Welcome!

Today’s Agenda

- Choice Neighborhoods Update
  - Submission of Draft Transformation Plan
  - Workshops #4 and #5
- Early Action Activity - New Gathering Space
  - Housing Plan
- People Plan - Draft Goals + Strategies
- Next steps
Choice Neighborhoods Update

Draft Summit Lake Transformation Plan submitted to HUD on June 16, 2022
Choice Neighborhoods Workshops

- Round 4 - May 31 + June 1
- Round 5 - September 13 + 14
Round 4 - Front Porch Fellowship on Miller Avenue on May 31
Round 4 - Reach Opportunity Center on June 1
Round 5 - Summit Lake Pavillion on September 13
Round 5 - Front Porch Fellowship on Miller Avenue on September 14
What's Next for the Neighborhood? [Round 4]

We presented ideas for neighborhood improvements and asked residents to tell us which ones were most important.
### What’s Next for the Neighborhood? [Round 4]

**Tell us which of these ideas is most important to you.**
Place a sticker next to your top 3.

| **1.** Better gateways to bridge Summit Lake across the highway  |
| **2.** Lake Shore Boulevard as the front door to the neighborhood  |
| **3.** New sidewalks and bike-friendly routes to connect to Community Center and Reach Opportunity Center  |
| **4.** New lake front open space and nature trail  |
| **5.** Safer neighborhood streets for walking and biking  |
| **6.** Temporary uses on vacant lots such as greenways, pocket parks, gardens and native pollinator plantings  |
| **7.** Home improvements such as exterior renovations, window boxes, porch lights  |
| **8.** New housing with a range of affordability levels, tenure, and housing types  |
| **9.** More events for community socializing  |

**Top three choices:**
- Safe neighborhood streets
- More events
- Home improvements

[33 responses]
Early action activity - New gathering space

Anticipated pilot installation in late fall with permanent build in 2023

Gathering space

Summit Lake
Apartments

Summit Lake
Nature Center

Towpath Trail

Proposed Site Materials

Landscape:
- Mulch - Premium Bark Natural
- Russian Sage
- Coneflower - Artisan Orange
- Stonecrop Sedum ‘John Creech’
- Butterfly Bush ‘Buzz Midnight’
- Verbena ‘Homestead Purple’
- Fountain Grass ‘Red Head’
- Switch Grass ‘Ruby Ribbons’

Furniture:
- Snack shed
- Picnic tables
- Adirondack chairs
- 6 ‘Palisades’ bench
- Concrete backless bench
- ‘Paseo’ seat
- ‘Boone’ bike rack
- ‘Paseo’ planters
- ‘Urban Long’ planters
- Natural play elements
  - Stepping stones
  - Balance beam
  - Climbing rocks
- Recycled plastic trash can with lid
Housing Plan - On-Site & Off-Site

Overall housing program goals

<table>
<thead>
<tr>
<th></th>
<th># of units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing public housing units @ Summit Lake Apartments</td>
<td>239</td>
</tr>
<tr>
<td>Total proposed new housing units</td>
<td>479</td>
</tr>
<tr>
<td>PH replacement units (one-for-one replacement requirement)</td>
<td>239</td>
</tr>
<tr>
<td>Non-public housing units - other affordable units</td>
<td>144</td>
</tr>
<tr>
<td>Non-public housing units - market-rate (unrestricted) units</td>
<td>96</td>
</tr>
</tbody>
</table>

- Maximizes the points available for unit count and income affordability mix under the Choice Neighborhoods Implementation Grant
- PH replacement and non- PH replacement units will be mixed together by location and within a building(s)
- Some new units will be built off-site in the neighborhood (not on current Summit Lake Apartments footprint)
Summit Lake Apartments Housing Plan - Building Type Options [Round 4]

Reasons given for choosing Option 1:
- More housing options to choose from.
- Private spaces, overall layout and good quality of life.
- More open space, trees and opportunities for trees, gardens and parks.

[33 responses]

Option 1: 23 votes
- More units on apartment buildings but no mix of housing types.
- Provides more open space, trees and opportunities for trees, gardens and parks.
- Continues neighborhood fabric along east-west streets.

Option 2: 10 votes
- Provides greater mix of housing types.
- Provides higher rate of off-street parking for residents.
- 23 votes
- 10 votes

Take a look at these two options and tell us which site plan best supports the community goals.
How the designs are similar

- Concept 1
- Concept 2

- Keeps the street network that connects the site back to the community.
- Every street will have sidewalks and trees.
- Every intersection will include safe pedestrian crossings.
- All buildings will have doors that face the street to make it safer for residents.
- There is a mix of housing types including townhouses, walk-up apartments and a building for seniors only.
- Each residential building will have front and back yards that clearly identify what is private versus public outdoor space.
- Residents will be able to park in off-street areas as well as on the street.
- A Community Center/event space for resident use is included.
- The site and buildings are designed to maximize accessibility for people with physical disabilities.
How the designs differ

Concept 1
- Walk-up apartments are located on Lake Shore Boulevard and townhomes are located on east-west streets, which mirrors the east-west streets in the neighborhood.
- The Community Center/event space for the development is located close to the lake.

Concept 2
- Townhomes are located on Lake Shore Boulevard, which mirrors the feel of the single-family homes across the street.
- The Community Center/event space for the development is located in the middle of the site.
- Middle block is split into two blocks creating smaller blocks and a new north-south connection through the site.
- Adds a 12-foot wide pedestrian and bike path along Lake Shore Boulevard.
**Summit Lake Apartment Housing Plan Ideas [Round 5]**

We asked residents to tell us what they think about these design concepts.

<table>
<thead>
<tr>
<th>Question</th>
<th>Option 1</th>
<th>Option 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Do you prefer having a Summit Lake Apartments community center and event space located by the lake or more centrally located in the development?</td>
<td>located by the lake</td>
<td>more centrally located</td>
</tr>
<tr>
<td>Do you prefer a smaller block with an additional path to the Summit Lake Community Center and Reach Opportunity Center as shown in Concept 2, or a larger block as shown in Concept 1?</td>
<td>smaller block size</td>
<td>larger block size</td>
</tr>
<tr>
<td>Do you prefer 3-story walk up apartments fronting Lake Shore Boulevard as shown in Concept 1 or townhouses fronting Lake Shore Boulevard as shown in Concept 2?</td>
<td>3-story walk up apartments</td>
<td>townhouses</td>
</tr>
<tr>
<td>Do you prefer buildings in the new Summit Lake Apartments community to be similar in style or a mix of different styles?</td>
<td>similar in style</td>
<td>a mix of different styles</td>
</tr>
</tbody>
</table>
Architectural Style Options - Initial Feedback [Round 4]

A. Townhomes

- A1
  - “Has nice porches in each unit”
  - “Lower to the ground, colorful, easy access”
  - “These fit in the neighborhood”

- A4
  - “Porches”
  - “Fits with other homes”
  - “Different style”

B. Stacked Flats

- B3
  - “Love the outdoor space”
  - “Outdoor balcony”
  - “More up to date”

- B6
  - “I like the big windows”
  - “Porch on the lake front to see the lake”
  - “Looks nice and safe”

C. Multifamily/ Senior Apartments

- C1
  - “Love the outdoor space”
  - “Outdoor balcony”
  - “More up to date”

- C8
  - “I like the big windows”
  - “Porch on the lake front to see the lake”
  - “Looks nice and safe”

[32 responses]
Architectural Style Options [Round 5]

**Housing Type Examples**

**Townhomes**
- 2 to 3-story units
- Each apartment has a private entrance and porch
- Units can be designed to look like individual units with different fronts
- Can include no-step accessible units on the ground floor with a walk-up flat above

**Walk-Up Apartments**
- 3-story building
- Apartments are one-level with units located above one another
- The entrance for each apartment is located off a shared stairway in the middle of the building

**Senior Apartments**
- 3 to 4-story building
- Building will have a lobby plus elevator
- Residents of the building will share common spaces
- The entrance for each apartment is off a hallway accessed by the elevator
The proposed redesign of the Summit Lake Apartments will create more open space along the Towpath Trail. This is in addition to the new gathering space (early action activity).
New open space
[Round 5]

🌟 Top three choices:
- Attending an event
- Playing at the playground
- Enjoying Nature

Something else?
- Swimming Pool / splash pad
- Teach kids how to swim
- Dog park
- Paddle boats
- Tire swing park
- More handicapped parking
- More police presence
- Golf cart
- Skate park
New open space
[Round 5]

We asked kids to draw their dream playspace.
People Plan - Draft People Goals + Strategies

**Goal 1 (Education):** Summit Lake youth have access to effective programs and services throughout their educational life course.

**Goal 2 (Employment):** Work-able Summit Lake adults are gainfully employed in positions that pay a living wage and provide benefits.

**Goal 3 (Health):** Summit Lake residents are physically, mentally, emotionally and socially resilient.

**Goal 4 (Household Supports):** Summit Lake households are connected with resources that empower them to thrive.
Goal 1 (Education): Summit Lake youth have access to effective programs and services throughout their educational life course.

- **Early childhood (birth to 5)**
  - Create additional high quality *childcare opportunities* that serve *working, looking for work, and stay-at home parents*
  - Assist parents with the *enrollment* process and *applying for childcare subsidies*
  - Analyze existing early childhood programs at Summit Lake for *modifications to increase usage*
Goal 1 (Education): Summit Lake youth have access to effective programs and services throughout their educational life course.

- **School-Age (5 to 17)**
  - Make available both *structured and unstructured out-of-school time opportunities* that address youth interests and needs
  - Utilize *existing spaces in Summit Lake*, i.e. Reach Opportunity Center, Summit Lake Community Center, George Sisler Field, to expand out-of-school time programs
  - Establish a *teen/tween advisory group* to inform new program development
Goal 1 (Education): Summit Lake youth have access to effective programs and services throughout their educational life course.

- **Transition Age Youth (14 to 22)**
  - Provide information and supports to youth to pursue *post-secondary educational opportunities*
  - Expand access to and participation in *youth employment programs*
Goal 2 (Employment): Work-able Summit Lake adults are gainfully employed in positions that pay a living wage and provide benefits.

- Establish a satellite OhioMeansJobs Center in Summit Lake
- Partner with existing workforce readiness programs in Summit Lake to assess utilization and possible modifications to increase usage
- Set up an employment pipeline with training and skill building in partnership with the selected housing developer to ensure residents receive priority for all job opportunities created by the redevelopment of Summit Lake Apartments
- Initiate a small business/entrepreneur stakeholder group to nurture and grow nascent businesses
Goal 3 (Health): Summit Lake residents are physically, mentally, emotionally and socially resilient.

- Host regular pop-up clinics (health, vision, dental) with culturally competent staff in Summit Lake
- Form a resident activities committee to shape wellness programming
- Expand the Community Health Worker (CHW) program
- Encourage all service partners to invest in becoming trauma-informed organizations
Goal 4 (Household Supports): Summit Lake households are connected with resources that empower them to thrive.

- Continue to collaborate with local organizations to address transportation barriers to service access
- Offer wealth-building and financial management workshops
- Link seniors and residents with a disability to local resources that specialize in supporting these populations
- Dedicate a full-time AMHA Service Coordinator to Summit Lake
People Plan Framework

Wellness Activities
Health Services
Mental Health
Workforce Development
Youth programs
Childcare

Culture of self-care
Meeting residents where they are
Invest in the whole child

Relationship and trust building
People Plan Framework

Relationship and Trust Building - *first and foremost*

- cannot continue current approach to service delivery and connection
- need to make opportunities to connect without an agenda
- must build the bridge across the trust divide
- have to treat as we would want to be treated

**AMHA is seeking “anchor” partners for the People Plan who:**

- are open to *changing their approach* to service delivery
- are willing to make a *long-term commitment* to consistent involvement
- understand that program *participation may take time to grow*
- are excited about working with AMHA to *chart a new path*
Next Steps

- Final Transformation Plan - due December 16
  - Finalize housing plan - on-site + off-site
  - Identify lead partners for each neighborhood strategy
  - Pinpoint anchor partners for the People plan
  - Decide on the implementation structure - how do we work together to make the plan a reality?
- Pursue implementation funding in 2023