



Holloway House *Frequently Asked Questions??*

Rosemary's Babies Co. | 4439 Reading Road Cincinnati Ohio 45229 | (513) 813-TEEN

For additional information related to this project visit rosemarysbabies.co/change-the-outlook

Contacts

Rosemary Oglesby-Henry, CEO
Aswad Mack, Board Chair
Cheryl Lackey, Treasurer
Rodsha Belser Secretary
Elaine Bobbey, North Avondale/Avondale Liaison
Jaliah Oglesby, VP of Program Delivery & Impact
Shannon Crutchfield, Coldwell Banker Realtor
Arthur Sander, Project Executive, Triversity Construction
Dana Baker, Architect, Moody Nolan
Joe Kohrs, Principal, KLH Engineers

Background

In 2020, Rosemary's Babies Co. (RBC) began our search to purchase a property to support teen parent families with housing. RBC had a direct focus on minor parents under 18 years old who, a need that has not been addressed in Cincinnati. Two area neighborhoods were identified for this project Avondale and Westwood. These two areas had a lack of sufficient resources for young parents while having a high number of families who identified as minors, parenting, and homeless. RBC chose properties through the Hamilton County Landbank because they had a plethora of properties in the specific area. ***To date, RBC has been well-vetted and has met the terms of our term option by The Port by or before the due date (March 28, 2022) these include but were not limited to: financing for the acquisition and renovation, education/executive coaching, extensive community engagement, recommendations, and a detailed scope of work including a business plan.***

Frequently asked questions

What is Holloway House & Resource Center? Holloway House & Resource Center is NOT A GROUP HOME. Holloway House & Resource Center will be a premiere facility that will provide wellness, STEM education, trauma-informed care, and supportive housing for teen moms and their babies.

How many teen parents will live here? RBC will house up to seven (7) teen moms & their children.

Who will manage the site? RBC operations will be managed by our CEO & VP of Program Delivery & Impact. RBC will hire qualified staff (LSW, MSW, or PHD) to oversee supportive housing. A facility maintenance professional will be contracted to ensure proper upkeep.

How will the property be set up? Our intention is to preserve the historical feel of the property. The first floor will be used as a resource hub, and second floor will be for supportive housing. To learn more, visit our website www.rosemarysbabies.co/change-the-outlook.

Why did you choose this property? RBC chose the Avondale/N. Avondale area because of its location. It has the proper zoning for our business, 35% of our teens live in this area, and it is easily accessible (on the bus line). Additionally, the Rubel House design fit our needs and we felt a calling to bring life to a property that has sat vacant and blighted for decades.

What will Holloway House's economic impact be? In addition to 10 jobs. RBC will spend more than \$1M developing the property, and will bring three offices for rent to the community (\$650/monthly). Priority will be given to Avondale/N. Avondale residents and/or businesses.



Will there be programs for the community? STEM Saturdays, Self-care Sundays, Breakfast w/Babies (Mondays), Workforce Wednesdays.

How will RBC fund ongoing operating expenses? Rental income, state funding, and traditional fundraising will support our sustainability and future operations.

When will the facility be operable? RBC expects to be fully operable Fall 2023. We expect the first teen parent to be housed in 2023/2024.

Questions submitted by the North Avondale Community

Why does RBC believe this property is best suited for their use? Were other properties that needed less work identified? Priorities for RBC's search for a site included: A property that was zoned properly. Location, Location, Location. Both the need (35% of our teens live in the area) and accessibility (public transportation) played an equal part in our search and the decision by our board of directors to go forward. Additionally, by partnering with The Port, taking ownership of the property, we restore a blighted property that was vacant and are able to renovate based on our need with the ability to grow based on our strategic goals; and have a stake in a community from which our CEO was born and raised. Finally, RBC has been successfully implementing our program in this area for more than 3 Years.

There is a lack of complimentary and necessary services in the area. Wouldn't their group Home be better located near services such as health care, grocery stores, mental health and wellness services? Holloway House and Resource Center is **NOT A GROUP HOME!** A group home is a medical care facility for people with complex health issues, like addiction and mental illness. Our new location, by car, is less than 2 miles to the nearest hospital, approximately 5 minutes. Within the same radius of our facility there are three parks, two recreation centers, several daycares, a dentist office and local health department, a grocery store, recreation center, several schools and a library.

How much parking will RB install on the property? 4-5 spaces in the rear of the property. Additionally, RBC has been offered overflow parking by our North Avondale Neighbors.

The Reading Rd and Clinton Springs intersection is very dangerous and deadly. Not long ago a pedestrian was struck and killed legally crossing the street. Speeding on Reading Rd has been a long-time issue for the neighborhood. This corner does not seem like a safe location for a group home with young children. How would RB plan to address the safety issues at this intersection? It would be unreasonable to ask RBC to assume full responsibility and outcomes for a long-time problem in the neighborhood. However, as a neighbor with a stake in the community, RBC is prepared to work in collaboration with NANA, NABA, Avondale Community Council and Avondale Development Corporation to create, develop, or support a plan to address this safety concern.

- One idea that we could implement at Low/No Cost would be a (tasteful) yard sign campaign along Reading Road requesting drivers "Slow down for our neighbors."

Additionally, more costly but effective ideas that would require city or police collaboration:

- Setting up a speed monitor on Reading Road to advise speeders that they are over the limit
- Requesting speed limit ticketing efforts periodically so people are wary of speeding in the area. This could include an automatic ticketing camera that tickets everyone who is speeding. Word to slow down travels very quickly when one of these is employed.

RBC has assigned a Liaison specifically for North Avondale/Avondale email her, Elaine Bobbey from the website with feedback. The Liaison section of our website also has information to keep our neighbors up to date on this project. Please visit www.rosemarysbabies.co/changetheoutlook