention due to environmental issues such as poor lighting and lack of natural surveillance.

Conveyances

Because of the industrial nature of the site area, there were very few conveyances. In fact, the only parcel transaction in the Study Area, besides the Commons at Buckingham, were 3 commercial transactions made in 2013. The Comparative Area had 305 conveyances from 2004 to 2012 - many of those being the sale of single family homes.

| Property Type | Number of Conveyances: Buckingham Study Area | | |
|---------------|--|------|------|
| | 2010 | 2011 | 2012 |
| Exempt | 3 | 0 | 0 |
| Commercial | 0 | 0 | 1 |

Table 30: Buckingham Study Area Total Conveyances

| Property Type | Number of Conveyances: Buckingham Comparative | | |
|-------------------------|---|------|------|
| | 2010 | 2011 | 2012 |
| Commercial | 2 | 8 | 23 |
| Low Density Residential | 25 | 14 | 80 |

Table 31: Buckingham Comparative Area Total Conveyances

| Property Type | Total Sales Amount: Buckingham Study Area | | |
|---------------|---|------|-------------|
| | 2010 | 2011 | 2012 |
| Exempt | \$0 | \$0 | \$0 |
| Commercial | \$0 | \$0 | \$1,000,000 |

Table 32: Buckingham Study Area Total Sales

| Property Type | Total Sales Amount: Buckingham Comparative | | |
|-------------------------|--|-------------|-----------|
| | 2010 | 2011 | 2012 |
| Commercial | \$1,000 | \$1,371,429 | \$462,000 |
| Low Density Residential | \$977,300 | \$451,971 | \$588,400 |

Table 33: Buckingham Comparative Area Total Sales

| Property Type | Average Sales Amount: Buckingham Study Area | | |
|---------------|---|------|-------------|
| | 2010 | 2011 | 2012 |
| Exempt | \$0 | \$0 | \$0 |
| Commercial | \$0 | \$0 | \$1,000,000 |

Table 34: Buckingham Study Area Average Sales

| Property Type | Average Sales Amount: Buckingham Comparative | | |
|-------------------------|--|-----------|----------|
| | 2010 | 2011 | 2012 |
| Commercial | \$500 | \$171,429 | \$20,087 |
| Low Density Residential | \$39,092 | \$32,284 | \$7,355 |

Table 35: Buckingham Comparative Area Average Sales

Parcel Data

As of 2012, the average total appraised value for a parcel in the Buckingham Study Area was \$265,767, a decline of almost 10% from 2010. The Comparative Area declined by almost twice this percentage during that same time period at 19.2%. The land uses immediately surrounding the site are light manufacturing and warehousing, which is typical of the study area as a whole. The average parcel in the Study Area has changed just over one time since 2003.

| | Average Assessed Total Value | |
|------|------------------------------|------------------------|
| | Buckingham Area | Buckingham Comparative |
| 2009 | \$292,984 | \$75,366 |
| 2010 | \$295,931 | \$74,298 |
| 2011 | \$265,767 | \$73,497 |
| 2012 | \$265,767 | \$88,586 |

Table 36: Average Assessed Value of Parcels in Buckingham Areas

Conclusions

Due to the location of The Commons at Buckingham and its surrounding land uses, the project appears to have little to no impact on the neighborhood within the Study Area, which has very few previous residents. Crime has remained very light in the area over the years, and there have been no major changes in property values relative to the Comparative Area. In the future, it is likely that warehouses and light industrial uses will be converted to residential uses according to market demand. Therefore, this site is unique in that it could set the standard for future residential developments in the area.

The Commons at Livingston (2011)

The Commons at Livingston opened its doors in 2011 with 50 units, and is currently the only site to boast a Gold-Rated LEED for Homes certification. In addition to the high standards used by all five PSH facilities to screen residents, Livingston is particularly focused on accommodating low-income and formerly homeless U.S. Veterans. A second phase is currently under construction and will feature an additional 50 one-bedroom units.

The Commons at Livingston is located within the boundaries of the Berwyn East Civic Association. Support from this organization is critical to the project's success. Lois Maier, an active member of the civic association as well as the local block watch coordinator, indicated that there was some initial concern about the project from members of the community, but National Church

Residences did an excellent job of addressing and eliminating those concerns. Maier also stated that, in her role with the block watch, she has kept statistics about crime in the area for five years. **As a result, she has stated with some authority that the opening of the Commons at Livingston has had no impact, positive or negative, on crime in the community.** It is worth noting that some neighbors did express concerns about the building's height compromising personal privacy. The Commons at Livingston is an urban site; it is common to find buildings with a variety of heights in an urban environment. Its location, combined with an economic model that required a minimum number of units, did not allow for this concern to be addressed. Despite this, the building's setback from Livingston Avenue makes it very difficult to see into individual residential properties. Local resident Robert Williams said that, "sometimes I forget it is there because I cannot see it."

Teresa Featherstone is the Manager of the Columbus Recreation and Parks Department's Barnett Community Center, located across the street from The Commons at Livingston. She said that at no time has she or her staff had any interaction with persons residing at the development. In the 26 months since residents started moving in, the surrounding community appears to have no interest in this facility or its programming.

Quantitative Analysis

Assessing the impact that the Livingston site has had on the surrounding area is made more difficult by the facility's newness. At the time of this report, the facility has only been open for approximately 2.5 years. The short amount of time between the Livingston's grand opening and this study makes it more difficult to accurately assess its impact on the surrounding area. However, despite the relative lack of data, a comparative analysis will still illustrate whether there are any immediate worrying impacts on the nearby community.

Study Area (Snapshot Information)

As shown in the following image, The Commons at Livingston Study Area has the following boundaries:

N: East Main Street
E: Railroad right-of-way, Livingston Avenue, Courtright Road
S: I-70
W: South James Road

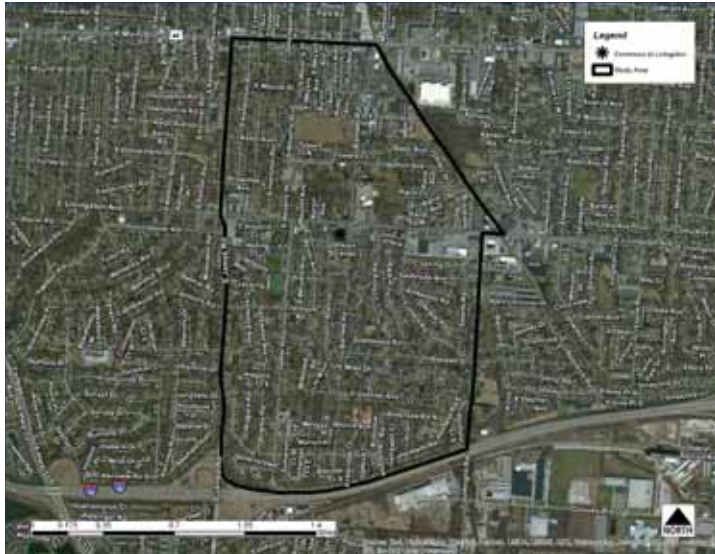


Fig. 25: Livingston Study Area

Aside from the rail line to the east, all of the Study Area boundaries are major thoroughfares which create physical and psychological edges to the neighborhood. It is assumed that the direct influence that the site might have on the surrounding area does not extend beyond these barriers.

Demographics and Physical Character

The Study Area is primarily comprised of residential parcels with some commercial, light industrial, and institutional uses. Some of the larger parcels are the Livingston Court Shopping Center and the Barnett Community Center. Its 2010 census total population was 7,912 with an estimated 2012 population of 8,171. Using these assumptions, the Study Area will have a total population of 8,782 by 2017. The median age for this area is around 40, and there is roughly an equal proportion of renter and owner-occupied households. The median household income for the area was \$32,993 in 2012 and is predicted to rise to \$37,431 by 2017.

Comparative Area (Snapshot Information)

The Comparative Area for the Livingston Facility is west of the study area with the following boundaries:

- N: East Main Street
- E: Hamilton Road
- S: I-70
- W: Railroad right-of-way, Livingston Avenue, Courtright Road



Fig. 26: Livingston Comparative Area

As shown in the following image, the Study and Comparative Areas are adjacent to one another and share several boundaries, including the rail line and high traffic roads to the north and the south.



Fig 27: Livingston Study and Comparative Areas

Demographics and Physical Character

The Comparative Area is comprised primarily of residential uses. However, there are some commercial sites along Main Street and some light industrial uses shared with the Study Area.

Its 2010 Census total population was 8,415 with an estimated 2012 population of 8,443. Using these assumptions, the Comparative Area will have a total population of 8,655 individuals by

2017. The median age for this area is around 40 and there is roughly an equal proportion of renter and owner-occupied households. The median household income for the area is slightly higher than the Study Area at \$35,777 in 2012. The Comparative Area's socioeconomic characteristics are very similar to those within the Study Area.

| | Population | | |
|-----------------------------|------------|-------|-------|
| | 2010 | 2012 | 2017 |
| Livingston Study Area | 7,912 | 8,171 | 8,782 |
| Livingston Comparative Area | 8,415 | 8,443 | 8,655 |

Table 37: Livingston Areas Population

| | Median HH Income | |
|-----------------------------|------------------|----------|
| | 2012 | 2017 |
| Livingston Area | \$32,993 | \$37,431 |
| Livingston Comparative Area | \$35,777 | \$40,009 |

Table 38: Livingston Areas Median Income

Analysis

The Commons at Livingston is a newer facility without the same breadth of data to examine its potential impacts on the surrounding neighborhood. Therefore, it is crucial that the Study and Comparative Areas are very closely matched in their demographic and physical attributes. If there is no large discrepancy between the two areas with respect to crime, conveyances, or land use changes, it can be inferred that the facility is not having a negative impact on the surrounding neighborhood.

Crime

According to the Crime Risk dataset, crime in the Livingston Study Area is above the U.S. average from the years 2004 - 2012 with a low index of 220 in 2006 and a high index of 234 in 2008. This means the likelihood of a crime occurring within the study area is nearly twice the U.S. national average. It should be noted that the Comparative Area, given all of its similar attributes, is nearly four more times more likely to experience crime than the U.S. average in the same time period. Its yearly indices were much higher than the Study Area with a low index of 421 in 2006 and a high index of 449 in 2012. These results are summarized in the following table and chart:

| | Total Crime Risk | | | | |
|------------------------|------------------|------|------|------|------|
| | 2004 | 2006 | 2008 | 2010 | 2012 |
| Livingston Study Area | 226 | 220 | 234 | 233 | 233 |
| Livingston Comparative | 433 | 421 | 448 | 447 | 449 |

Table 39: Livingston Crime Risk Index

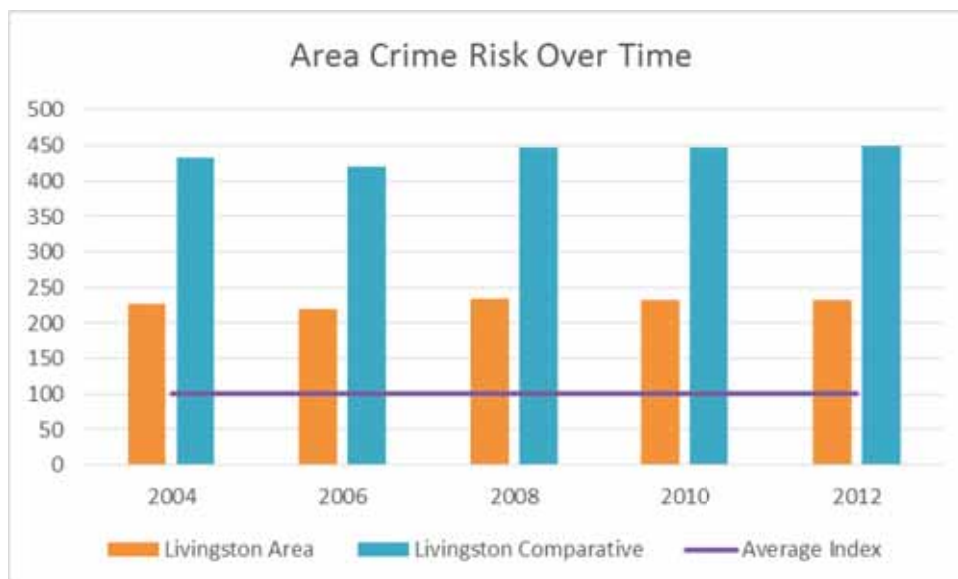


Fig. 28: Livingston Area Crime Risk

Although the number of crimes reported are high in both areas, the numbers are consistent with the crime risk analysis. While the rate of crime seems to have a steady increase since the year 2008, there is a noticeable jump in crime between the years 2011 and 2012. However, the increase of crime is fairly consistent between the two areas (+389 and +322, respectively), so the opening of the facility cannot be isolated as having a direct causative effect. This trend will be better identified over time, but given the similar increased crime rate between the two areas, and the trends found in the entire study, the Livingston facility is unlikely to be the direct cause of a crime increase in the surrounding neighborhood.

| | Total Crimes Reported | | | | |
|-----------------------------|-----------------------|-------|-------|-------|-------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| Livingston Study Area | 984 | 1,016 | 1,042 | 1,052 | 1,441 |
| Livingston Comparative Area | 751 | 651 | 720 | 818 | 1,140 |

Table 40: Livingston Total Crime

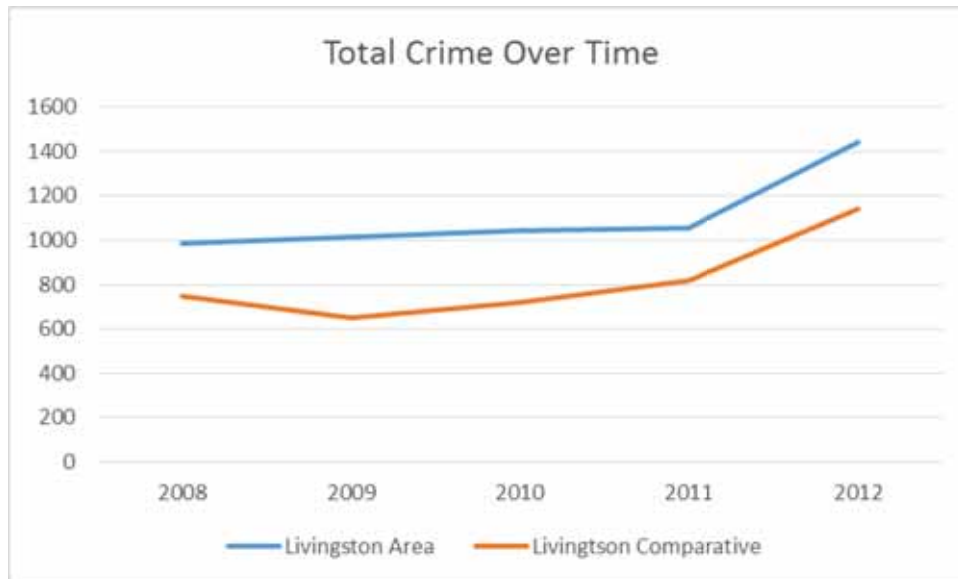


Fig. 29: Livingston Total Reported Crimes (Line)

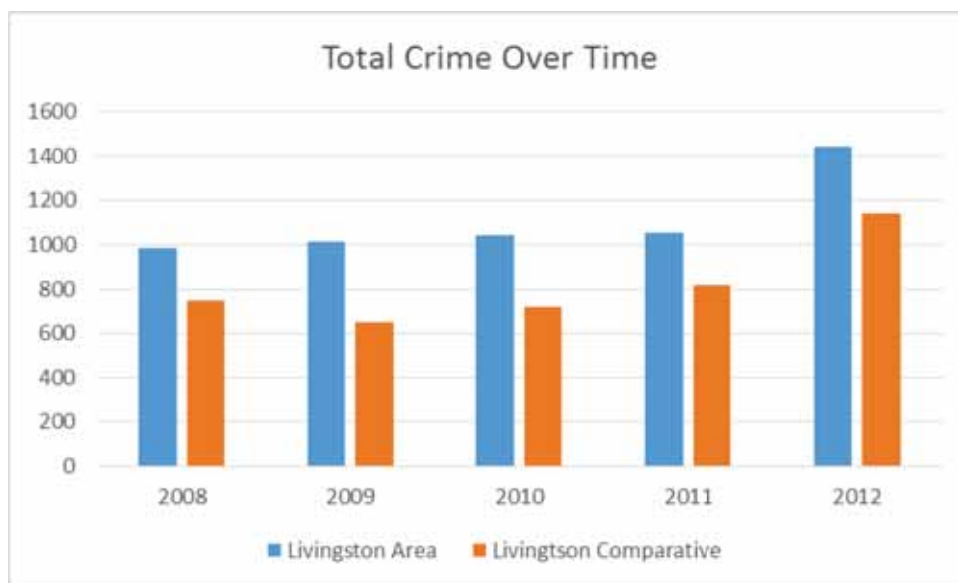


Fig 30: Livingston Total Reported Crimes (Bar)

Of the total crimes reported in the Study Area from 2008 to 2012, anywhere between 6% and 9% took place within 1,000 feet of the facility. This information is summarized in the chart below:

| | All Crime Incidents | | | | |
|--|---------------------|-------|-------|-------|-------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| Livingston Facility | 92 | 71 | 90 | 95 | 138 |
| Livingston Study Area | 984 | 1,016 | 1,042 | 1,052 | 1,441 |
| Percentage of Total Crime: 1000 feet of Facility | 9.35% | 6.99% | 8.64% | 9.03% | 9.58% |

Table 41: Total Percentage of Crime within 1000 feet of Livingston Site



Fig. 31: Total Study Area Crime Reported within 1000 feet of Livingston Facility

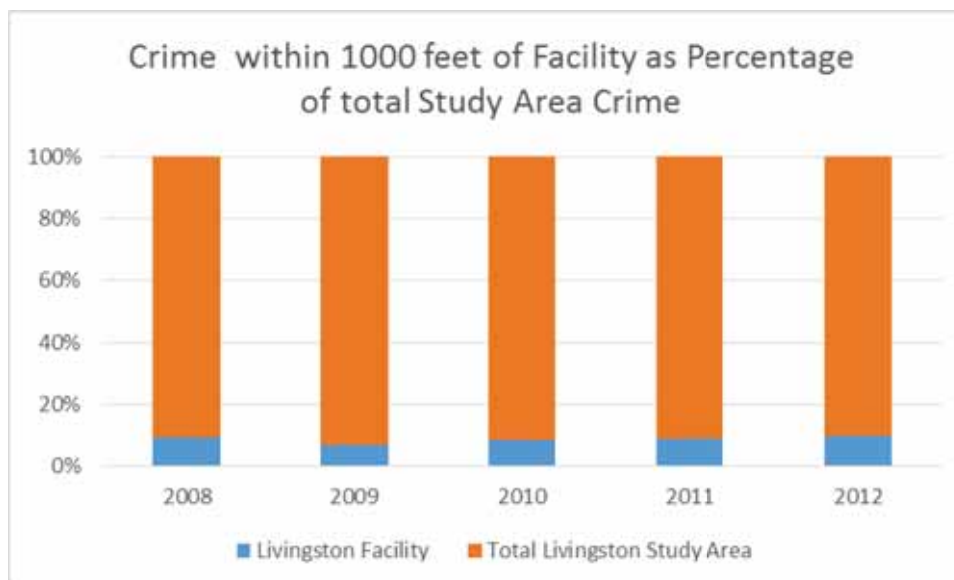


Fig. 32: Percentage of Total Study Area Crime Reported within 1000 feet of Livingston Facility

It is important to note the crime near the facility site prior to its opening date because it demonstrates that the proportion of crime reported in that particular area has mostly remained steady before and after the Livingston facility's open date in 2011. It is unlikely that the presence of the Livingston facility has increased crime in this area.

Conveyances

The Livingston Study Area had a total of 2,746 conveyances between 2004 and 2012 for a total sales amount of \$120,274,917. The Comparative Area had a total of 2,553 conveyances in the same time frame for a total sales amount of \$124,985,680. The closeness in price reflects the similarities of the neighborhoods, and their sale history reflects the larger issues of the U.S. economy as illustrated in the following tables. This breakdown reflects the major land uses in each area, and do not necessarily add up to the total number of conveyances:

| Property Type | Total Conveyances: Livingston Study Area | |
|-------------------------|--|------|
| | 2011 | 2012 |
| Commercial | 53 | 17 |
| Low Density Residential | 211 | 253 |

Table 42: Total Livingston Study Area Conveyances

| Property Type | Total Conveyances: Livingston Comparative | |
|-------------------------|---|------|
| | 2011 | 2012 |
| Commercial | 19 | 16 |
| Low Density Residential | 239 | 255 |

Table 43: Total Livingston Comparative Area Conveyances

| Property Type | Total Sales Amount: Livingston Study Area | |
|-------------------------|---|-------------|
| | 2011 | 2012 |
| Commercial | \$2,390,568 | \$1,116,102 |
| Low Density Residential | \$4,633,301 | \$5,613,359 |

Table 44: Total Livingston Study Area Sales

| Property Type | Total Sales Amount: Livingston Comparative | |
|-------------------------|--|-------------|
| | 2011 | 2012 |
| Commercial | \$2,074,308 | \$1,932,000 |
| Low Density Residential | \$7,006,814 | \$7,096,951 |

Table 45: Total Livingston Comparative Area Sales

| Property Type | Average Sales Amount: Livingston Study Area | |
|-------------------------|---|----------|
| | 2011 | 2012 |
| Commercial | \$45,105 | \$65,653 |
| Low Density Residential | \$21,959 | \$22,187 |

Table 46: Livingston Study Area Average Sales Price

| Property Type | Average Sales Amount: Livingston Comparative | |
|-------------------------|--|-----------|
| | 2011 | 2012 |
| Commercial | \$109,174 | \$120,750 |
| Low Density Residential | \$29,317 | \$27,831 |

Table 47: Livingston Comparative Area Average Sales Price

Though the average sales price for the Comparative Area also declined during this time period, its prices held a little steadier than its counterpart. Both areas experienced an average loss of property sale value of \$33,171 and \$31,692 respectively between 2004 and 2012. However, the majority of this information is prior to the opening year of the Livingston facility. The average sales price held relatively steady in both areas while the study area's gross sales value increased from \$5,502,769 in 2011 to \$6,549,461 in 2012. The Comparative Area saw a loss from \$9,381,122 to \$6,980,967 in the same time period.

Parcel Data

Parcel data reveals appraised values, taxes and land use patterns for the Study and Comparative Areas. The average total appraised parcel value (ATV) in the Livingston Study Area was \$79,346 in 2012 and \$91,490 in the Comparative Area. These values are a -5.8% and +1.6% change from 2003 ATV values, respectively. These results are summarized in the table below:

| | Average Assessed Total Value | |
|------|------------------------------|------------------------|
| | Livingston Area | Livingston Comparative |
| 2010 | \$91,365 | \$107,810 |
| 2011 | \$79,700 | \$92,167 |
| 2012 | \$79,346 | \$91,490 |

Table 48: Average Assessed Total Value of Livingston Area Parcels

This drop in price is consistent with the impacts of the U.S. recession and the steadily decreasing average sale price of properties within the Study Area. It is unlikely that the Livingston facility caused the assessed property values to drop; it is more likely indicative of an overall market correction. More data over time will be needed to properly assess the facility's actual impact or lack thereof.

As of 2013, the predominant land use for the Study and Comparative areas is residential, which is consistent with the base year of 2003. The lack of change in these areas indicates neighborhood stability and suggests that the site has not had an impact on the land use of the

surrounding area.

Conclusions

Although the Commons at Livingston does not appear to have a negative impact on its surrounding community, the exact impacts are difficult to assess in the short amount of time the site has been active. The Livingston Study Area remained relatively stable with respect to crime before and after the facility's opening, and the percentage of crime within 1,000 feet of the site did not appreciably change in that timeframe. The property values and total sales in the Study Area did experience significant depreciation, but this is mirrored in the Comparative Area and likely a reflection of the economy as a whole. Land use remained steady before and after the project's opening in 2011. However, it is difficult to confidently state the full impact of a facility that has only been open for a year and a half.

The Commons at Third (2012)

The Commons at Third is National Church Residences' latest permanent supportive housing facility in the Columbus area. The 100-unit affordable housing community opened its doors in 2012. The facility is modeled after The Commons at Grant and The Commons at Buckingham, and has 60 units dedicated to supporting the chronically homeless and disabled adults. Like Buckingham, the Commons at Third is a LEED Platinum building.

As the newest National Church Residences permanent supportive housing project, the Commons at Third has the benefit of benefiting from the lessons of past outreach efforts. Mark Paxson from Franklin County's Economic Development and Planning Department believes that National Church Residences has become very adept at tailoring their message to the audience at hand in a constructive manner. For example, government officials have a different set of questions and concerns than neighborhood residents. Ensuring that these differences are anticipated will lead to more positive outcomes.

The Commons at Third required a zoning change, which meant that the project was presented and approved by the Fifth-by-Northwest Area Commission. In Columbus, Area Commissions are a body of elected residents serving as a de facto liaisons between neighborhood groups, residents, property owners, developers and city officials. They also provide input on all neighborhood zoning changes; their decisions carry great weight with City Council, who must approve any changes. Commissioner Ryan Edwards felt that not only was the building an attractive transformation of a declined and disinvested lot, but that its proximity to existing infrastructure was a positive addition to the urban fabric. Edwards doesn't think that the project has affected property values at all, stating, "Values as a whole in the community have risen of late and this development has done nothing to deflate that." A newly proposed development one block north of the Commons at Third seems to support Edwards' sentiment.

On June 28, 2013, **Columbus Business First ran an article about a proposed 285-unit development at Fifth and Holly Avenues, one block north of The Commons at Third. The article was titled, "Resort-style View on Fifth apartment complex planned near Grandview" and indicated that the project**

would also include nearly 25,000 square feet of retail and additional project amenities. It is estimated that a project of this scale would be in excess of \$25 million. Rob Vogt, a partner in the Columbus-based market research firm Vogt Santer Insights, confirmed that it is not atypical to see high-end development in such proximity to supportive or other subsidized housing. “I think you see that situation in a lot of urban environments today,” said Vogt. “It is not uncommon.”

Quantitative Analysis

Similar to The Commons at Livingston, assessing the impact that the Third Avenue site has had on the surrounding area is made difficult by the facility’s young age. At the time of this report, the facility has only been open for approximately one year. However, despite the relative lack of data, a comparative analysis will still illustrate whether there are any immediate worrisome impacts on the nearby community.

Study Area (Snapshot Information)

As shown in the following image, The Commons at Third Study Area adheres to the following boundaries:

- N: King Avenue
- E: Railroad right-of-way
- S: Third Avenue, Edgehill Road, Burrell Avenue
- W: Northwest Boulevard



Fig. 33: Third Ave Study Area

Aside from the rail line to the east, all of the study area boundaries are major thoroughfares which create physical and psychological edges to the neighborhood. It is assumed that the direct influence that the site might have on the surrounding area does not extend beyond these barriers.

Demographics and Physical Character

The Third Avenue Study Area is a mix of residential, commercial, and light industrial uses. The Study Area includes Fifth Avenue, a major thoroughfare comprised of several retail shopping centers, bars, and restaurants.

The Commons at Third Study Area's total population as of the 2010 Census was 2,333 with a predicted 2012 population of 2,325. Using these assumptions, the Study Area will have a total population of 2,357 by 2017. The median age for this area is around 29 and there is roughly a 74.2% renter housing share. The median household income for the Study Area is \$37,138 in 2012 and is predicted to grow to \$42,359 by 2017.

Comparative Area (Snapshot Information)

The Comparative Area for The Commons at Third is west of the Study Area with the following boundaries:

N: Third Avenue
E: Northwest Boulevard
S: Goodale Boulevard
W: Grandview Avenue



Fig. 34: Third Ave Comparative Area

As shown in the following image, the Study and Comparative Areas are adjacent to one another, sharing Northwest Blvd as a border. This is a major arterial street containing several multifamily and single family homes. The entire Comparative Area resides within the town of Grandview Heights.



Fig. 35: Third Ave Study and Comparative Areas

Demographics and Physical Character

The Commons at Third Comparative Area is composed of primarily residential uses with some commercial properties along Goodale Boulevard. Its 2010 Census total population was 3,573 with a predicted 2012 population of 3,723. Using these assumptions, the Comparative Area will have a total population of 4,049 by 2017. The median age for this area is around 29 and there are roughly the same number of owner-occupied households as there are renter households, with an overall housing unit vacancy rate of 4.6%. The median household income for the Comparative Area was \$50,717 in 2012 and is predicted to grow to \$56,186 by 2017.

| | Population | | |
|----------------------------|------------|-------|-------|
| | 2010 | 2012 | 2017 |
| Third Ave Area | 2,333 | 2,325 | 2,357 |
| Third Ave Comparative Area | 3,573 | 3,723 | 4,049 |

Table 49: Third Ave Areas Population

| | Median Income | |
|----------------------------|---------------|----------|
| | 2012 | 2017 |
| Third Ave Area | \$37,138 | \$42,359 |
| Third Ave Comparative Area | \$50,717 | \$56,186 |

Table 50: Third Ave Areas Median Income

Analysis

Like Livingston and Buckingham, Third Avenue is a newer facility - it does not have the same breadth of data to examine the potential impacts on the surrounding neighborhood. It is crucial that the Study and Comparative Areas are very closely matched in their attributes. If there are

no large discrepancies between the two areas with respect to crime, conveyance or land uses, it can be inferred that the facility is not having a negative impact on the surrounding neighborhood.

Crime

According to the Crime Risk dataset, crime in the Study Area is below the U.S. average from the years 2004 - 2012 with a low index of 89 in 2006 and a high index of 95 in 2008 and 2010. This is a relatively safe where crime risk has remain steady over the past 8 years. Crime risk has also remained very low in the Comparative Area with a low crime index of 40 in 2006 and a high crime index of 52 in 2012. It is not surprising that the Comparative Area has a lower crime risk than the Study Area since the Comparative Area is more residential and is under the jurisdiction of the town of Grandview Heights. These results are summarized in the following table and chart:

| | Total Crime Risk | | | | |
|-----------------------|------------------|------|------|------|------|
| | 2004 | 2006 | 2008 | 2010 | 2012 |
| Third Ave Study Area | 92 | 89 | 95 | 95 | 92 |
| Third Ave Comparative | 42 | 40 | 43 | 43 | 52 |

Table 51: Third Ave Areas Crime Risk Index

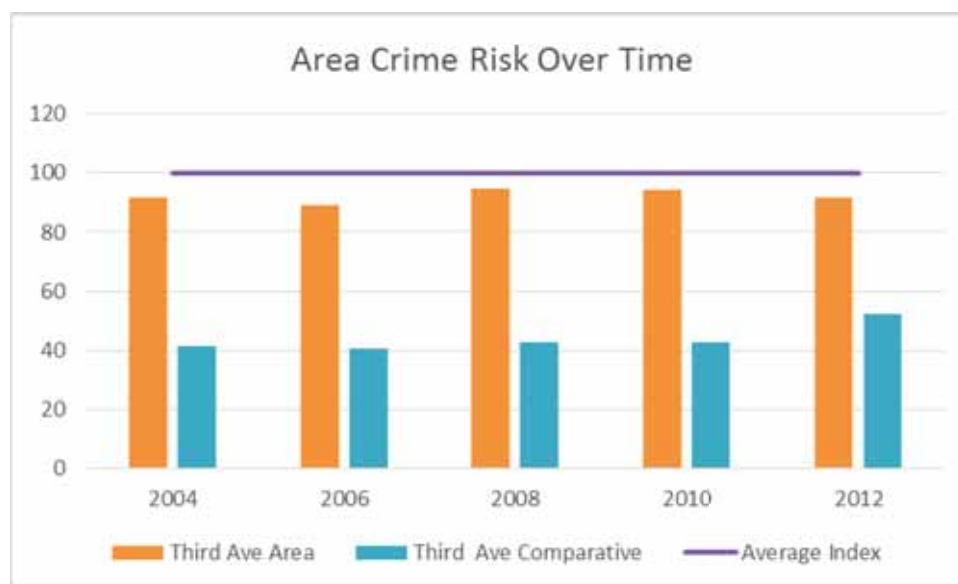


Fig. 36: Third Ave Areas Crime Risk

Because we do not have crime reports for Grandview Heights, we cannot report the number of crimes in the Comparative Area. Crime in the Study Area remained relatively steady since 2008 with an increase of 28 crimes reported from 2008-2012, with the highest amount of 183 coming in 2010.

Of the total crimes reported in the Study Area from 2008 to 2012, anywhere between 4.1% and 17.6% took place within 1,000 feet of the facility. While crimes did rise in 2012, most of the

crime that year occurred prior to the facility opening in July. This information is summarized in the following table and charts:

| | All Crime Incidents | | | | |
|--|---------------------|-------|-------|-------|--------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| Third Ave Facility | 6 | 13 | 13 | 14 | 31 |
| Third Ave Study Area | 148 | 174 | 183 | 165 | 176 |
| Percentage of Total Crime: 1000 feet of Facility | 4.05% | 7.47% | 7.10% | 8.48% | 17.61% |

Table 52: Percentage of Study Area Crime within 1000 feet of Third Ave Facility

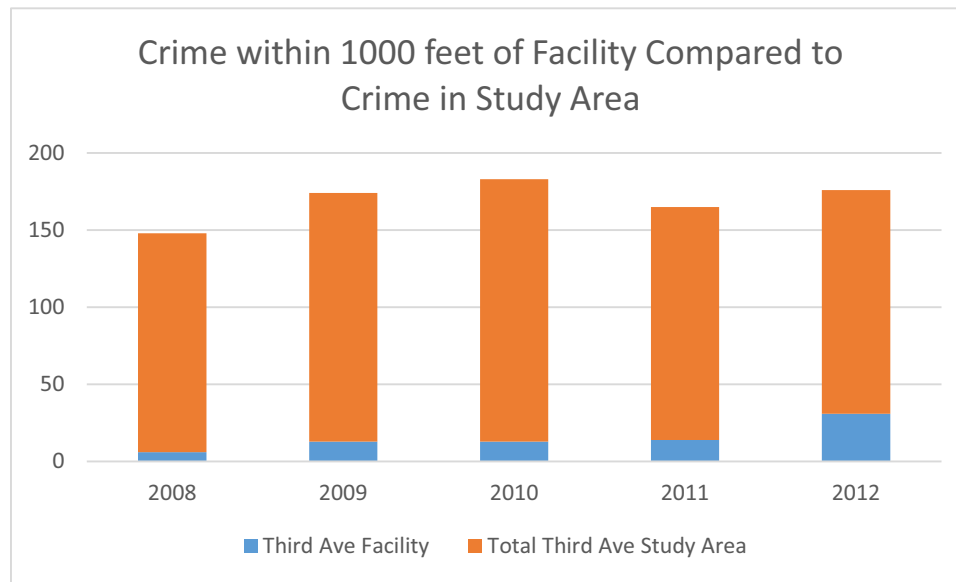


Fig. 37: Total Number of Study Area Crimes within 1000 feet of Third Ave Facility

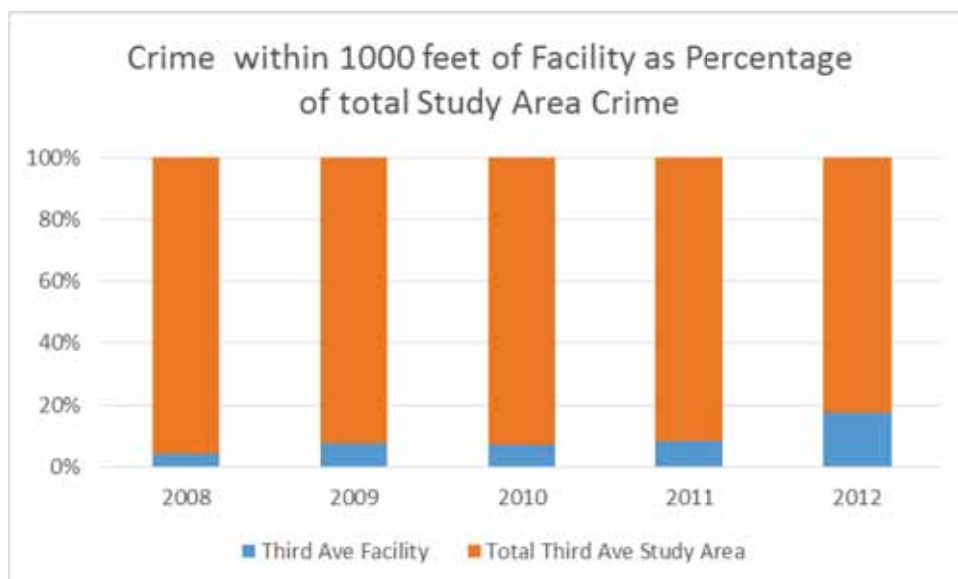


Fig. 38: Percentage of All Study Area Crimes within 1000 feet of Third Ave Facility

Since The Commons at Third opened in 2012 it is not possible to judge its impact on crime rates in the area at this point. Other major projects in and around the Study Area, such as the Grandview Yard development, should also have a major impact on crime rates going forward.

Conveyances

The Third Avenue Study Area had a total of 583 conveyances between 2004 and 2012 for a total sales amount of \$68,217,138. The Comparative Area had a total of 821 conveyances in the same time frame for a total sales amount of \$111,267,895. However, since 2011, the sales totals, type, and volume have become very similar for both areas - an indication that each of the areas is stabilizing. These results are summarized in the following tables:

| Property Type | Total Sales Amount: Third Ave Area | |
|-------------------------|------------------------------------|-------------|
| | 2011 | 2012 |
| Industrial | \$2,987,500 | \$2,512,968 |
| Commercial | \$2,636,550 | \$1,569,100 |
| Low Density Residential | \$3,775,400 | \$4,184,000 |

Table 53: Total Amount of Sales in Third Ave Study Area

| Property Type | Total Conveyances: Third Ave Comparative | |
|-------------------------|--|------|
| | 2011 | 2012 |
| Industrial | 0 | 0 |
| Commercial | 26 | 5 |
| Low Density Residential | 68 | 94 |

Table 54: Total Amount of Sales in Third Ave Comparative Area

| Property Type | Total Sales Amount: Third Ave Area | |
|-------------------------|------------------------------------|-------------|
| | 2011 | 2012 |
| Industrial | \$2,987,500 | \$2,512,968 |
| Commercial | \$2,636,550 | \$1,569,100 |
| Low Density Residential | \$3,775,400 | \$4,184,000 |

Table 55: Total Sales Amount in Third Ave Study Area

| Property Type | Total Sales Amount: Third Ave Comparative | |
|-------------------------|---|--------------|
| | 2011 | 2012 |
| Industrial | \$0 | \$0 |
| Commercial | \$2,363,000 | \$330,000 |
| Low Density Residential | \$9,788,514 | \$12,576,812 |

Table 56: Total Sales Amount in Third Ave Comparative Area

| Property Type | Average Sales Amount: Third Ave Area | |
|-------------------------|--------------------------------------|-----------|
| | 2011 | 2012 |
| Industrial | \$746,875 | \$83,766 |
| Commercial | \$175,770 | \$74,719 |
| Low Density Residential | \$107,869 | \$116,222 |

Table 57: Average Sale Amount in Third Ave Study Area

| Property Type | Average Sales Amount: Third Ave Comparative | |
|-------------------------|---|-----------|
| | 2011 | 2012 |
| Industrial | \$0 | \$0 |
| Commercial | \$90,885 | \$66,000 |
| Low Density Residential | \$143,949 | \$133,796 |

Table 58: Average Sale Amount in Third Ave Comparative Area

Parcel Data

Parcel data reveals appraised values, taxes and land use patterns for the Study and Comparative Areas. The average total appraised parcel value (ATV) in the Study Area was \$299,520 in 2012 and \$218,118 in the Comparative Area. These values are a +8.7% and +1.4% change from 2003 ATV values, respectively. The last two years of these results are summarized in the following table:

| | Average Assessed Total Value | |
|------|------------------------------|-----------------------|
| | Third Ave Area | Third Ave Comparative |
| 2011 | \$300,883 | \$218,293 |
| 2012 | \$299,520 | \$218,188 |

Table 59: Average Total Assessed Parcel Value in Third Ave Areas

The increase in appraised values in both areas is not surprising given that both areas have seen a lot of growth and development over the last decade.

Conclusions

While there is not enough historical data to evaluate the full impact of The Commons at Third with respect to land values and crime, major projects like the Grandview Yard and the proposed View on 5th Apartments on the corner of 5th Ave. and Holly Ave. imply that developers believe the area to be a sound investment; they are not concerned about the facility discouraging potential tenants. It is anticipated that this new development will have a positive influence on land values.

IV. Project Conclusions

It is commonplace for individuals and communities to express concern or apprehension about a development. Often the most ordinary of proposed uses can generate ire if it does not match the expectations of the community. When a development involves a vulnerable population, the level of concern or apprehension escalates. National Church Residences recognizes this and has worked diligently to overcome the negative perceptions that permanent supportive housing projects can have. Throughout the interview process, there were two recurring themes: First, that National Church Residences staff were transparent during the process while working hard to address the concerns of the community. Second, this model would not work without the on-site support services. These services change the dynamic of the building and its tenants from transitional housing to a recovery center where at-risk populations learn how to re-enter society in a productive manner.

The broader development community no longer holds a stigma against these types of facilities as illustrated by three recent transactions near some of the sites. A \$25 million project was announced in June on West 5th Avenue, one-block from The Commons at Third. Columbus State Community College unveiled a new Master Plan for their campus in July. This will involve tens of millions of dollars of construction just two blocks from The Commons at Buckingham. Finally, the Commons at Grant is less than 300 feet from a site recently purchased by Nationwide Children's Hospital. This 11-acre site was acquired by the hospital for \$19.2 million; it will house additional research and healthcare facilities. When asked if the proximity of The Commons at Grant was a concern, Angela Mingo, Director of Community Relations for the hospital, said "Nationwide Children's is aware of the location of The Commons at Grant, and has every confidence that National Church Residences will continue to provide top-notch services for its residents."

Perhaps the greatest testament to the success of these projects is that communities are now approaching National Church Residences to explore whether or not a permanent supportive housing project could be built in their community. An excellent example of this comes from John Edgar, Executive Director of Community Development for All People, a community development corporation based in Columbus' Southside. Edgar believes that such a project located on the Southside could be a win for the neighborhood. **"The buildings [National Church Residences] have developed are attractive and they provide a valuable service to the**

community.” said Edgar. “I would love to see one on the Southside.”

The overall conclusion of the quantitative analysis is that the **permanent supportive housing facilities have no discernible negative impact on their surrounding neighborhoods’ character or stability.** In fact, most of the Comparative Areas were consistently less stable than their Study Areas, with higher rates of crime and larger fluctuations in real estate demand and prices. Therefore, if one was to infer the direction of the impact of these facilities, the conclusion would be the impact is a net positive for the surrounding neighborhood.

VI. Appendix

Firm Summaries

Arch City Development

Arch City Development is a Columbus-based consulting firm that provides technical assistance, development expertise, training and consultation to a national community development client base. Arch City's Principal, Brian Higgins, has spent over a decade working in affordable housing as both a loan underwriter and a developer. Previous to his work in affordable housing, Higgins worked at several neighborhood-based community development corporations where he learned firsthand about the challenges associated with wholesale neighborhood revitalization. Higgins has also spent the last 15 years volunteering for the civic association in his own central city neighborhood.

Urban Decision Group

Urban Decision Group is an urban planning firm that specializes in Geographic Information Systems and spatial analysis for planners and developers. Past clients include: architects and planners, market analysts, educational planners, and a variety of public sector entities. They have lent their expertise to hundreds of housing and site selection studies over the last several years. Urban Decision Group is located in Westerville, Ohio.

Commons at Grant Data Summary

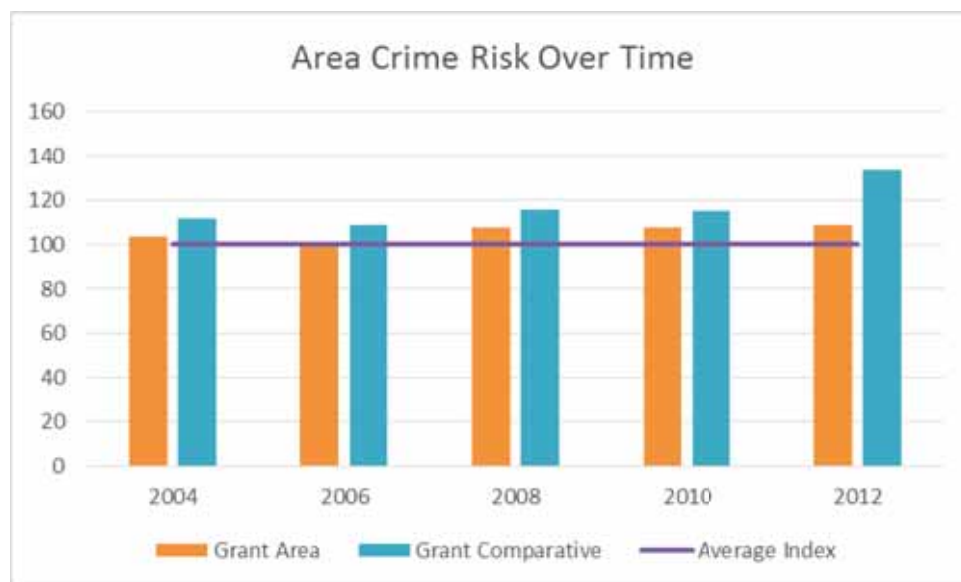
Demographics

| | Population | | |
|------------------------|------------|------|------|
| | 2010 | 2012 | 2017 |
| Grant Study Area | 348 | 354 | 369 |
| Grant Comparative Area | 758 | 807 | 906 |

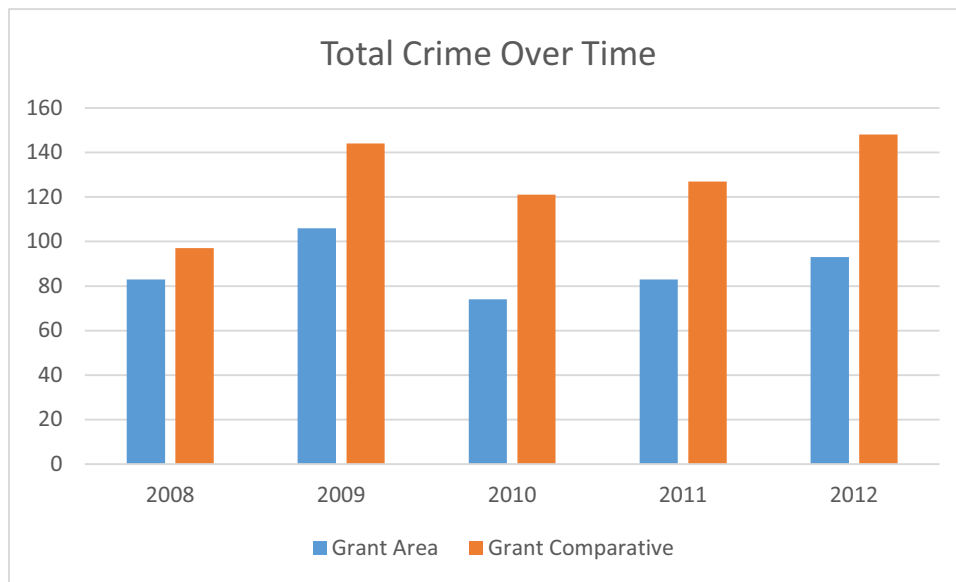
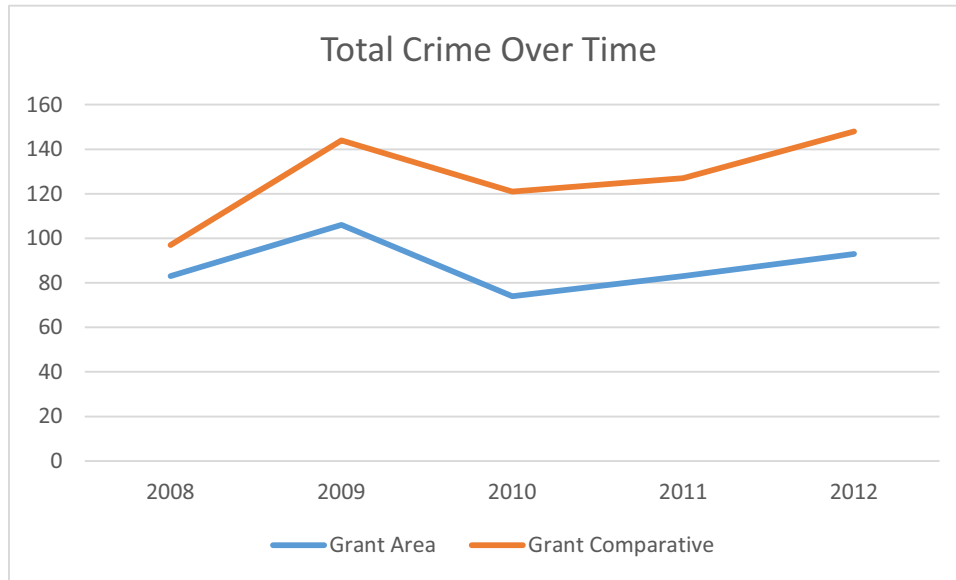
| | Median HH Income | |
|------------------------|------------------|----------|
| | 2012 | 2017 |
| Grant Study Area | \$15,853 | \$16,472 |
| Grant Comparative Area | \$23,361 | \$25,151 |

Crime

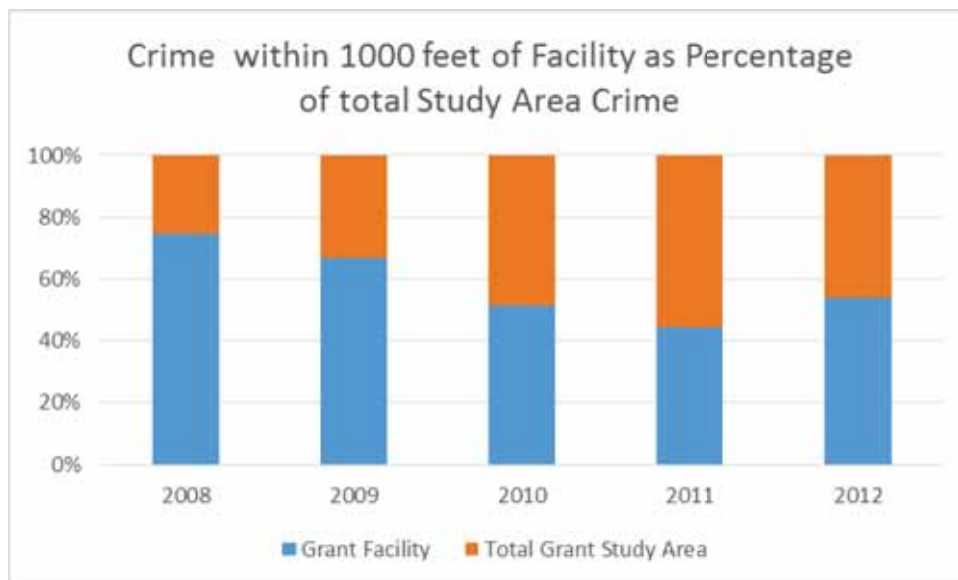
| | Crime Risk Index | | | | |
|------------------------|------------------|------|------|------|------|
| | 2004 | 2006 | 2008 | 2010 | 2012 |
| Grant Study Area | 104 | 101 | 108 | 108 | 109 |
| Grant Comparative Area | 112 | 109 | 116 | 115 | 134 |



| | Total Crime Reports | | | | |
|------------------------|---------------------|------|------|------|------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| | 83 | 106 | 74 | 83 | 93 |
| Grant Comparative Area | 97 | 144 | 121 | 127 | 148 |



| | All Crime Incidents | | | | |
|--|---------------------|--------|--------|--------|--------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| Grant Facility | 62 | 71 | 38 | 37 | 50 |
| Grant Study Area | 83 | 106 | 74 | 83 | 93 |
| Percentage of Total Crime: 1000 feet of Facility | 74.70% | 66.98% | 51.35% | 44.58% | 53.76% |



Conveyances

| Property Type | Total Conveyances: Grant Study Area | | | | | | | | |
|---------------|-------------------------------------|------|------|------|------|------|------|------|------|
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | 4 | 25 | 5 | 28 | 4 | 7 | 2 | 14 | 7 |

| Property Type | Total Conveyances: Grant Comparative Area | | | | | | | | |
|-------------------------|---|------|------|------|------|------|------|------|------|
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | 4 | 3 | 8 | 5 | 1 | 0 | 14 | 8 | 5 |
| Low Density Residential | 0 | 3 | 2 | 0 | 3 | 0 | 0 | 1 | 6 |

| Property Type | Total Sales Amount: Grant Study Area | | | | | | | | |
|---------------|--------------------------------------|------|------|--------------|----------|------|-----------|-------------|-------------|
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | \$0 | \$0 | \$0 | \$13,727,943 | \$93,200 | \$0 | \$100,000 | \$9,980,700 | \$4,910,000 |

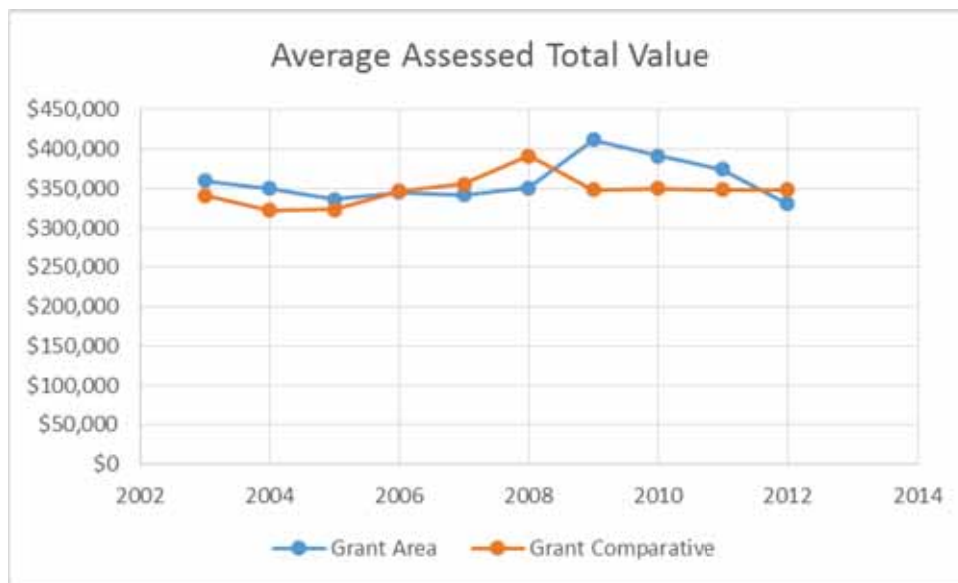
| Property Type | Total Sales Amount: Grant Comparative Area | | | | | | | | |
|-------------------------|--|-----------|-------------|-----------|-----------|------|------|-------------|-----------|
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | \$1,678,000 | \$282,636 | \$1,171,000 | \$774,500 | \$0 | \$0 | \$0 | \$1,714,562 | \$0 |
| Low Density Residential | \$0 | \$333,000 | \$0 | \$0 | \$349,000 | \$0 | \$0 | \$152,279 | \$895,000 |

| Property Type | Average Sales Amount: Grant Study Area | | | | | | | | |
|---------------|--|------|------|-----------|----------|------|----------|-----------|-----------|
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | \$0 | \$0 | \$0 | \$490,284 | \$23,300 | \$0 | \$50,000 | \$712,907 | \$701,429 |

| Property Type | Average Sales Amount: Grant Comparative Area | | | | | | | | |
|-------------------------|--|-----------|-----------|-----------|-----------|------|------|-----------|-----------|
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | \$419,500 | \$94,212 | \$146,375 | \$154,900 | \$0 | \$0 | \$0 | \$214,320 | \$0 |
| Low Density Residential | \$0 | \$111,000 | \$0 | \$0 | \$116,333 | \$0 | \$0 | \$152,279 | \$149,167 |

Appraised Values

| | Average Assessed Total Value | |
|------|------------------------------|-------------------|
| | Grant Area | Grant Comparative |
| 2003 | \$359,791 | \$341,519 |
| 2004 | \$350,057 | \$322,385 |
| 2005 | \$336,287 | \$323,057 |
| 2006 | \$345,318 | \$346,902 |
| 2007 | \$342,296 | \$356,306 |
| 2008 | \$351,316 | \$391,787 |
| 2009 | \$412,260 | \$348,999 |
| 2010 | \$391,725 | \$350,461 |
| 2011 | \$374,317 | \$348,871 |
| 2012 | \$330,598 | \$348,871 |



Commons at Chantry Data Summary

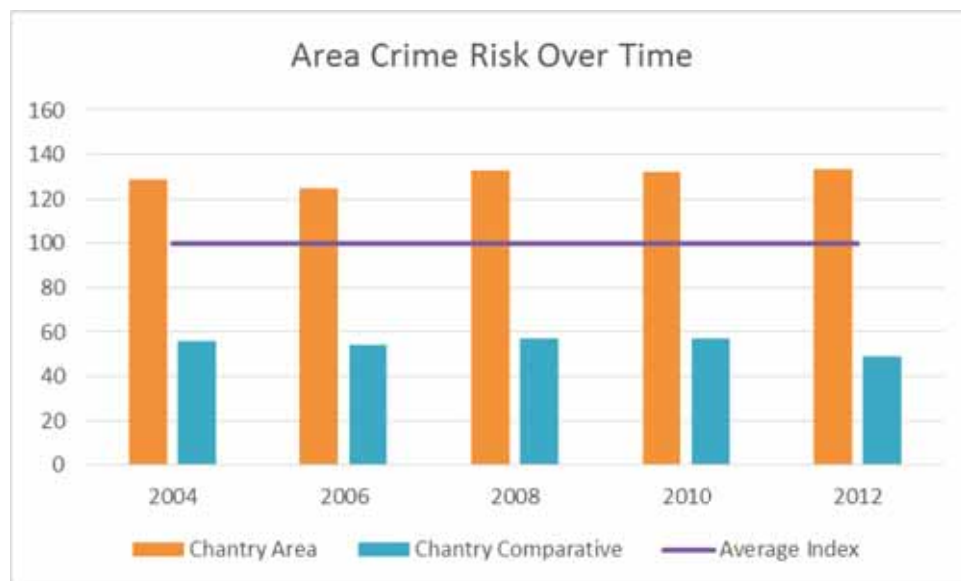
Demographics

| | Population | | |
|--------------------------|------------|-------|-------|
| | 2010 | 2012 | 2017 |
| Chantry Study Area | 9,061 | 9,184 | 9,577 |
| Chantry Comparative Area | 6,978 | 6,941 | 7,053 |

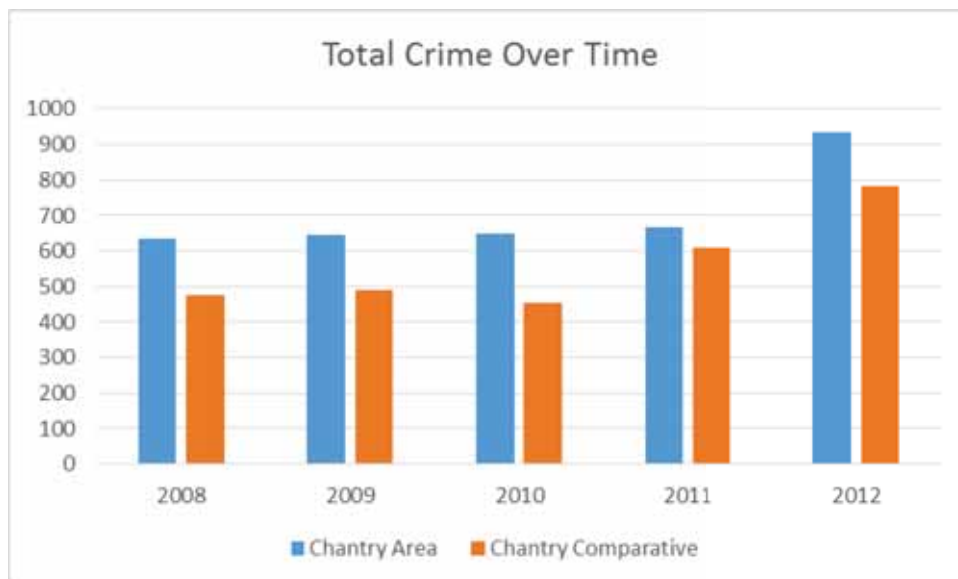
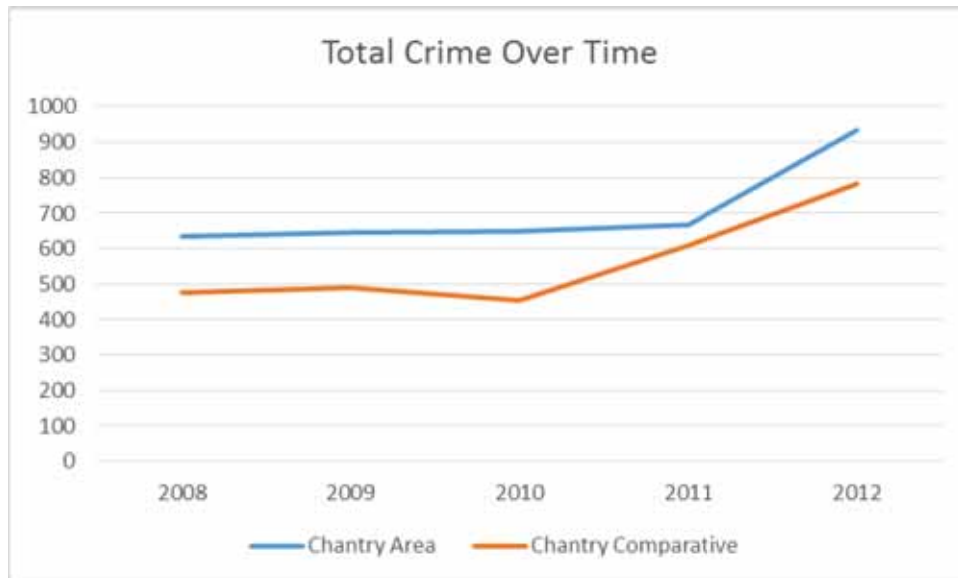
| | Median HH Income | |
|--------------------------|------------------|----------|
| | 2012 | 2017 |
| Chantry Study Area | \$48,834 | \$53,651 |
| Chantry Comparative Area | \$50,923 | \$55,008 |

Crime

| | Crime Risk Index | | | | |
|--------------------------|------------------|------|------|------|------|
| | 2004 | 2006 | 2008 | 2010 | 2012 |
| Chantry Study Area | 129 | 125 | 133 | 132 | 133 |
| Chantry Comparative Area | 56 | 54 | 57 | 57 | 49 |



| | All Crime Incidents | | | | |
|--|---------------------|-------|-------|-------|-------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| Chantry Facility | 21 | 24 | 26 | 16 | 24 |
| Chantry Study Area | 636 | 644 | 651 | 667 | 934 |
| Percentage of Total Crime: 1000 feet of Facility | 3.30% | 3.73% | 3.99% | 2.40% | 2.57% |



| | All Crime Incidents | | | | |
|--|---------------------|-------|-------|-------|-------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| Chantry Facility | 21 | 24 | 26 | 16 | 24 |
| Chantry Study Area | 636 | 644 | 651 | 667 | 934 |
| Percentage of Total Crime: 1000 feet of Facility | 3.30% | 3.73% | 3.99% | 2.40% | 2.57% |



Conveyances

| Property Type | Total Conveyances: Chantry Study Area | | | | | | |
|-------------------------|---------------------------------------|------|------|------|------|------|------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | 10 | 6 | 16 | 5 | 0 | 1 | 7 |
| Low Density Residential | 421 | 357 | 348 | 298 | 344 | 320 | 334 |

| Property Type | Total Conveyances: Chantry Comparative Area | | | | | | |
|-------------------------|---|------|------|------|------|------|------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | 11 | 20 | 5 | 2 | 4 | 9 | 2 |
| Low Density Residential | 240 | 206 | 185 | 174 | 151 | 165 | 199 |

| Property Type | Total Sales Amount: Chantry Study Area | | | | | | |
|-------------------------|--|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | \$8,052,607 | \$4,752,445 | \$2,327,474 | \$2,050,000 | \$0 | \$0 | \$4,724,676 |
| Low Density Residential | \$27,591,012 | \$21,477,246 | \$16,950,143 | \$14,194,577 | \$16,827,172 | \$12,398,697 | \$12,357,088 |

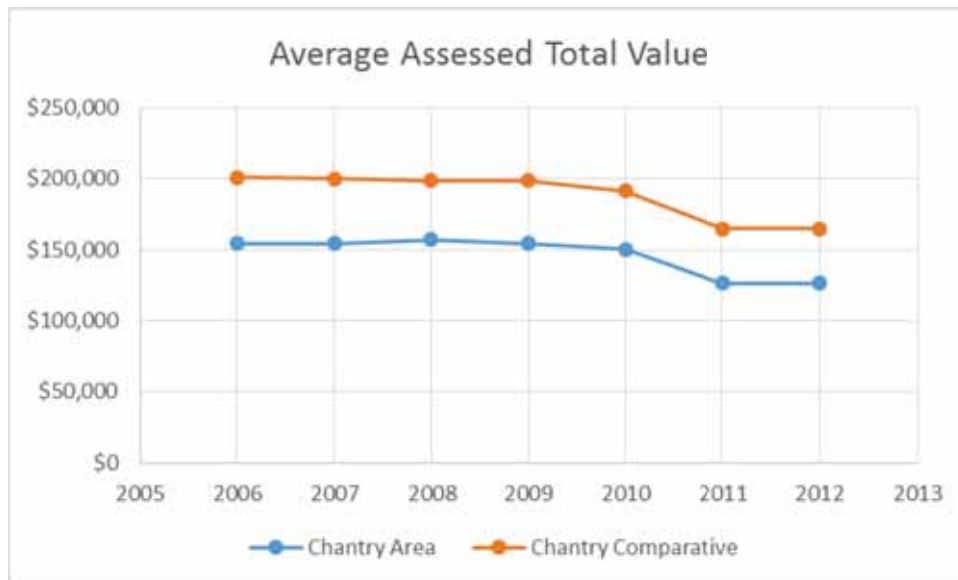
| Property Type | Total Sales Amount: Chantry Comparative Area | | | | | | |
|-------------------------|--|--------------|--------------|--------------|-------------|-------------|--------------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | \$380,500 | \$9,005,615 | \$50,625 | \$176,629 | \$4,118,000 | \$8,907,600 | \$4,170,000 |
| Low Density Residential | \$26,198,960 | \$17,613,987 | \$11,314,407 | \$10,424,005 | \$7,740,032 | \$7,507,599 | \$14,382,465 |

| Property Type | Average Sales Amount: Chantry Study Area | | | | | | |
|-------------------------|--|-----------|-----------|-----------|----------|----------|-----------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | \$805,261 | \$792,074 | \$145,467 | \$410,000 | \$0 | \$0 | \$674,954 |
| Low Density Residential | \$65,537 | \$60,160 | \$48,707 | \$47,633 | \$48,916 | \$38,746 | \$36,997 |

| Property Type | Average Sales Amount: Chantry Comparative Area | | | | | | |
|-------------------------|--|-----------|----------|----------|-------------|-----------|-------------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Commercial | \$34,591 | \$450,281 | \$10,125 | \$88,315 | \$1,029,500 | \$989,733 | \$2,085,000 |
| Low Density Residential | \$109,162 | \$85,505 | \$61,159 | \$59,908 | \$51,258 | \$45,501 | \$72,274 |

Appraised Values

| | Average Assessed Total Value | |
|------|------------------------------|---------------------|
| | Chantry Area | Chantry Comparative |
| 2006 | \$154,268 | \$200,952 |
| 2007 | \$154,444 | \$199,958 |
| 2008 | \$157,078 | \$198,906 |
| 2009 | \$154,319 | \$198,897 |
| 2010 | \$150,506 | \$191,406 |
| 2011 | \$126,665 | \$165,008 |
| 2012 | \$126,441 | \$164,790 |



Commons at Buckingham Data Summary

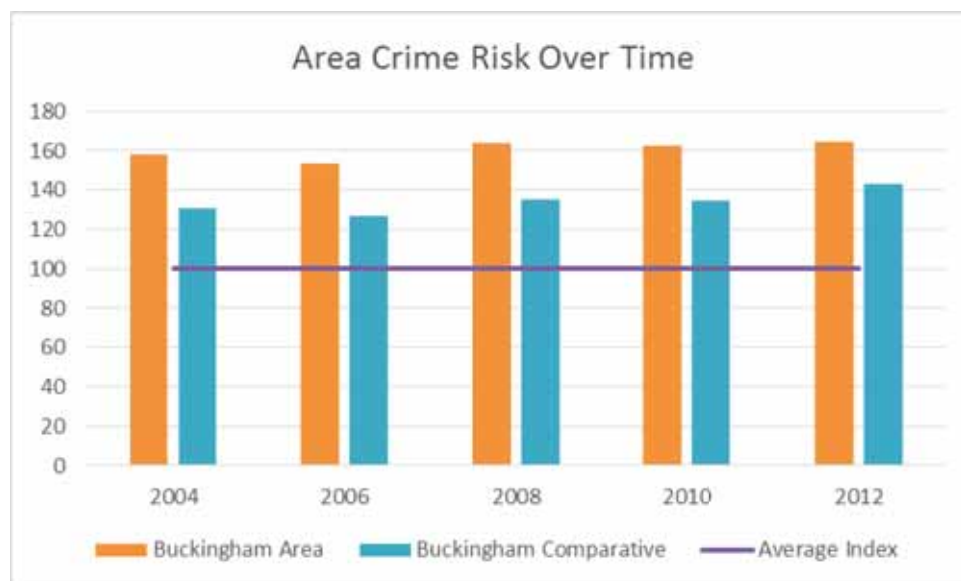
Demographics

| | Population | | |
|-----------------------------|------------|------|------|
| | 2010 | 2012 | 2017 |
| Buckingham Study Area | 5 | NA | NA |
| Buckingham Comparative Area | 471 | 484 | 516 |

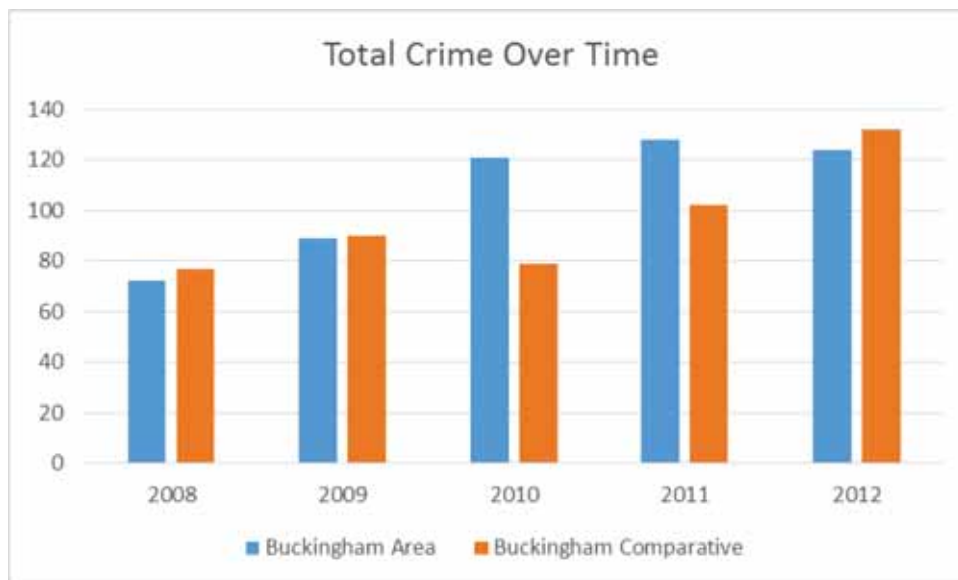
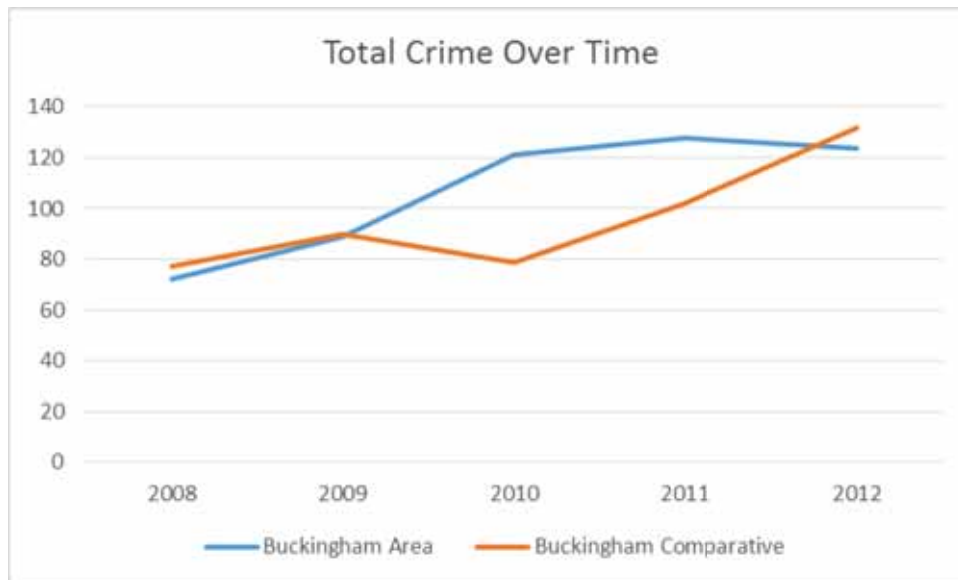
| | Median HH Income | |
|-----------------------------|------------------|----------|
| | 2012 | 2017 |
| Buckingham Study Area | NA | NA |
| Buckingham Comparative Area | \$23,388 | \$26,958 |

Crime

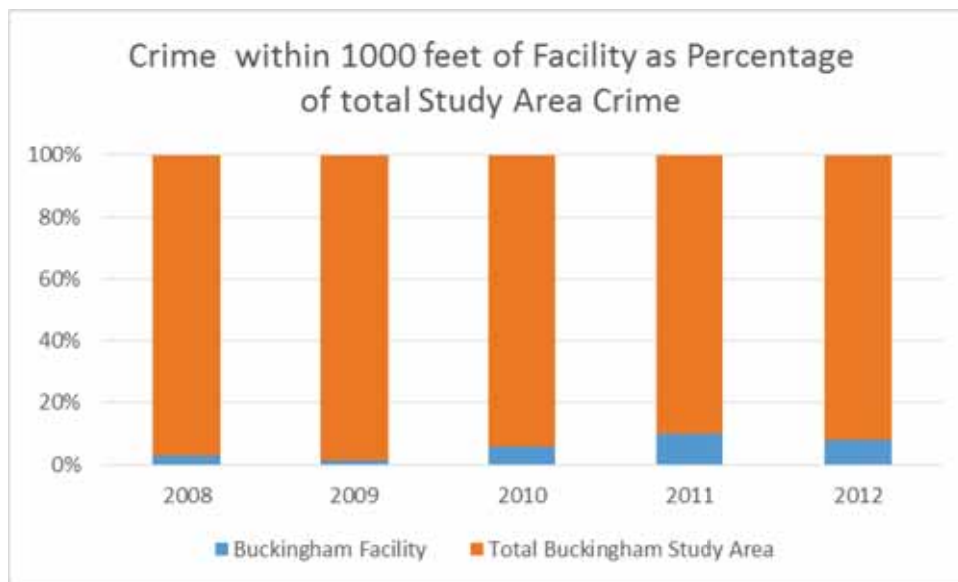
| | Total Crime Risk | | | | |
|------------------------|------------------|------|------|------|------|
| | 2004 | 2006 | 2008 | 2010 | 2012 |
| Buckingham Study Area | 158 | 154 | 164 | 163 | 164 |
| Buckingham Comparative | 131 | 127 | 135 | 135 | 143 |



| | Total Crime Reports | | | | |
|-----------------------------|---------------------|------|------|------|------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| Buckingham Study Area | 72 | 89 | 121 | 128 | 124 |
| Buckingham Comparative Area | 77 | 90 | 79 | 102 | 132 |



| | All Crime Incidents | | | | |
|--|---------------------|-------|-------|--------|-------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| Buckingham Facility | 2 | 1 | 7 | 13 | 10 |
| Buckingham Study Area | 72 | 89 | 121 | 128 | 124 |
| Percentage of Total Crime: 1000 feet of Facility | 2.78% | 1.12% | 5.79% | 10.16% | 8.06% |



Conveyances

| Property Type | Number of Conveyances: Buckingham Study Area | | |
|---------------|--|------|------|
| | 2010 | 2011 | 2012 |
| Exempt | 3 | 0 | 0 |
| Commercial | 0 | 0 | 1 |

| Property Type | Number of Conveyances: Buckingham Comparative | | |
|-------------------------|---|------|------|
| | 2010 | 2011 | 2012 |
| Commercial | 2 | 8 | 23 |
| Low Density Residential | 25 | 14 | 80 |

| Property Type | Total Sales Amount: Buckingham Study Area | | |
|---------------|---|------|-------------|
| | 2010 | 2011 | 2012 |
| Exempt | \$0 | \$0 | \$0 |
| Commercial | \$0 | \$0 | \$1,000,000 |

| Property Type | Total Sales Amount: Buckingham Comparative | | |
|-------------------------|--|-------------|-----------|
| | 2010 | 2011 | 2012 |
| Commercial | \$1,000 | \$1,371,429 | \$462,000 |
| Low Density Residential | \$977,300 | \$451,971 | \$588,400 |

| Property Type | Average Sales Amount: Buckingham Study Area | | |
|---------------|---|------|-------------|
| | 2010 | 2011 | 2012 |
| Exempt | \$0 | \$0 | \$0 |
| Commercial | \$0 | \$0 | \$1,000,000 |

| Property Type | Average Sales Amount: Buckingham Comparative | | |
|-------------------------|--|-----------|----------|
| | 2010 | 2011 | 2012 |
| Commercial | \$500 | \$171,429 | \$20,087 |
| Low Density Residential | \$39,092 | \$32,284 | \$7,355 |

Appraised Values

| | Average Assessed Total Value | |
|------|------------------------------|------------------------|
| | Buckingham Area | Buckingham Comparative |
| 2009 | \$292,984 | \$75,366 |
| 2010 | \$295,931 | \$74,298 |
| 2011 | \$265,767 | \$73,497 |
| 2012 | \$265,767 | \$88,586 |

Commons at Livingston Data Summary

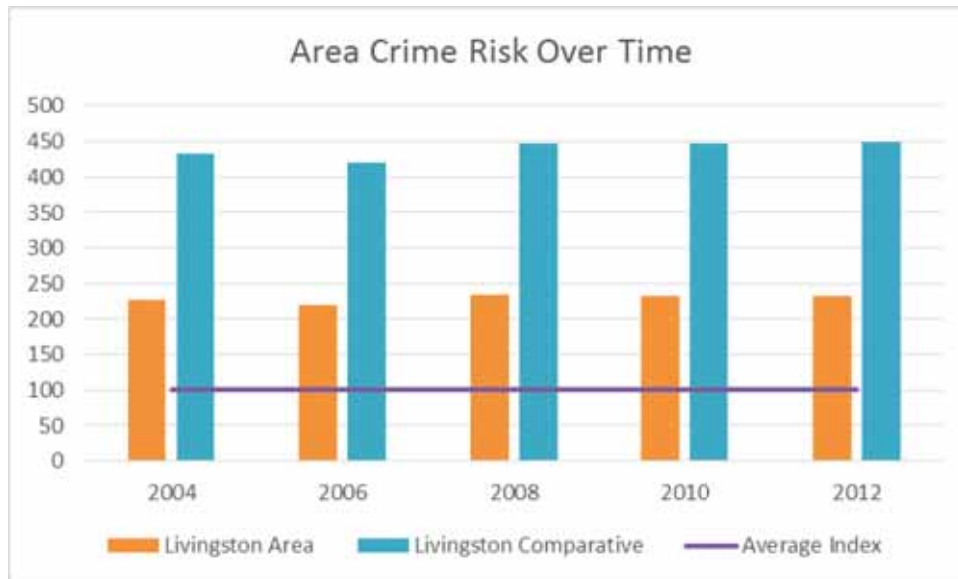
Demographics

| | Population | | |
|-----------------------------|------------|-------|-------|
| | 2010 | 2012 | 2017 |
| Livingston Study Area | 7,912 | 8,171 | 8,782 |
| Livingston Comparative Area | 8,415 | 8,443 | 8,655 |

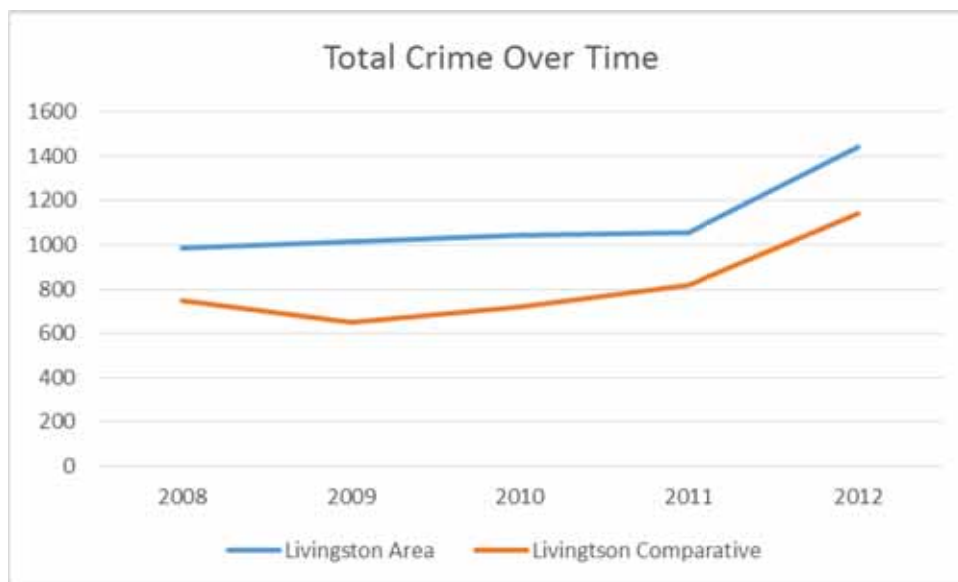
| | Median HH Income | |
|-----------------------------|------------------|----------|
| | 2012 | 2017 |
| Livingston Area | \$32,993 | \$37,431 |
| Livingston Comparative Area | \$35,777 | \$40,009 |

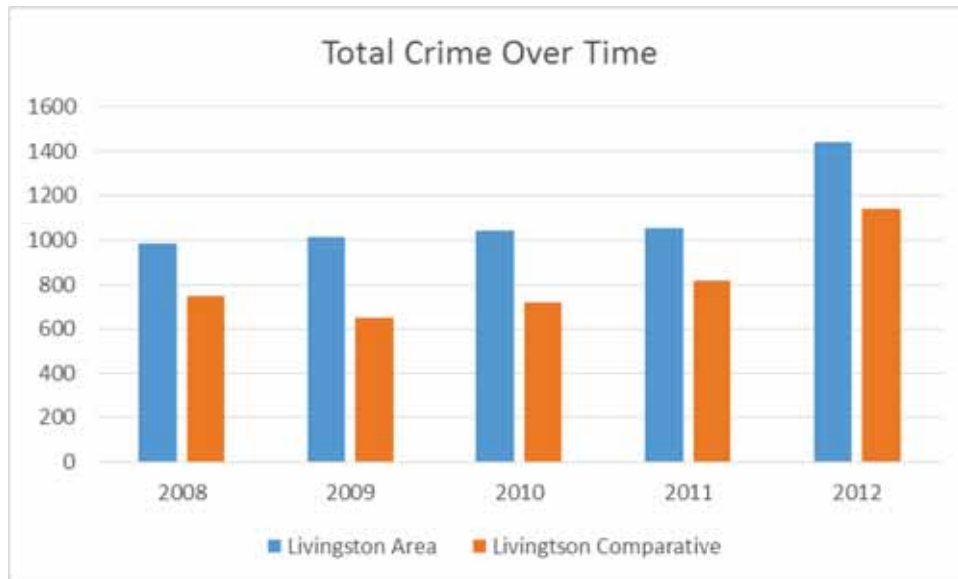
Crime

| | Total Crime Risk | | | | |
|------------------------|------------------|------|------|------|------|
| | 2004 | 2006 | 2008 | 2010 | 2012 |
| Livingston Study Area | 226 | 220 | 234 | 233 | 233 |
| Livingston Comparative | 433 | 421 | 448 | 447 | 449 |



| | Total Crimes Reported | | | | |
|-----------------------------|-----------------------|-------|-------|-------|-------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| Livingston Study Area | 984 | 1,016 | 1,042 | 1,052 | 1,441 |
| Livingston Comparative Area | 751 | 651 | 720 | 818 | 1,140 |





| | All Crime Incidents | | | | |
|--|---------------------|-------|-------|--------|-------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| Buckingham Facility | 2 | 1 | 7 | 13 | 10 |
| Buckingham Study Area | 72 | 89 | 121 | 128 | 124 |
| Percentage of Total Crime: 1000 feet of Facility | 2.78% | 1.12% | 5.79% | 10.16% | 8.06% |





Conveyances

| Property Type | Total Conveyances: Livingston Study Area | |
|-------------------------|--|------|
| | 2011 | 2012 |
| Commercial | 53 | 17 |
| Low Density Residential | 211 | 253 |

| Property Type | Total Conveyances: Livingston Comparative | |
|-------------------------|---|------|
| | 2011 | 2012 |
| Commercial | 19 | 16 |
| Low Density Residential | 239 | 255 |

| Property Type | Total Sales Amount: Livingston Study Area | |
|-------------------------|---|-------------|
| | 2011 | 2012 |
| Commercial | \$2,390,568 | \$1,116,102 |
| Low Density Residential | \$4,633,301 | \$5,613,359 |

| Property Type | Total Sales Amount: Livingston Comparative | |
|-------------------------|--|-------------|
| | 2011 | 2012 |
| Commercial | \$2,074,308 | \$1,932,000 |
| Low Density Residential | \$7,006,814 | \$7,096,951 |

| Property Type | Average Sales Amount: Livingston Study Area | |
|-------------------------|---|----------|
| | 2011 | 2012 |
| Commercial | \$45,105 | \$65,653 |
| Low Density Residential | \$21,959 | \$22,187 |

| Property Type | Average Sales Amount: Livingston Comparative | |
|-------------------------|--|-----------|
| | 2011 | 2012 |
| Commercial | \$109,174 | \$120,750 |
| Low Density Residential | \$29,317 | \$27,831 |

Appraised Values

| | Average Assessed Total Value | |
|------|------------------------------|------------------------|
| | Livingston Area | Livingston Comparative |
| 2010 | \$91,365 | \$107,810 |
| 2011 | \$79,700 | \$92,167 |
| 2012 | \$79,346 | \$91,490 |

Commons at Third Data Summary

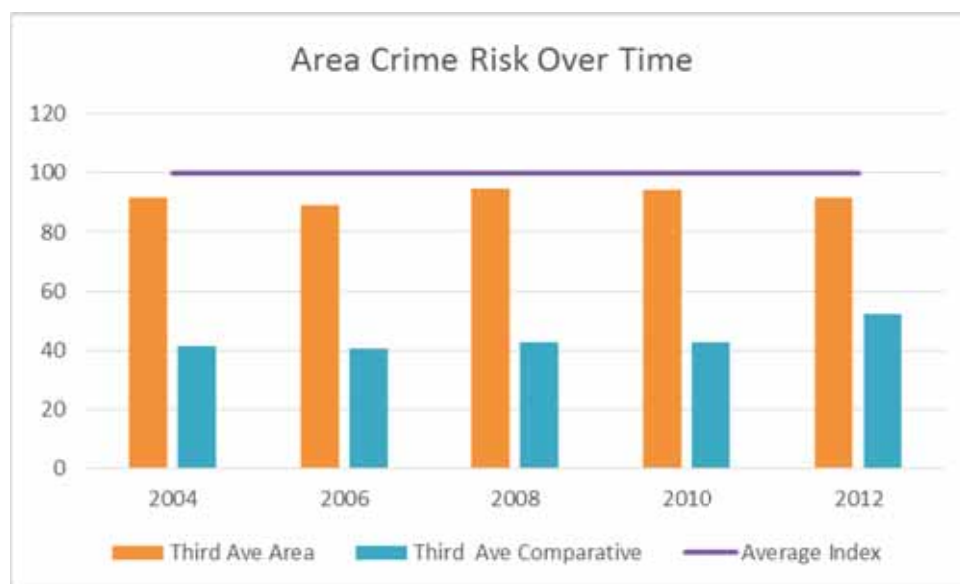
Demographics

| | Population | | |
|----------------------------|------------|-------|-------|
| | 2010 | 2012 | 2017 |
| Third Ave Area | 2,333 | 2,325 | 2,357 |
| Third Ave Comparative Area | 3,573 | 3,723 | 4,049 |

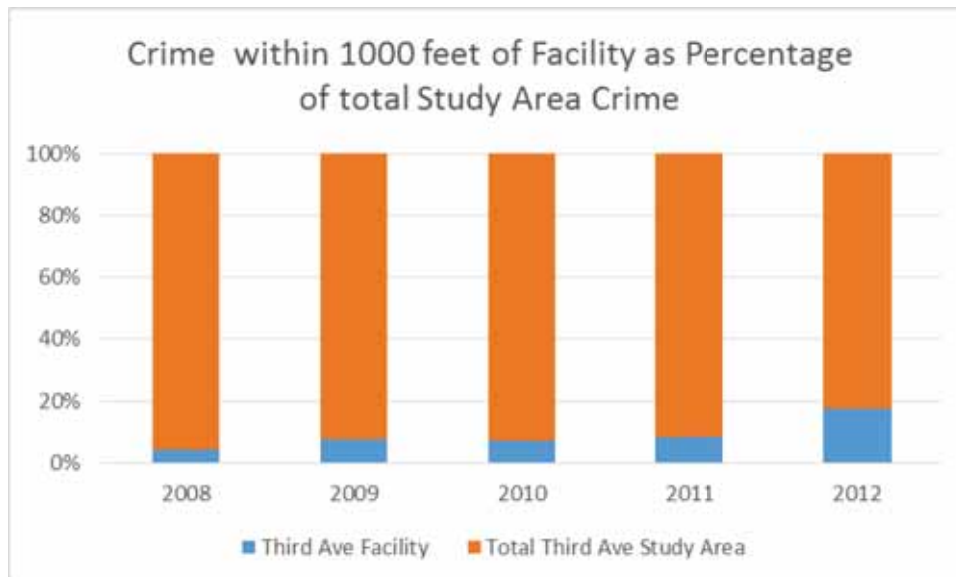
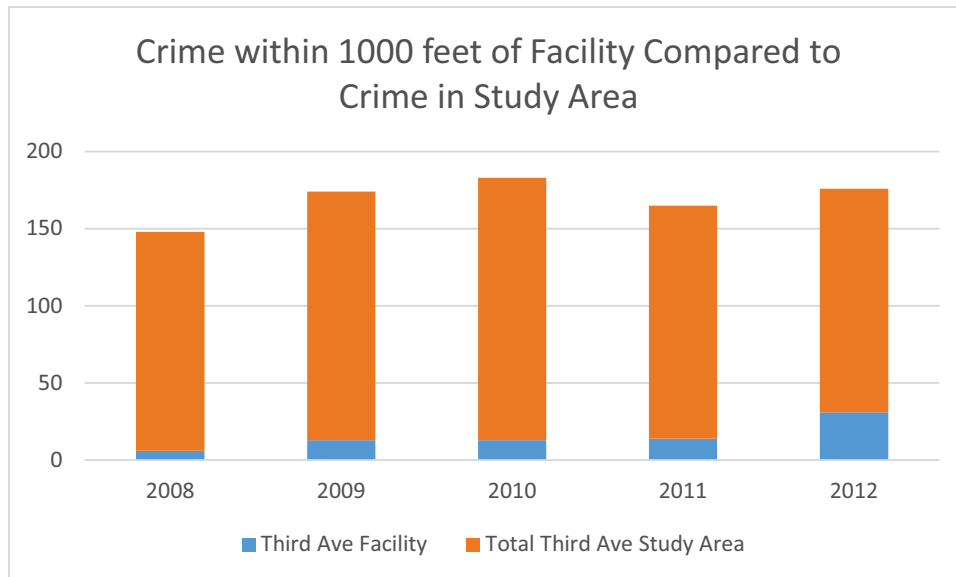
| | Median Income | |
|----------------------------|---------------|----------|
| | 2012 | 2017 |
| Third Ave Area | \$37,138 | \$42,359 |
| Third Ave Comparative Area | \$50,717 | \$56,186 |

Crime

| | Total Crime Risk | | | | |
|-----------------------|------------------|------|------|------|------|
| | 2004 | 2006 | 2008 | 2010 | 2012 |
| | 92 | 89 | 95 | 95 | 92 |
| Third Ave Study Area | | | | | |
| Third Ave Comparative | 42 | 40 | 43 | 43 | 52 |



| | All Crime Incidents | | | | |
|--|---------------------|-------|-------|-------|--------|
| | 2008 | 2009 | 2010 | 2011 | 2012 |
| Third Ave Facility | 6 | 13 | 13 | 14 | 31 |
| Third Ave Study Area | 148 | 174 | 183 | 165 | 176 |
| Percentage of Total Crime: 1000 feet of Facility | 4.05% | 7.47% | 7.10% | 8.48% | 17.61% |



Conveyances

| Property Type | Total Sales Amount: Third Ave Area | |
|-------------------------|------------------------------------|-------------|
| | 2011 | 2012 |
| Industrial | \$2,987,500 | \$2,512,968 |
| Commercial | \$2,636,550 | \$1,569,100 |
| Low Density Residential | \$3,775,400 | \$4,184,000 |

| Property Type | Total Conveyances: Third Ave Comparative | |
|-------------------------|--|------|
| | 2011 | 2012 |
| Industrial | 0 | 0 |
| Commercial | 26 | 5 |
| Low Density Residential | 68 | 94 |

| Property Type | Total Sales Amount: Third Ave Area | |
|-------------------------|------------------------------------|-------------|
| | 2011 | 2012 |
| Industrial | \$2,987,500 | \$2,512,968 |
| Commercial | \$2,636,550 | \$1,569,100 |
| Low Density Residential | \$3,775,400 | \$4,184,000 |

| Property Type | Total Sales Amount: Third Ave Comparative | |
|-------------------------|---|--------------|
| | 2011 | 2012 |
| Industrial | \$0 | \$0 |
| Commercial | \$2,363,000 | \$330,000 |
| Low Density Residential | \$9,788,514 | \$12,576,812 |

| Property Type | Average Sales Amount: Third Ave Area | |
|-------------------------|--------------------------------------|-----------|
| | 2011 | 2012 |
| Industrial | \$746,875 | \$83,766 |
| Commercial | \$175,770 | \$74,719 |
| Low Density Residential | \$107,869 | \$116,222 |




| Property Type | Average Sales Amount: Third Ave Comparative | |
|-------------------------|---|-----------|
| | 2011 | 2012 |
| Industrial | \$0 | \$0 |
| Commercial | \$90,885 | \$66,000 |
| Low Density Residential | \$143,949 | \$133,796 |

Appraised Values

| | Average Assessed Total Value | |
|------|------------------------------|-----------------------|
| | Third Ave Area | Third Ave Comparative |
| 2011 | \$300,883 | \$218,293 |
| 2012 | \$299,520 | \$218,188 |

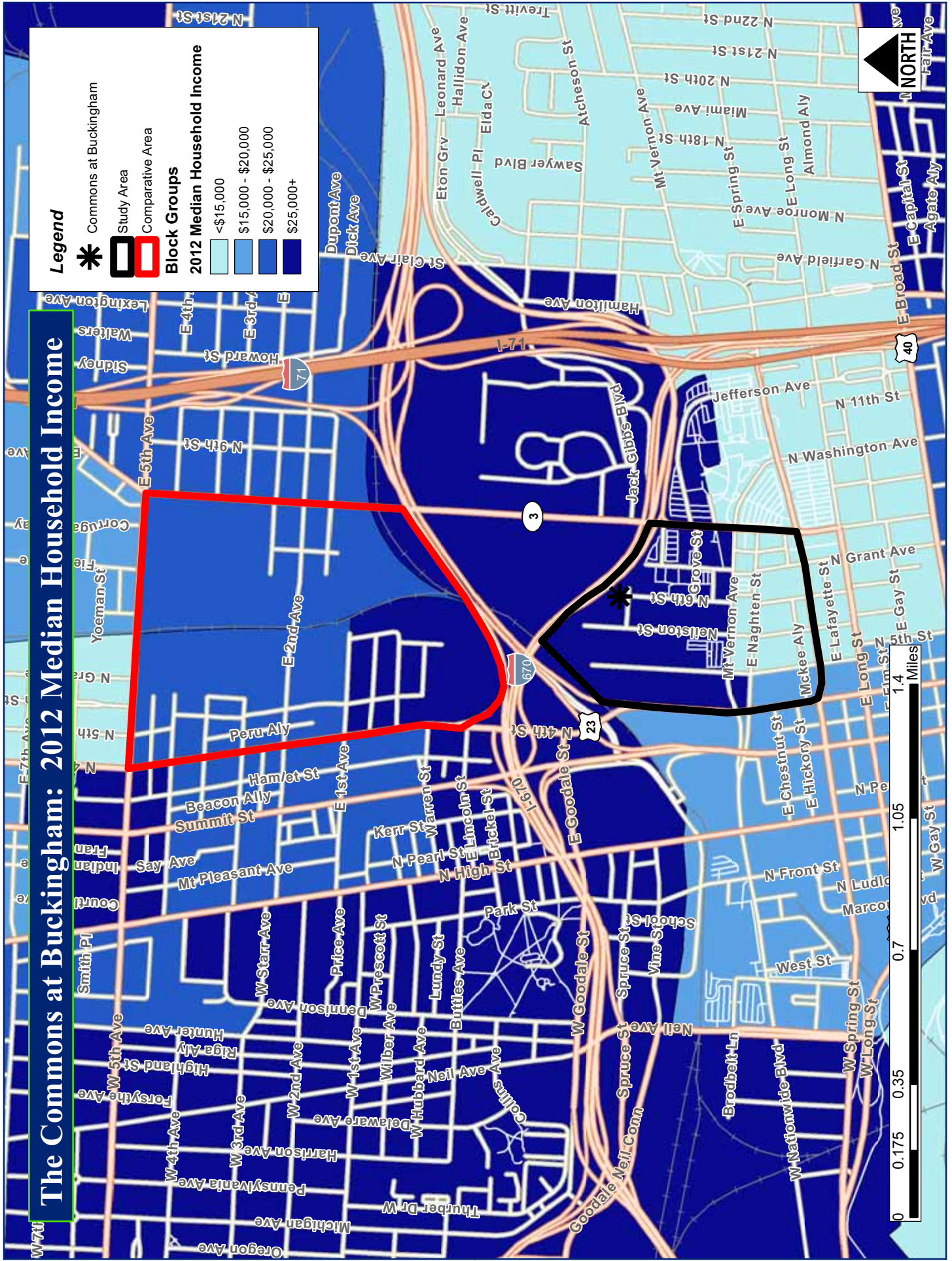
The Commons at Buckingham: 2012 Median Household Income

Legend

-  Commons at Buckingham
-  Study Area
-  Comparative Area

Block Groups

2012 Median Household Income



The Commons at Chantry: 2012 Median Household Income

Legend

* Commons at Chantry

Study Area

Comparative Area

Block Groups

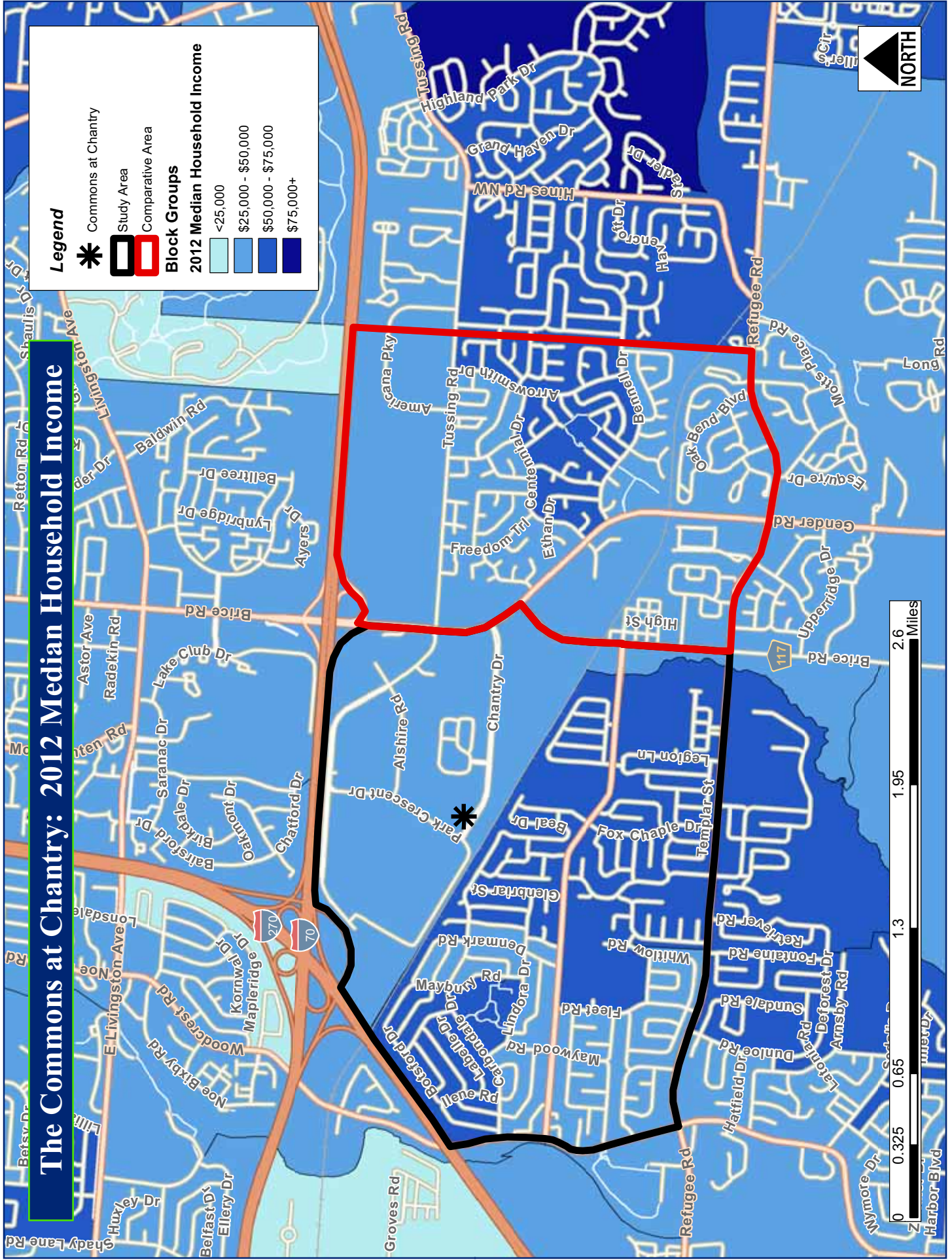
2012 Median Household Income

<\$25,000

\$25,000 - \$50,000

\$50,000 - \$75,000

\$75,000+



The Commons at Grant: 2012 Median Household Income

Legend

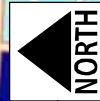
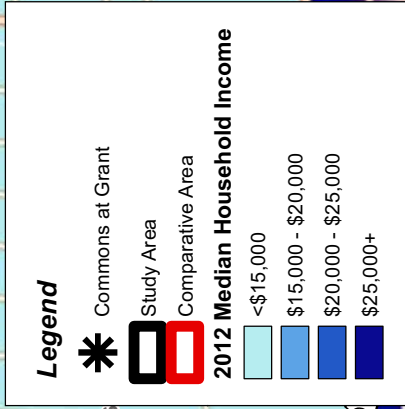
- * Commons at Grant
- Study Area
- Comparative Area

2012 Median Household Income

- <\$15,000
- \$15,000 - \$20,000
- \$20,000 - \$25,000
- \$25,000+

Map Details:

- Scale:** 0 to 1.2 Miles
- North Arrow:** Points North
- Streets:** W Broad St, W Main St, W Town St, W Rich St, W Ludlow St, W Front St, W Mound St, W Noble St, W 4th St, W 3rd St, W 2nd St, W 1st St, W 5th St, W 6th St, W 7th St, W 8th St, W 9th St, W 10th St, W 11th St, W 12th St, W 13th St, W 14th St, W 15th St, W 16th St, W 17th St, W 18th St, W 19th St, W 20th St, W 21st St, W 22nd St, W 23rd St, W 24th St, W 25th St, W 26th St, W 27th St, W 28th St, W 29th St, W 30th St, W 31st St, W 32nd St, W 33rd St, W 34th St, W 35th St, W 36th St, W 37th St, W 38th St, W 39th St, W 40th St, W 41st St, W 42nd St, W 43rd St, W 44th St, W 45th St, W 46th St, W 47th St, W 48th St, W 49th St, W 50th St, W 51st St, W 52nd St, W 53rd St, W 54th St, W 55th St, W 56th St, W 57th St, W 58th St, W 59th St, W 60th St, W 61st St, W 62nd St, W 63rd St, W 64th St, W 65th St, W 66th St, W 67th St, W 68th St, W 69th St, W 70th St, W 71st St, W 72nd St, W 73rd St, W 74th St, W 75th St, W 76th St, W 77th St, W 78th St, W 79th St, W 80th St, W 81st St, W 82nd St, 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The Commons at Livingston: 2012 Median Household Income

Legend

* Commons at Livingston

Study Area

Comparative Area

Block Groups

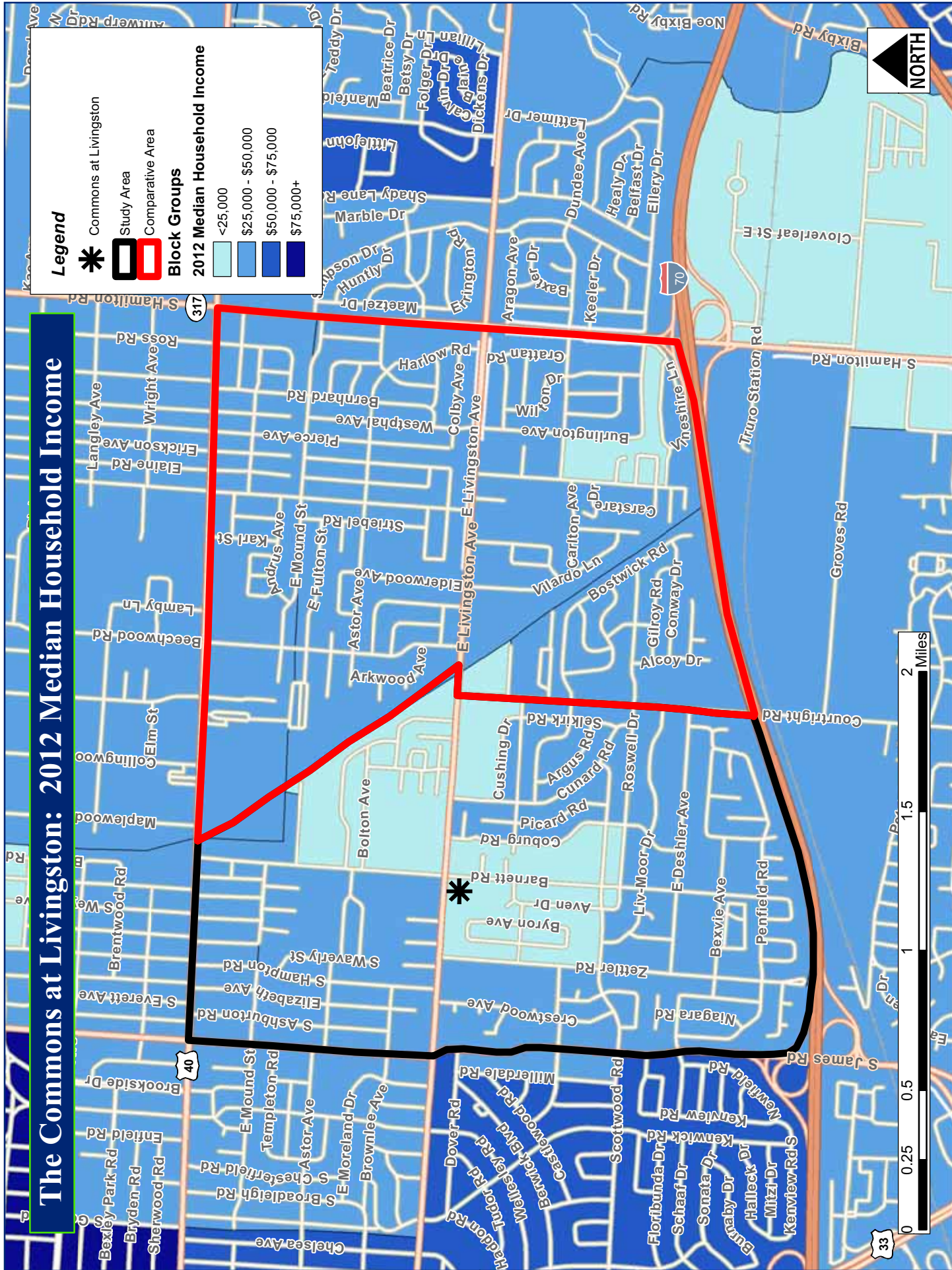
2012 Median Household Income

<\$25,000

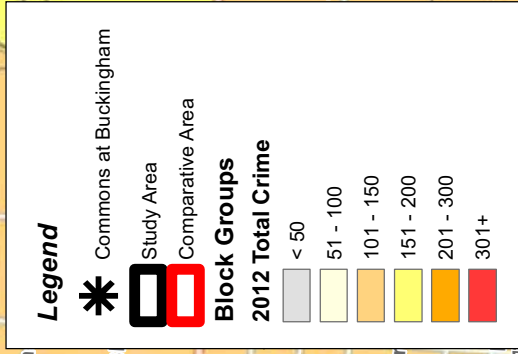
\$25,000 - \$50,000

\$50,000 - \$75,000

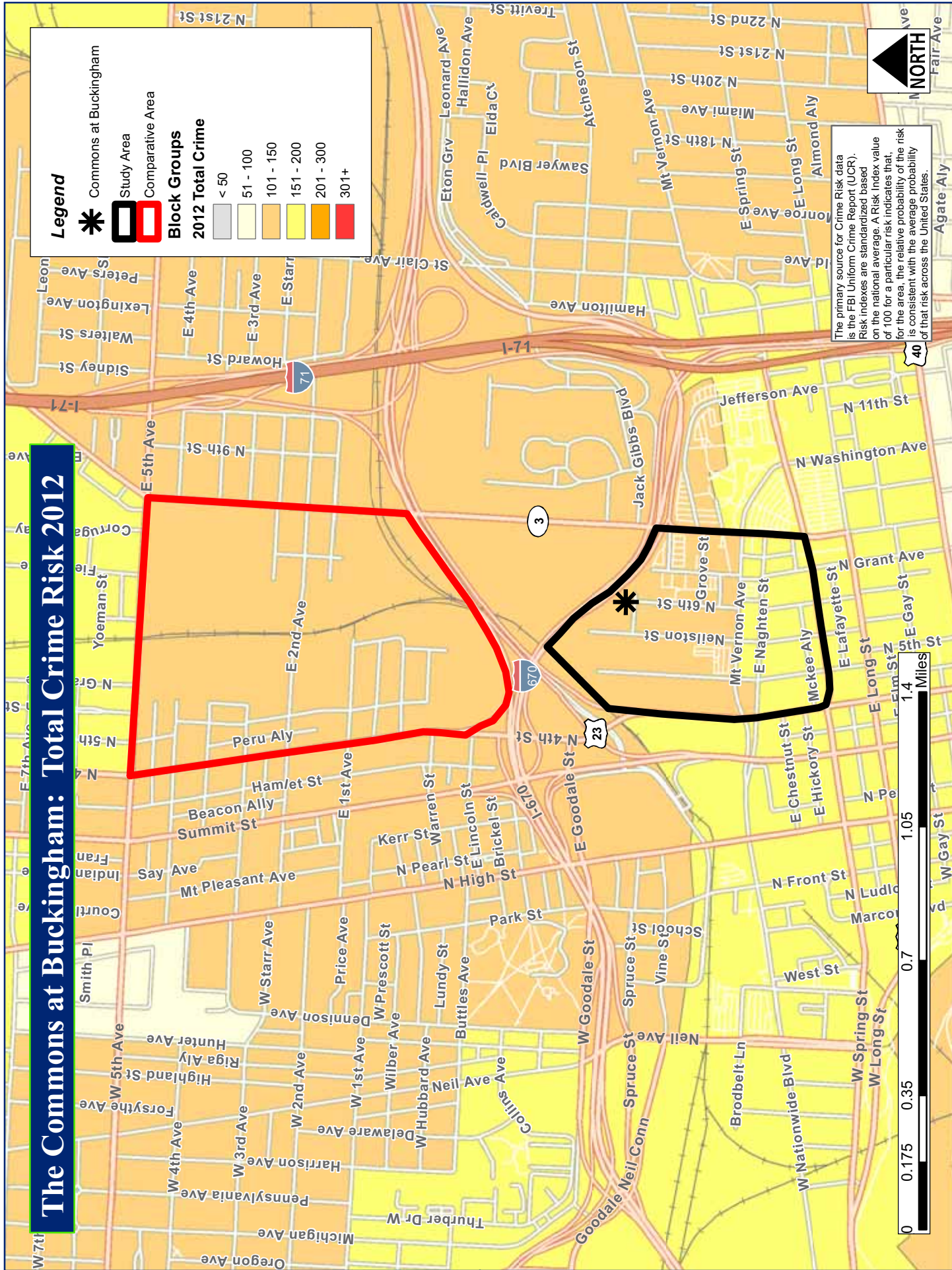
\$75,000+



The Commons at Buckingham: Total Crime Risk 2012



The primary source for Crime Risk data is the FBI Uniform Crime Report (UCR). Risk indexes are standardized based on the national average. A Risk Index value of 100 for a particular risk indicates that, for the area, the relative probability of the risk is consistent with the average probability of that risk across the United States.



The Commons at Chantry: Total Crime Risk 2012

Legend

* Commons at Chantry

Study Area

Comparative Area

Block Groups

2012 Total Crime

< 50

51 - 100

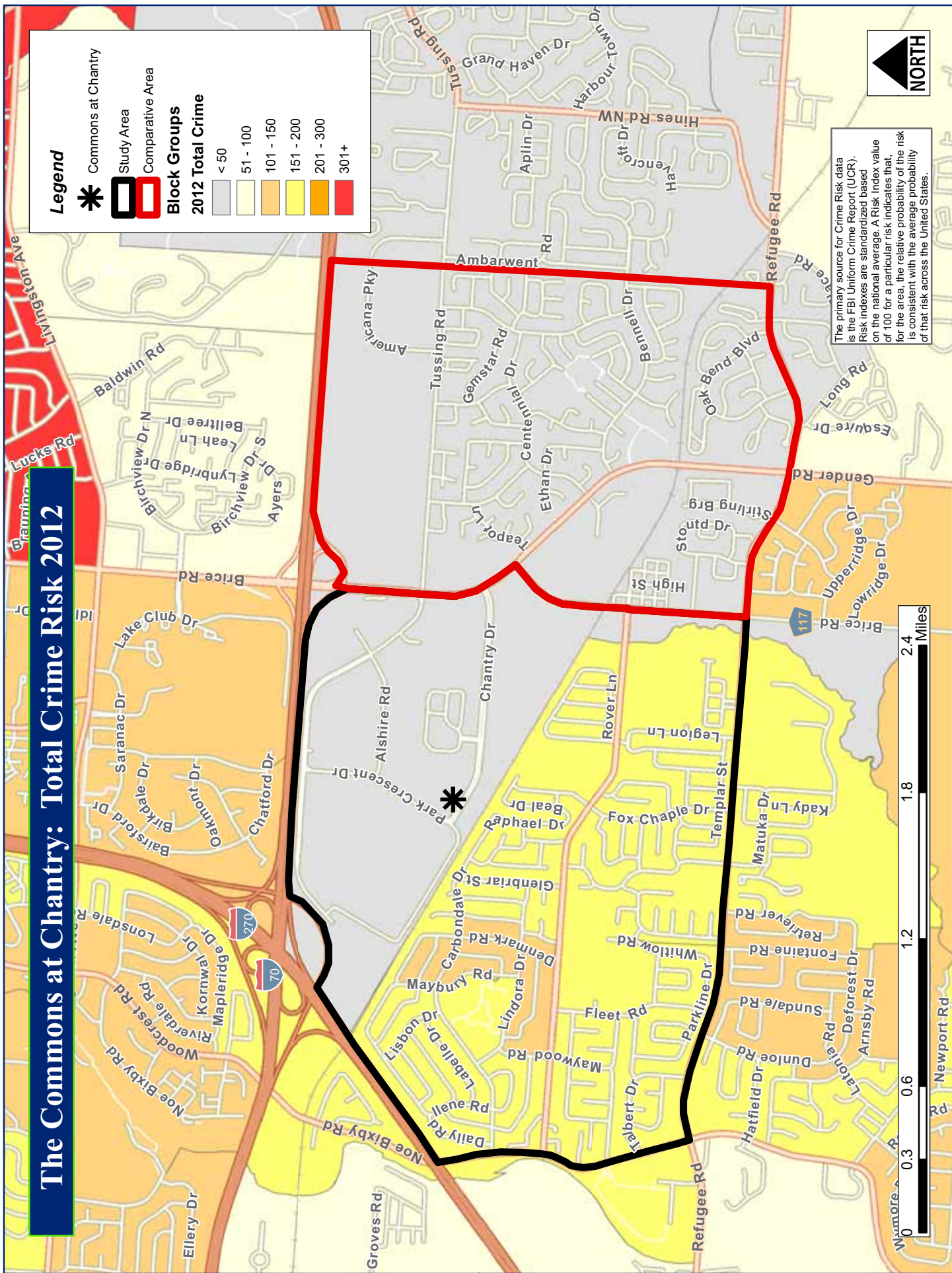
101 - 150

151 - 200

201 - 300

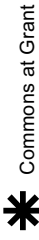
301+

The primary source for Crime Risk data is the FBI Uniform Crime Report (UCR). Risk indexes are standardized based on the national average. A Risk Index value of 100 for a particular risk indicates that, for the area, the relative probability of the risk is consistent with the average probability of that risk across the United States.



The Commons at Grant: Total Crime Risk 2012

Legend



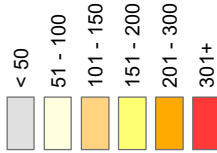
Commons at Grant

Study Area

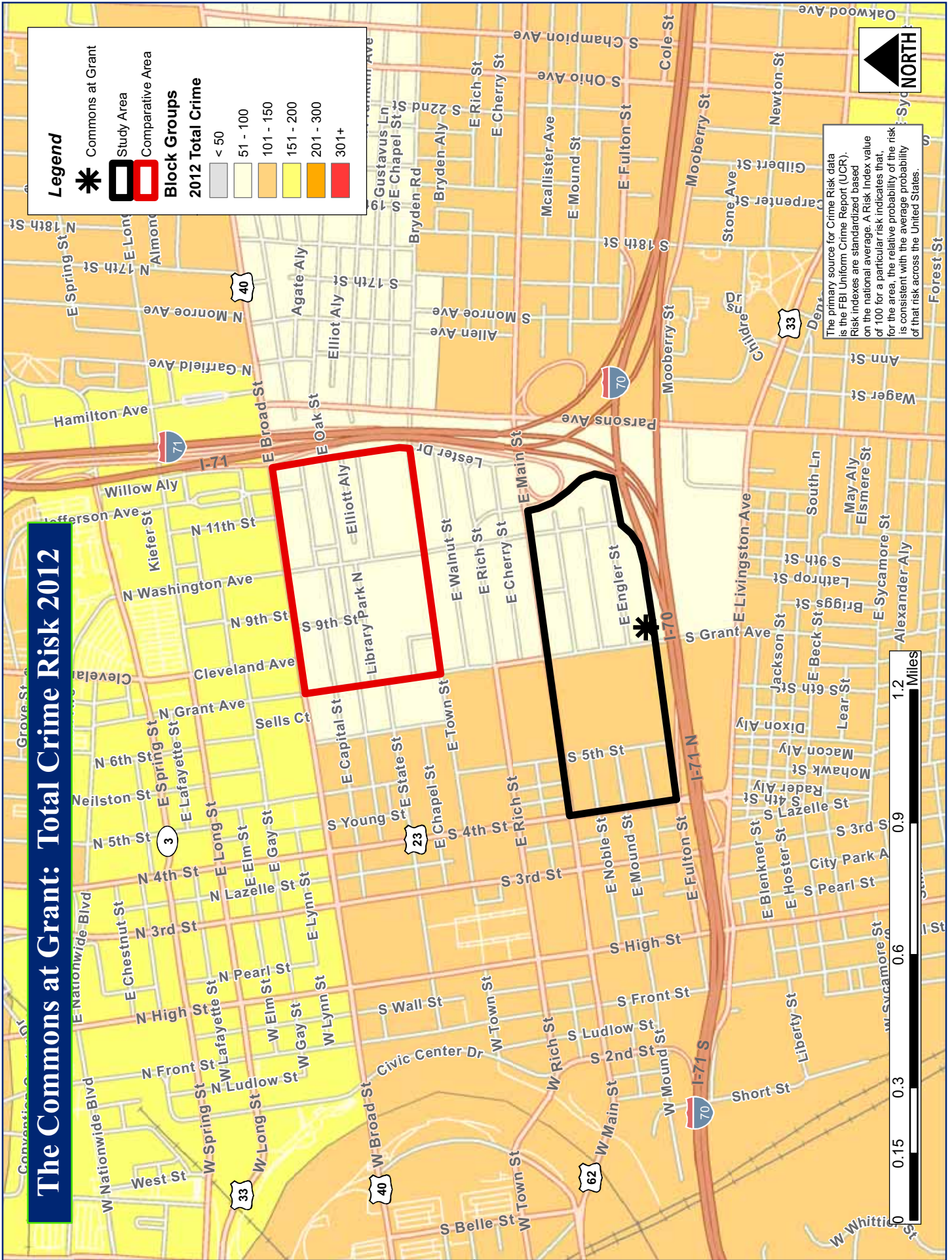
Comparative Area

Block Groups

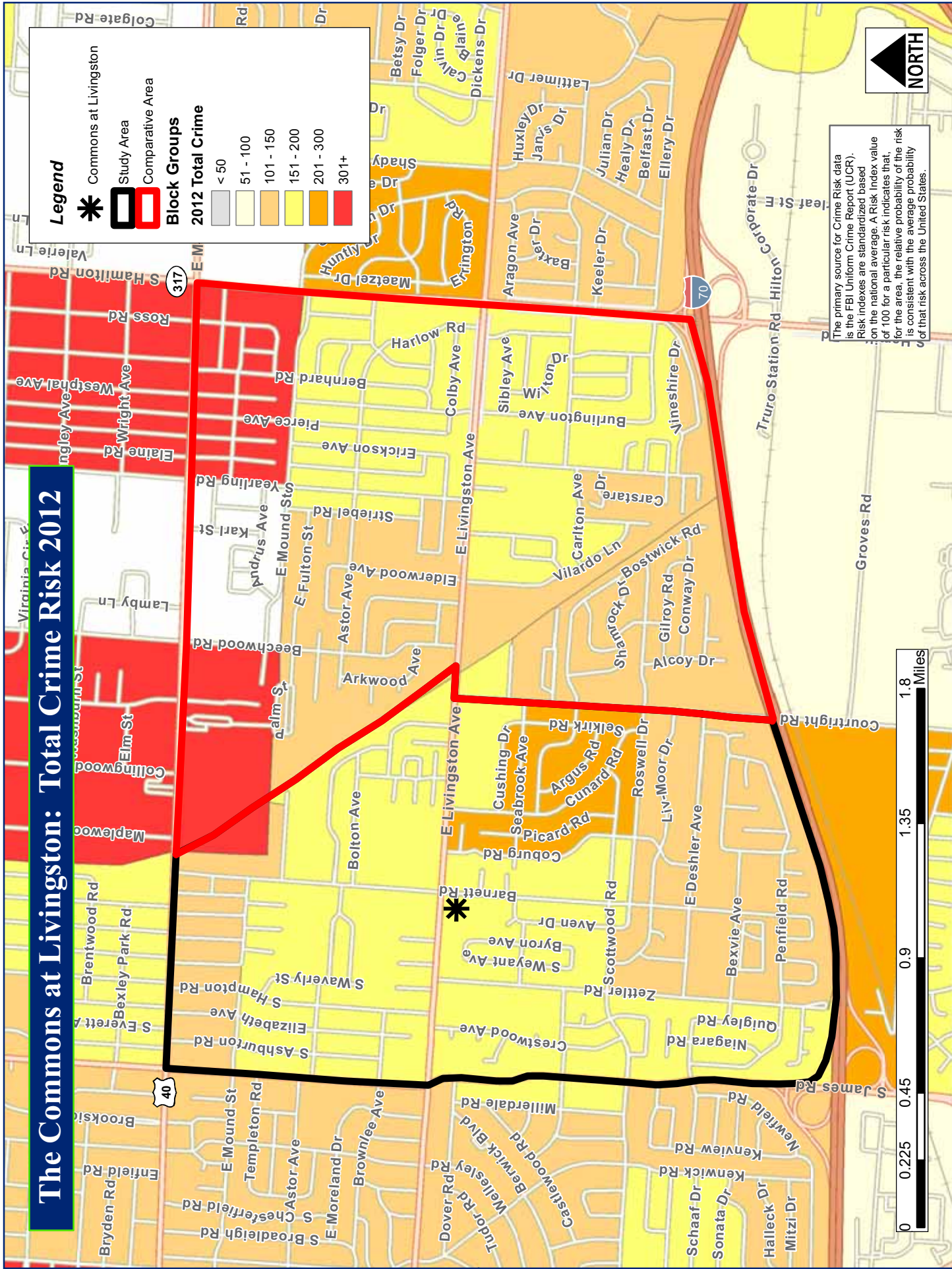
2012 Total Crime



The primary source for Crime Risk data is the FBI Uniform Crime Report (UCR). Risk indexes are standardized based on the national average. A Risk Index value of 100 for a particular risk indicates that, for the area, the relative probability of the risk is consistent with the average probability of that risk across the United States.



The Commons at Livingston: Total Crime Risk 2012



The Commons at Third: Total Crime Risk 2012

Legend

* Commons at Third

Study Area

Comparative Area

Block Groups

2012 Total Crime

< 50

51 - 100

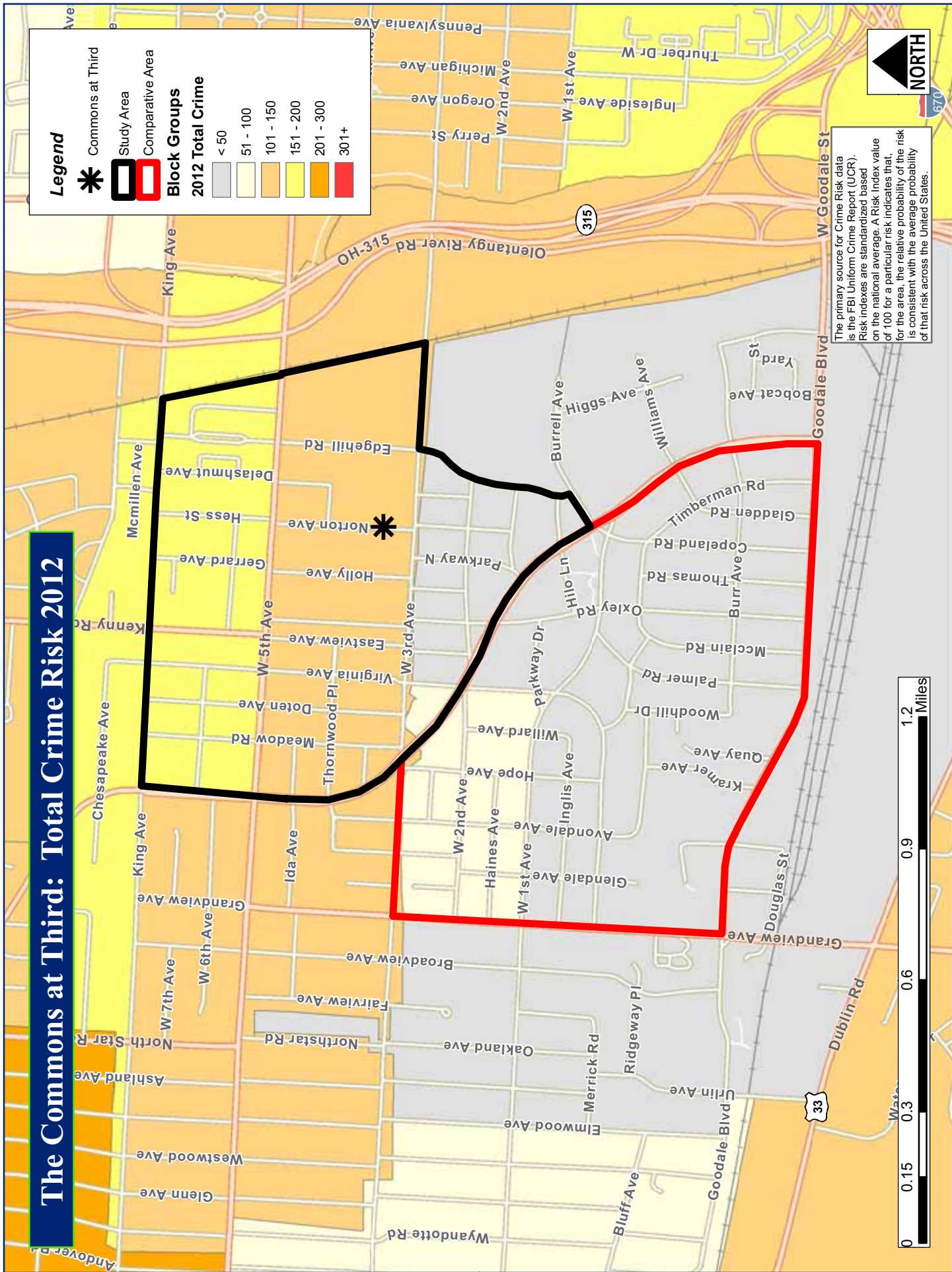
101 - 150

151 - 200

201 - 300

301 +

The primary source for Crime Risk data is the FBI Uniform Crime Report (UCR). Risk indexes are standardized based on the national average. A Risk Index value of 100 for a particular risk indicates that, for the area, the relative probability of the risk is consistent with the average probability of that risk across the United States.



Legend

- Commons at Buckingham
- Study Area
- Child Care
- School
- Commercial
- Commercial Vacant
- Condominium
- Industrial
- Institutional/Exempt
- Low Density Residential
- Mixed Use
- Office
- Park
- Recreation
- High Density Residential
- Warehouse

Land Use

Commons at Buckingham

Study Area

Child Care

School

Commercial

Commercial Vacant

Condominium

Industrial

Institutional/Exempt

Low Density Residential

Mixed Use

Office

Park

Recreation

High Density Residential

Warehouse

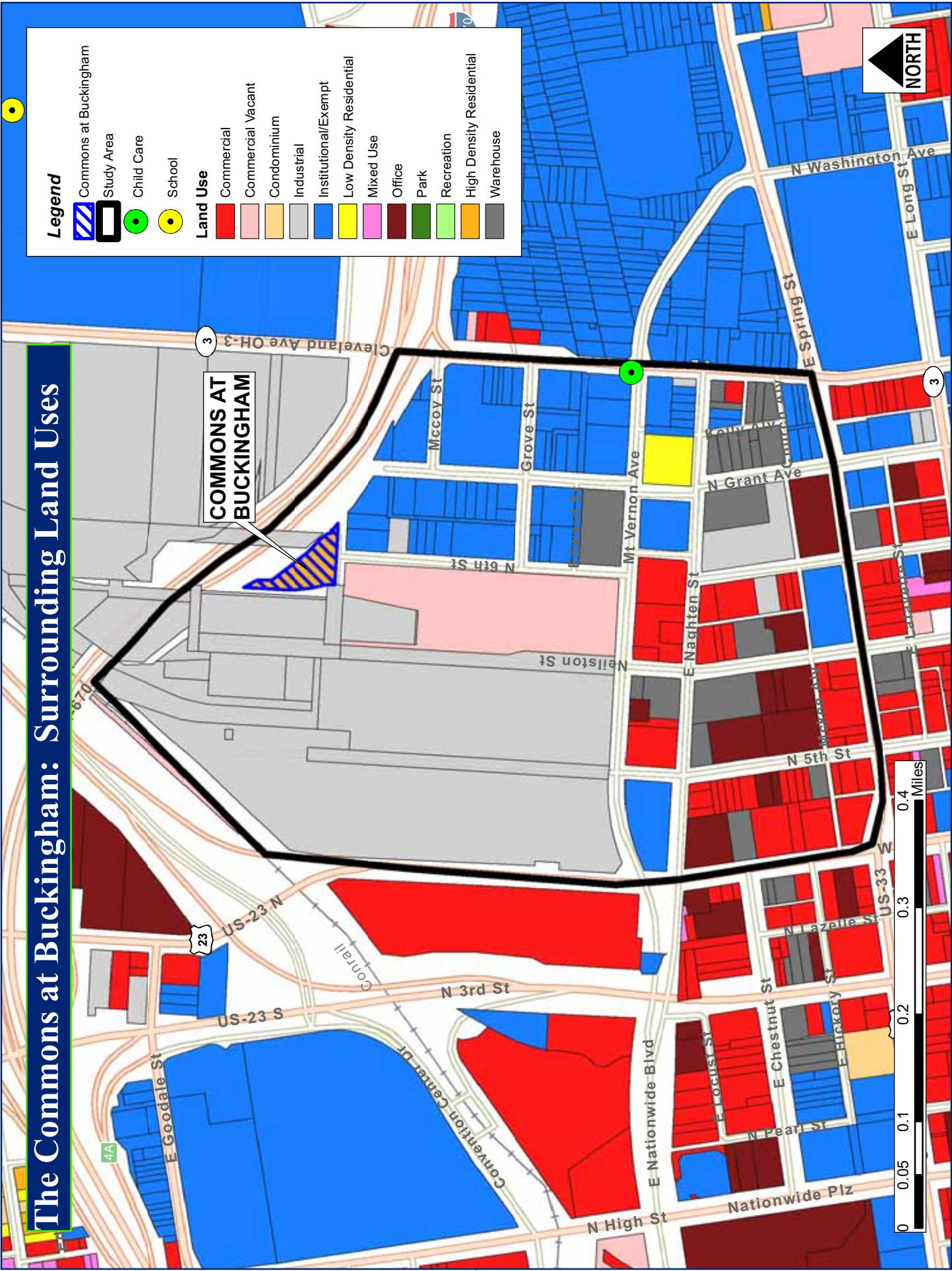
COMMONS AT BUCKINGHAM

Map showing surrounding land uses and streets:

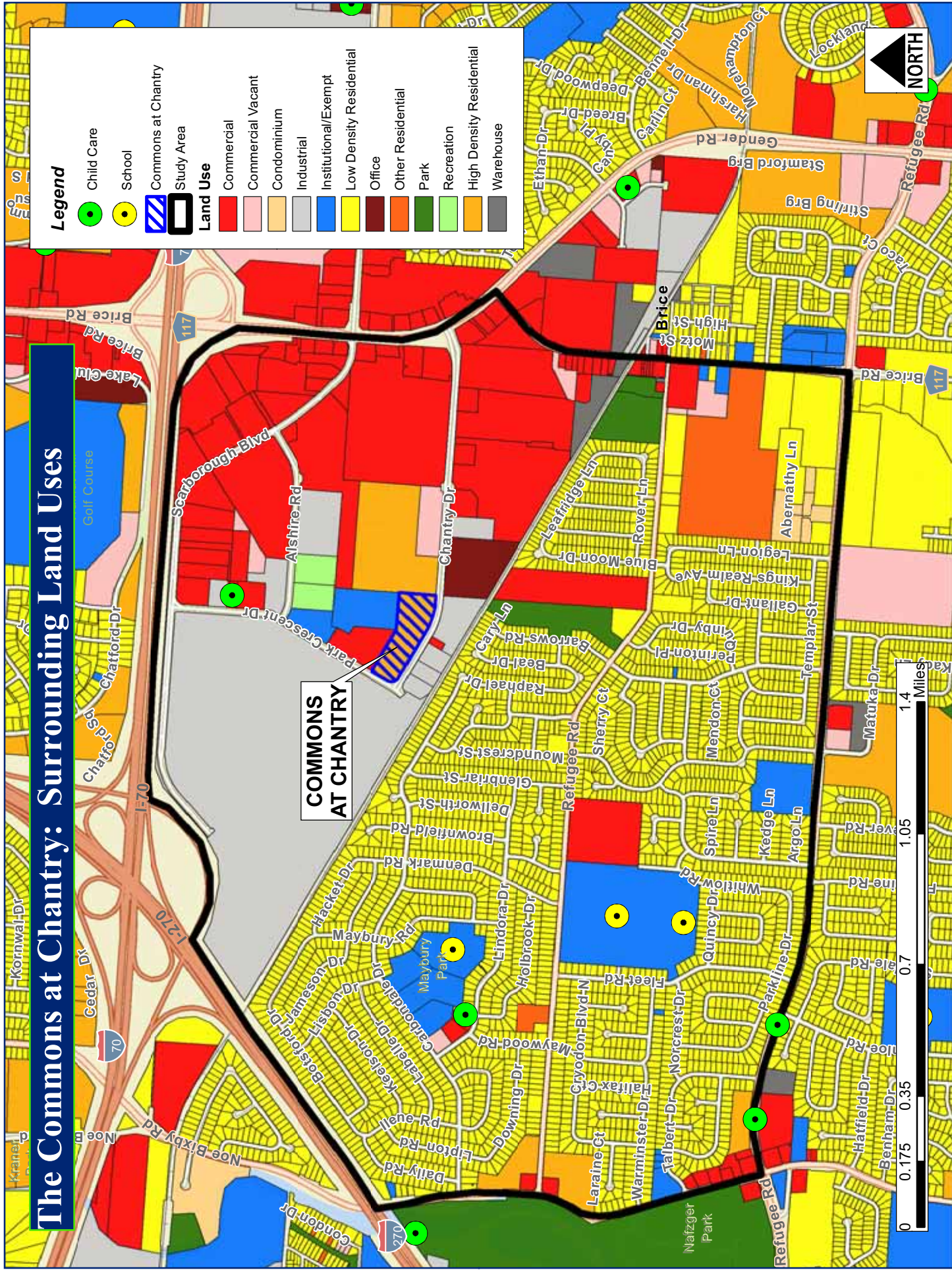
- Streets: N Washington Ave, E Long St, N Grant Ave, N 5th St, N 3rd St, N High St, E Nationwide Blvd, E Chestnut St, E Locust St, E Hickory St, E Pearl St, N Lazelle St, US-33 W, US-23 N, US-23 S, E Goodale St, Convention Center Dr, N 6th St, N 4th St, N 3rd St, N 2nd St, N 1st St, E 1st St, E 2nd St, E 3rd St, E 4th St, E 5th St, E 6th St, E 7th St, E 8th St, E 9th St, E 10th St, E 11th St, E 12th St, E 13th St, E 14th St, E 15th St, E 16th St, E 17th St, E 18th St, E 19th St, E 20th St, E 21st St, E 22nd St, E 23rd St, E 24th St, E 25th St, E 26th St, E 27th St, E 28th St, E 29th St, E 30th St, E 31st St, E 32nd St, E 33rd St, E 34th St, E 35th St, E 36th St, E 37th St, E 38th St, E 39th St, E 40th St, E 41st St, E 42nd St, E 43rd St, E 44th St, E 45th St, E 46th St, E 47th St, E 48th St, E 49th St, E 50th St, E 51st St, E 52nd St, E 53rd St, E 54th St, E 55th St, E 56th St, E 57th St, E 58th St, E 59th St, E 60th St, E 61st St, E 62nd St, E 63rd St, E 64th St, E 65th St, E 66th St, E 67th St, E 68th St, E 69th St, E 70th St, E 71st St, E 72nd St, E 73rd St, E 74th St, E 75th St, E 76th St, E 77th St, E 78th St, E 79th St, E 80th St, E 81st St, E 82nd St, E 83rd St, E 84th St, E 85th St, E 86th St, E 87th St, E 88th St, E 89th St, E 90th St, E 91st St, E 92nd St, E 93rd St, E 94th St, E 95th St, E 96th St, E 97th St, E 98th St, E 99th St, E 100th St.

Scale: 0 to 0.4 Miles

North Arrow



The Commons at Chantry: Surrounding Land Uses



The Commons at Grant: Surrounding Land Uses

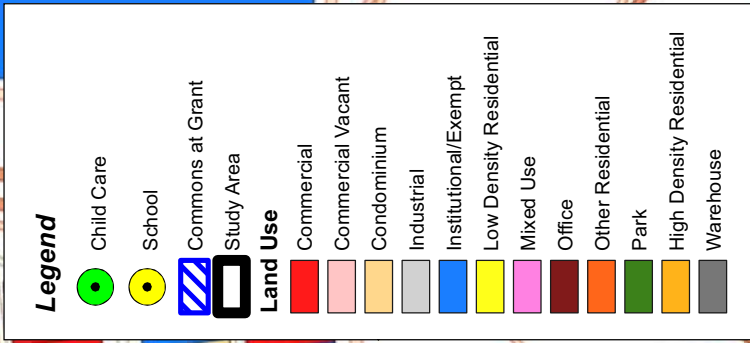
Legend

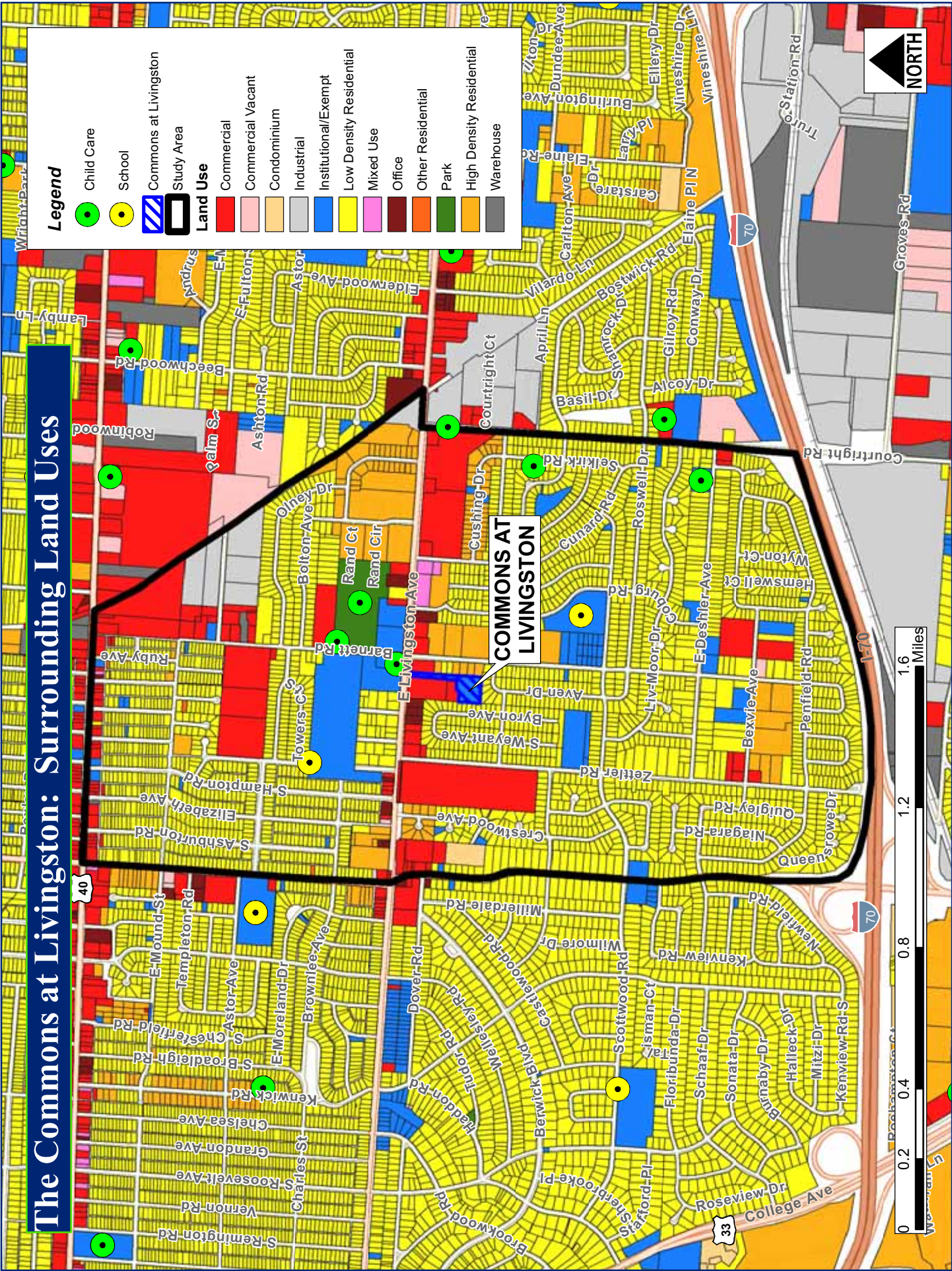
- Child Care (Green circle)
- School (Yellow circle)
- Commons at Grant (Blue hatched rectangle)
- Study Area (Black outline)

Land Use

- Commercial (Red)
- Commercial Vacant (Pink)
- Condominium (Orange)
- Industrial (Grey)
- Institutional/Exempt (Blue)
- Low Density Residential (Yellow)
- Mixed Use (Light Green)
- Office (Dark Green)
- Other Residential (Brown)
- Park (Dark Blue)
- High Density Residential (Light Blue)
- Warehouse (Dark Grey)

Map Labels: E Main St, Main-Rich St Conn, S Washington Ave, E Rich St, E Cherry St, S Grant Ave, E Noble St, E Moulton St, E Engler St, S 5th St, S 4th St, US-33 W, US-33 E, E Livingston Ave, Mooberry St, Kennedy Dr, 101A, 170, 171 S, 171 N, 100B, 70, 33, 23, 62, S Lazelle St, E Stonkner St, S K St, S J St, S I St, S H St, S G St, S F St, S E St, S D St, S C St, S B St, S A St, S 1st St, S 2nd St, S 3rd St, S 4th St, S 5th St, S 6th St, S 7th St, S 8th St, S 9th St, S 10th St, S 11th St, S 12th St, S 13th St, S 14th St, S 15th St, S 16th St, S 17th St, S 18th St, S 19th St, S 20th St, S 21st St, S 22nd St, S 23rd St, S 24th St, S 25th St, S 26th St, S 27th St, S 28th St, S 29th St, S 30th St, S 31st St, S 32nd St, S 33rd St, S 34th St, S 35th St, S 36th St, S 37th St, S 38th St, S 39th St, S 40th St, S 41st St, S 42nd St, S 43rd St, S 44th St, S 45th St, S 46th St, S 47th St, S 48th St, S 49th St, S 50th St, S 51st St, S 52nd St, S 53rd St, S 54th St, S 55th St, S 56th St, S 57th St, S 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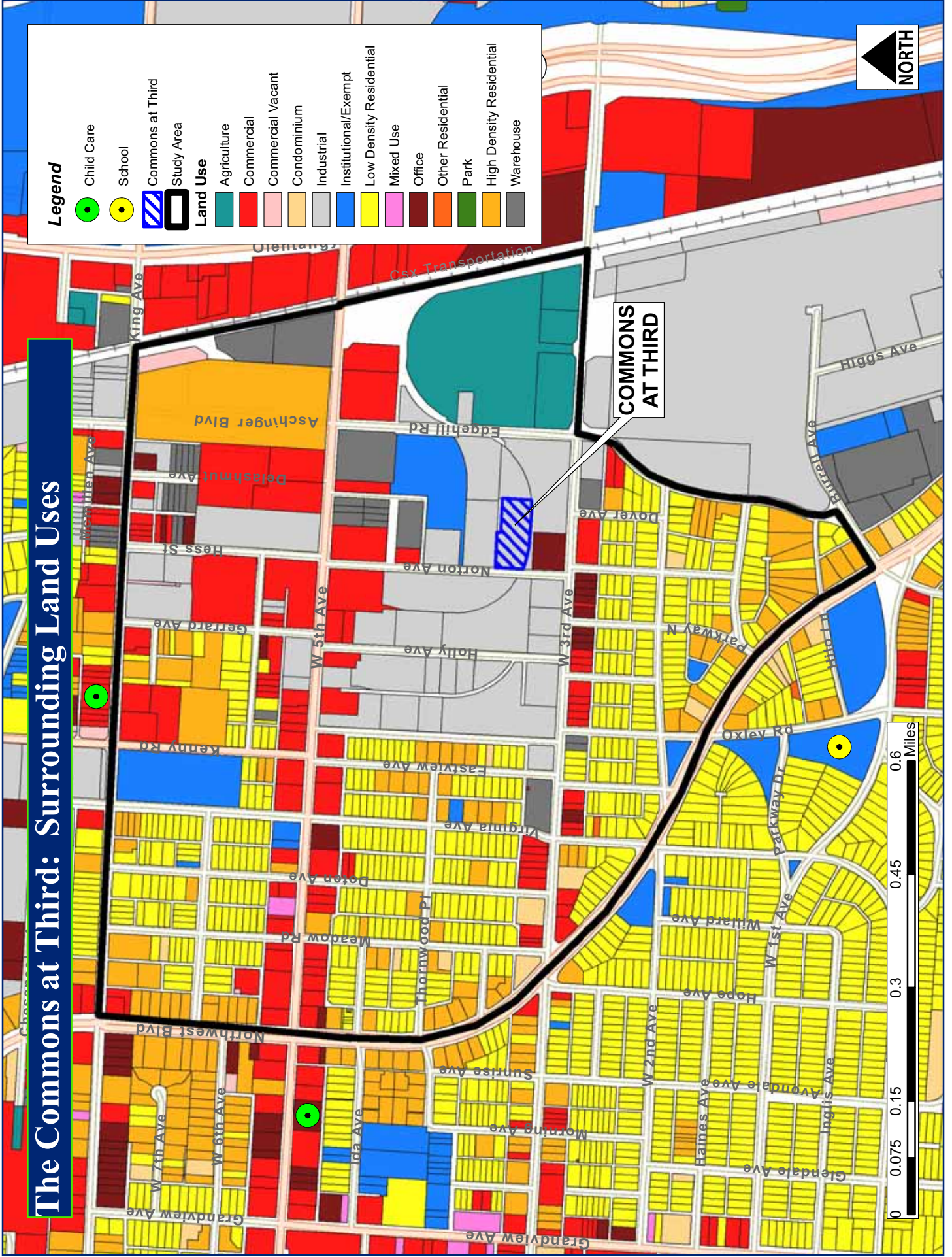
The Commons at Third: Surrounding Land Uses

Legend

- Child Care
- School
- ▢ Commons at Third
- ▢ Study Area
- Land Use**
- Agriculture
- Commercial
- Commercial Vacant
- Condominium
- Industrial
- Institutional/Exempt
- Low Density Residential
- Mixed Use
- Office
- Other Residential
- Park
- High Density Residential
- Warehouse



COMMONS
AT THIRD



The Commons at Buckingham: Average Appraised Parcel Value Change 2010-2012

Legend

- * Commons at Buckingham
- Study Area
- Comparative Area
- Block Groups
- Parcel Value Change
 - < -20%
 - 19.9% to 0%
 - +0.1% to +5%
 - +5.1% to +10%
 - +10.1% or more

Map Details:

- Streets:** Windsor Ave, Bonham Ave, Camden Ave, Leona Ave, Olmstead Ave, Shoemaker Ave, E 5th Ave, E 4th Ave, E 3rd Ave, E 2nd Ave, E 1st Ave, N 9th St, N 8th St, N 7th St, N 6th St, N 5th St, N 4th St, N 3rd St, N 2nd St, N 1st St, E 12th Ave, E 11th Ave, E 10th Ave, E 9th Ave, E 8th Ave, E 7th Ave, E 6th Ave, E 5th Ave, E 4th Ave, E 3rd Ave, E 2nd Ave, E 1st Ave, N 12th St, N 11th St, N 10th St, N 9th St, N 8th St, N 7th St, N 6th St, N 5th St, N 4th St, N 3rd St, N 2nd St, N 1st St, E 12th Ave, E 11th Ave, E 10th Ave, E 9th Ave, E 8th Ave, E 7th Ave, E 6th Ave, E 5th Ave, E 4th Ave, E 3rd Ave, E 2nd Ave, E 1st Ave.
- Highways:** I-75, I-670, I-476, I-275, I-190, I-90, I-75, I-670, I-476, I-275, I-190, I-90.
- Scale:** 0 to 2.2 Miles.
- North Arrow:** Points North.

| | 0 | 0.275 | 0.55 | 1.1 | 1.65 | 2.2 |
|-------|---|-------|------|-----|------|-----|
| Miles | | | | | | |



The Commons at Chantry: Average Appraised Parcel Value Change 2006-2012

Legend

- * Commons at Chantry
- Study Area
- Comparative Area
- Block Groups
- Parcel Value Change

Parcel Value Change Legend:

- < -20%
- 19.9% to 0%
- +0.1% to +5%
- +5.1% to +10%
- +10.1% or more

Map Scale: 0 to 3 Miles

Map Orientation: North Arrow

Map Data Source: Appraised Parcel Value Change is based on total parcel value from the Franklin County Auditor for the years indicated. The parcel data was apportioned by census block group and an average parcel value was then calculated for each block group.

The Commons at Chantry: Average Appraised Parcel Value Change 2006-2012

Legend

- * Commons at Chantry
- Study Area
- Comparative Area
- Block Groups
- Parcel Value Change

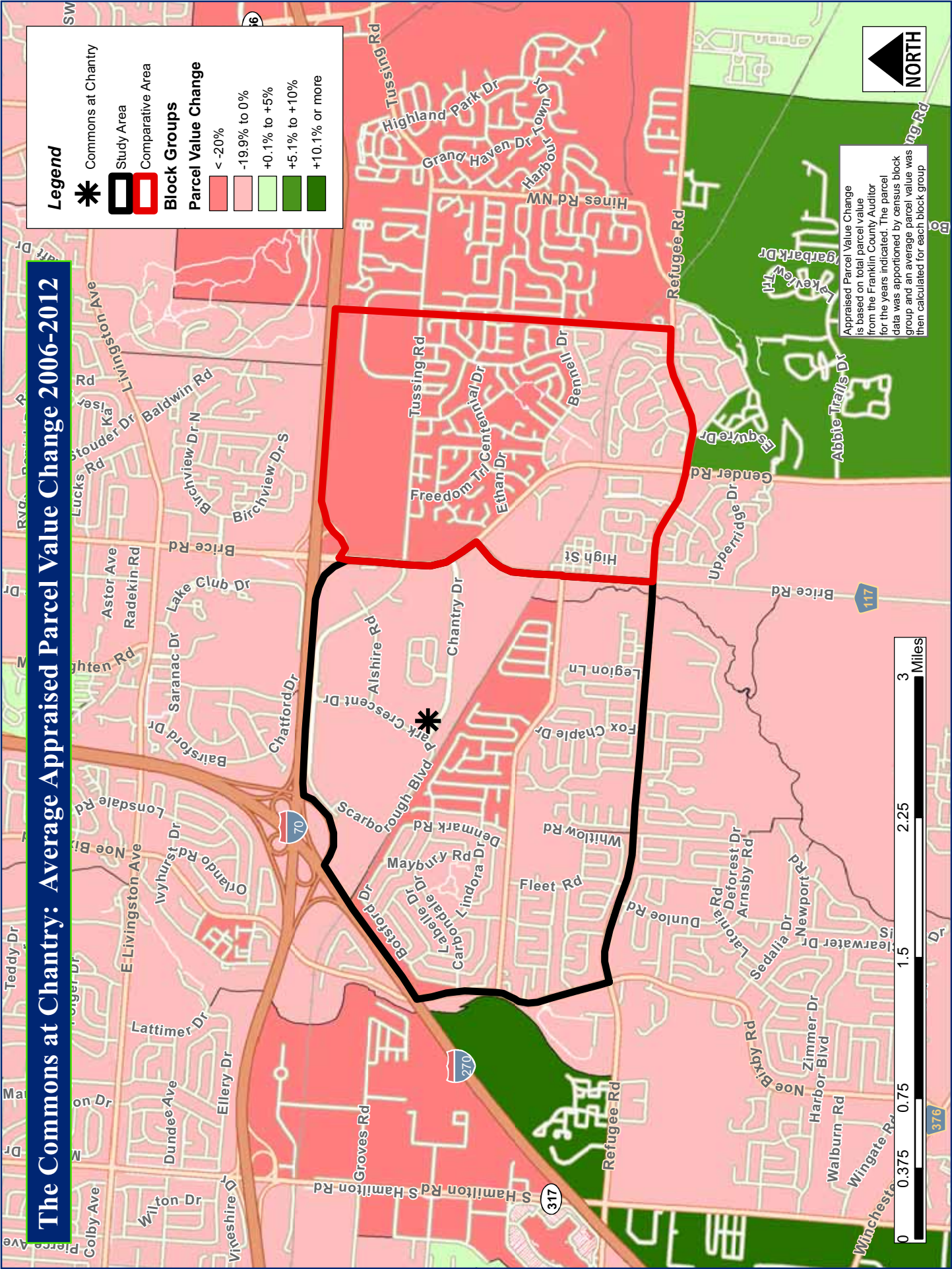
Parcel Value Change Legend:

- < -20%
- 19.9% to 0%
- +0.1% to +5%
- +5.1% to +10%
- +10.1% or more

Map Scale: 0 to 3 Miles

North Arrow

Map Text: Appraised Parcel Value Change is based on total parcel value from the Franklin County Auditor for the years indicated. The parcel data was apportioned by census block group and an average parcel value was then calculated for each block group.

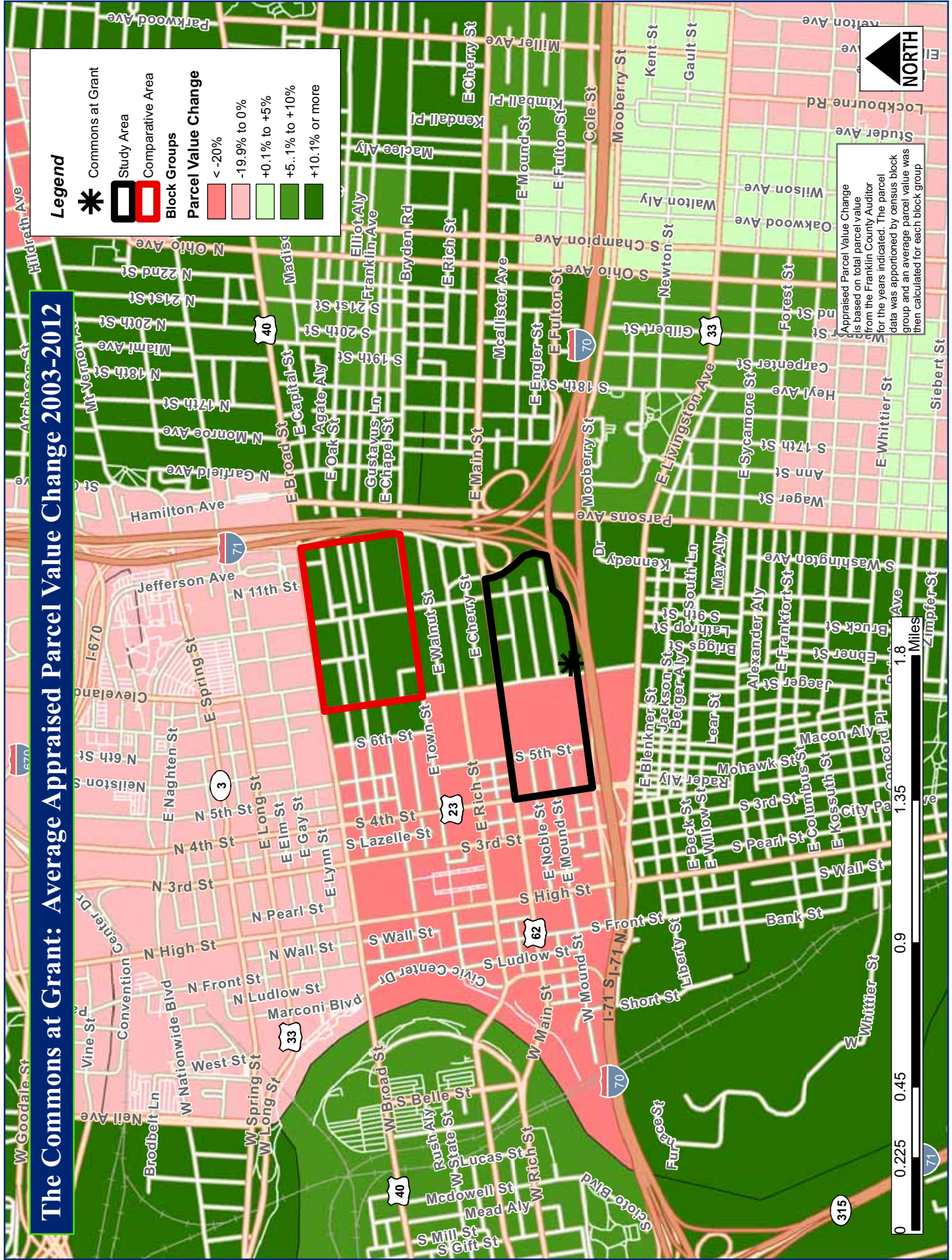


The Commons at Grant: Average Appraised Parcel Value Change 2003-2012

Legend

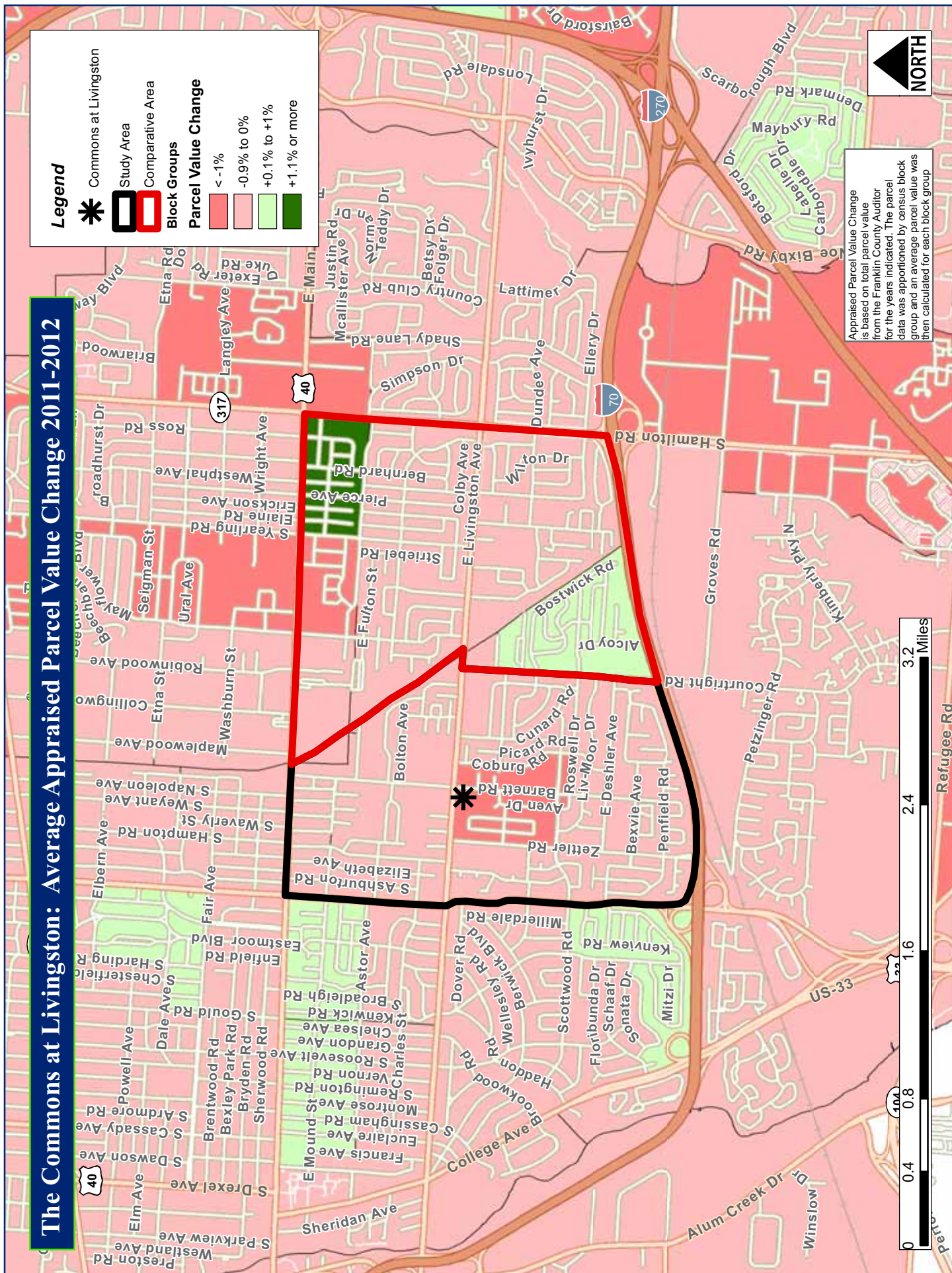
- Commons at Grant
- Study Area
- Comparative Area
- Block Groups**
- Parcel Value Change**
- < -20%
- 19.9% to 0%
- +0.1% to +5%
- +5.1% to +10%
- +10.1% or more

Appraised Parcel Value Change is based on total parcel value from the Franklin County Auditor for the years indicated. The parcel data was apportioned by census block group and an average parcel value was then calculated for each block group



Legend

- Commons at Livingston
- Study Area
- Comparative Area
- Block Groups
- Parcel Value Change
 - < -1%
 - 0.9% to 0%
 - +0.1% to +1%
 - +1.1% or more



The Commons at Third: Average Appraised Parcel Value Change 2011-2012

Legend

- Commons at Third (Black star symbol)
- Study Area (Black outline)
- Comparative Area (Red outline)
- Block Groups**
- Parcel Value Change**
 - < -1% (Dark Red)
 - 0.9% to 0% (Light Red)
 - +0.1% to +1% (Light Green)
 - +1.1% or more (Dark Green)

Map Labels: Streets include King Ave, W 1st Ave, W 2nd Ave, W 3rd Ave, W 4th Ave, W 5th Ave, W 6th Ave, W 7th Ave, W 8th Ave, W 9th Ave, W 10th Ave, W 11th Ave, W 12th Ave, W 13th Ave, W 14th Ave, W 15th Ave, W 16th Ave, W 17th Ave, W 18th Ave, W 19th Ave, W 20th Ave, W 21st Ave, W 22nd Ave, W 23rd Ave, W 24th Ave, W 25th Ave, W 26th Ave, W 27th Ave, W 28th Ave, W 29th Ave, W 30th Ave, W 31st Ave, W 32nd Ave, W 33rd Ave, W 34th Ave, W 35th Ave, W 36th Ave, W 37th Ave, W 38th Ave, W 39th Ave, W 40th Ave, W 41st Ave, W 42nd Ave, W 43rd Ave, W 44th Ave, W 45th Ave, W 46th Ave, W 47th Ave, W 48th Ave, W 49th Ave, W 50th Ave, W 51st Ave, W 52nd Ave, W 53rd Ave, W 54th Ave, W 55th Ave, W 56th Ave, W 57th Ave, W 58th Ave, W 59th Ave, W 60th Ave, W 61st Ave, W 62nd Ave, W 63rd Ave, W 64th Ave, W 65th Ave, W 66th Ave, W 67th Ave, W 68th Ave, W 69th Ave, W 70th Ave, W 71st Ave, W 72nd Ave, W 73rd Ave, W 74th Ave, W 75th Ave, W 76th Ave, W 77th Ave, W 78th Ave, W 79th Ave, W 80th Ave, W 81st Ave, 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Appraised Parcel Value Change is based on total parcel value from the Franklin County Auditor for the years indicated. The parcel data was apportioned by census block group and an average parcel value was then calculated for each block group

