



1. **Is Rosemary's Babies a non-profit 501c3?** To verify visit irs.gov *EIN: 81-3727709*
2. **Who will own Holloway House?** Rosemary's Babies Co. will be the sole owner
3. **How many women will live there?** 15 Teen Parents & their children total occupancy. Plus, House Manager Onsite. (16 Total Occupants). *Age 16-21 for up to 1 year (Max stay 24 months. 90-day increments may be added after 12 months).*
4. **How will parking be handled?**
 - a. Additional private parking in back lot
 - b. Extension on the Lenox side of the house
 - c. Partner with area business i.e. Cincinnati Herald as needed
 - d. Employees will park (at our current location) or, ride bus or the RBC Shuttle to take the 5-minute ride up the street
5. **Who will care for children doing school hours?** Local childcare centers of the parents choosing. *RBC also partners with 4C for Children and Children's Grove.*
6. **Rooms:** Rubel House has 7 bedrooms 2nd floor & 3 bedrooms 3rd floor: for a total 10 Bedrooms. *State requires 1-Child to 1 parent in a bedroom with access to bathroom. (The Holloway House will have 4.5 bathrooms)*
7. **North Avondale Ability for dissolution:** RBC will be the sole owner of this property and while your input is appreciated the mission of RBC dictates the existence of our programming and our housing model. All programming will have the oversight of the state, RBC Board of Directors, and reviewed on a yearly basis by the Ohio Dept of Job & Family Services. As members of the community we welcome and look forward to any feedback via board meetings or online feedback forms specifically created to address any community concerns that may arise.
8. **How comfortable are you will be ensuring the profitability?** As a non-profit organization Rosemary's Babies focus is not profit but sustainability. Our plan is to own the space free and clear. We have planned, in partnership with Spark Philanthropy, a \$1.4M capital campaign that includes 2 years of program funding. The projected completion of the renovation is Spring 2022 to coincide with the intake of the first client. RBC projected income for 2020 is \$350K+.
9. **What safety protections will be in place, regarding COVID-19 and the flu?** In compliance with all city and state safety regulations we will continue to follow COVID safety protocols as we do now in our current facility.
 - a. We have communicated our safety and sanitation plan to staff and parents
 - b. We have reduced visitors.



- c. Community space has been reduced or within the facility.
- d. Masks are mandatory as are handwashing as well as daily cleaning and disinfecting.
- e. Temperature and symptom screening of all staff, babies, and parents.

10. Safety of the community and its residents.

To date, Rosemary's Babies Company has experienced zero incidents of crime, theft, or violence in four years of operations. Rosemary's Babies Co. has a strict zero tolerance policy for all drugs and alcohol use by our teens or their visitors. Any violence results in dismissal from our program. Our greater concerns are the following:

- a. There are currently 442 Sexual Predators in Avondale/North Avondale area
- b. North Avondale crime rates are higher than 96% of the cities average
- c. Violent crimes are 111% higher than the national average
- d. Monthly, based on board reports, North Avondale has seen a steady flow of crime that has no relation to teen parents.
- e. There is a history of loitering, trash, and trespass on private property by Xavier students which is non-related to teen parents.

We look forward to working with North Avondale Neighborhood Association to ensure a safe, clean, and healthy environment for our teen parents. In addition, to bringing our high standard to the community and our neighborhood.

Regarding the issue of safety of a residential parent facility in this area, it is important to note the following:

- Rosemary's Babies will have complete security system that includes a panic button with direct access to Cincinnati Police Department who has board representation in our organization. We have been assured that in areas of high populations of children area law enforcement will be more likely to monitor and patrol more frequently.
- RBC is not a group home. Unlike Anna Louise Inn, Lydia's House, and the **5 Group Homes** in the surrounding areas our teams are far less likely to have criminal offenses or criminal behavior that would foster concern. In 4 years, we have had zero incidents and our strict "no drug policies" reduces incidents such as this.

RBC for the safety of our youth and our community will:

- a. The home will be staff-secured with a resident onsite.
- b. The home will have a 24/7 video monitored alarm system with panic button.
- c. The home will have secured locks and a push button code entry door.
- d. The home will have security lighting.



- e. Our staff will support whatever existing neighborhood watch program in place. As a non-profit agency with strong alliances with area police department, government officials we are happy to participate in creating a plan to reduce crime in the area.
- f. As a residential parent facility high traffic and limited guests are mandates.

11. **Strategic Plan:** SEE ATTACHED and/or visit www.rosemarysbabies.co

12. When was Rubel House a nursing home?

<https://www.wcpo.com/news/transportation-development/move-up-cincinnati/can-this-old-house-be-great-again-landbank-stabilizes-historic-homes>

Elizabeth Eddy, director of residential development for The Port, said the most recent use for the Rubel House was as a nursing home. She believes it had between 10 and 15 bedrooms.

13. **Does the “business” generate tax dollars for the city of North Avondale?** Nonprofit organizations primarily get their revenue from donations, contributions, and membership fees. At our current facility as renters tax dollars are filtered to the community. By acquiring and renovating the blighted property at 3854 Reading Road, we are adding to the value of all adjacent properties.

14. **Are federal funds involved in the financing?** Rosemary’s Babies Company does not receive any federal or state funds as it relates to the purchase of this property.

15. **Will the presentation be sent out?** SEE ATTACHED.

16. Funding:

- a. City of Cincinnati has committed \$184,245K to the Holloway House.
- b. In partnership with Spark Philanthropy has committed to a \$1.4M capital campaign project

17. Board Expertise

- a. Board Chair: Aswad Mack, PMP, Toyota Corp.
- b. Chair Elect: Laurie Stevens, Project Specialist Cincinnati Children’s Hospital
- c. Treasurer: Cheryl Lackey, Accounting, City of Cincinnati
- d. Secretary: Rodsha Belser, HR, Kroger Company
- e. Trustee: Pat McCollum, LSW, State of Ohio
- f. Trustee: Summer Lattimore, SumSolutions, LLC
- g. Trustee 2021: Bev Bokovitz, Chief Executive UC Health
- h. Trustee 2021: Elaine Bobbey, CEO Evenflo
- i. Trustee 2021: Catrina Jones, Esq.
- j. Trustee 2021 (Advisory): Ross Meyer, VP Interact for Health
- k. Trustee 2021 (Advisory): Kat Steiner, VP Meals on Wheels
- l. Trustee 2021 (Advisory): Jaila Nored, Council on Aging



18. Rosemary's Babies Co. has the backing and support of more than 20 leaders and agencies in including but not limited to Pro Bono Counseling, DSD Advisors/Dinsmore & Shohl, United Way of Greater of Greater Cincinnati, and City of Cincinnati.
19. **Realtor:** Shannon Crutchfield, Coldwell Banker
20. **Other:** As a community of which 43% are families with children under 18, The Rubel House is an ideal location to create a nurturing environment for our teen moms and their babies.

Additional documentation requests from Rosemary's Babies Co.:

- A 2-year history of complaints/calls to police by local community members
- A 2-year history of neighboring properties citations generated by the North Avondale Neighborhood Community
- A copy of North Avondale Strategic Plan as referenced in the 11/10/2020 NANA Board Meeting
- Demographics of the North Avondale Neighborhood Association & Business Association Membership
- Investment profile by NANA in the Rubel House Project