

# Attachment A1 Application Summary

Former Nursing Home  
1336 Maryland Avenue, Steubenville, Ohio

The City of Steubenville, along with community development partner National development Services, is proud to present our application for a Clean Ohio Reclamation Fund to perform asbestos abatement and building demolition activities at the Former Nursing Home property in Steubenville, Ohio.

Like many communities in Ohio, Steubenville faces a shortage of moderate to low-income housing options for residents.



In 2011, approximately 150,000 Ohioans were homeless. Approximately 327,000 households spent more than 50% of their income on housing, leaving precious little for other necessities. Foreclosures in 2010 totaled 85,483; Ohio's foreclosure crisis is now in its 16th year<sup>1</sup>.

## 1.0 Project Goals

The overall goal of the City of Steubenville's Brownfield revitalization program is to restore abandoned and underused commercial and industrial properties to beneficial reuse. To that end, the Former Nursing Home project will involve the abatement of asbestos containing materials (ACM) and demolition of the existing and failing structure. Following these cleanup efforts, NDA will redevelop the Property as a 40-unit, low-income housing development to be age restricted to seniors 55 years of age and older.

The Former Nursing Home (aka, Former LaBelle Nursing center) property is located at 1336 Maryland Avenue, in the heart of La Belle View Neighborhood of Steubenville (hereinafter, the "Property"). The Property sits on 0.5 acres in a residential neighborhood and is conveniently located near major roadways (e.g., 0.25 miles from

<sup>1</sup> <http://www.cohhio.org/>

S.R. 43 and 0.85 miles from S.R. 7, constituting an ideal location for newly constructed low income housing.

### 1.1 Economic Benefit (Redevelopment Ready)

The Former Nursing Home project is Redevelopment Ready. The City of Steubenville has developed a community partnership with Neighborhood Development Services to redevelop the property as much needed housing for low-income families.

According to the National Association of Home Builders the estimated one-year local impact of building 100 rental apartments in a typical metro area can lead to the creation of approximately 122 jobs with the annually recurring impacts of approximately 32 local jobs that could be potentially created.

Total project redevelopment costs are estimated at \$6,500,000. Hard construction costs will be approximately \$5,250,000. The remaining \$1,250,000 will be used for soft costs, such as architect and engineering fees, developer fees, and legal fees. The estimated total cost for ACM and lead based paint abatement, building demolition, and associated contractor fees is \$361,870; NDS has agreed to provide \$90,000 towards these costs as a match; the City of Steubenville is requesting \$270,670 from the Clean Ohio Reclamation Fund for the remaining balance.

### 1.2 Taxes Generated as Result of Project

Currently, the property is unoccupied and does not generate any revenue through property taxes. The property would be redeveloped as a 40-unit, low-income housing development and will qualify for existing tax incentives for housing of this nature. Thus, revenue generated through taxes associated with the project will be minimal.

### 1.3 Community Benefit

The redevelopment of the Former Nursing Home Property as housing for low income families will bring immediate community benefit through access to safe, affordable housing, removal of neighborhood blight (and potential nuisance), and through ancillary job creation (as discussed in Section 1.1).

The City of Steubenville is a distressed community with a large portion of low income families – the 2006-2010 American Community Survey 5-Year estimates that 27.4% of persons in Steubenville are below the poverty level, well above the state mean of 14.2% below the poverty level across Ohio. Clearly, there is a need for additional, affordable housing in the City of Steubenville, especially for individuals and families below the property line.

Additionally, the current building is virtually unusable – the structure is severely damaged due to weather exposure and vandalism and is unfit for occupation. The entire building is in a “significant” state of disrepair and the sub-basement remains flooded. ACM and lead-based paint surfaces are present throughout the building. The building in its current state represents not only a hazard to the general public, but is a threat to the health and safety of casual passersby on the sidewalk and nearby residents. It is not only an eyesore in the La Belle View community, but also represents an “attractive nuisance” and is a potential hazard to curious residents, adolescent trespassers, and vandals.

The demolition and clearance of this building and subsequent redevelopment as low income housing would be of tremendous benefit to the community. The ability to remove this blighted unused property and provide much needed, low-income and affordable housing for families would not only provide an economic lift, but also foster a sense of community within the La Belle View neighborhood and the City.

#### 1.4 Other Funding Sources

The City of Steubenville has leveraged several funding sources for the Former Nursing Home project from the following:

- n City of Steubenville Water and Sewer: Provided clearance / access services via pumping out the standing water in the building basement so that an ACM survey could be conducted in the subbasement;
- n Jefferson County Regional Planning Commission: Provided the Ohio VAP Phase I ESA using their USEPA Cooperative Brownfield Grant for hazardous substances;
- n Jefferson County Regional Planning Commission: Provided the ACM Survey (main building) and the Supplemental ACM survey (sub-basement) using their USEPA Cooperative Brownfield Grant for hazardous substances; and
- n Neighborhood Development Services (NDS): NDS will provide \$90,000 for use as matching funds with the requested CORF grant. Additionally, NDS fund new housing construction and redevelopment costs.

#### 2.0 Property History

The Property is located in the heart of La Belle View neighborhood. Historically, the Property was first developed as a school in 1911, which is the current eastern half of the building standing today. An additional structure used as classrooms was built sometime between 1913 and 1924 and removed in 1928 when an addition to the main building on the western side was constructed. The school operated on the property

until the late 1960's when it was closed. The property then operated as a commercial Nursing Home until approximately 2007. The property is currently vacant.

### 3.0 Environmental Improvements and Benefits

Based on the findings and conclusions of the Phase I Assessment and asbestos and lead-based paint assessment, the primary environmental concern for the site is the existence of non-friable asbestos containing materials (ACM) (primarily floor tile) and lead-based paint surfaces. Cleanup will include proper removal of ACM and lead-based paint in accordance with applicable local, state, and federal regulations. Demolition of the building is necessary, as the weather and vandal-damaged structure presents a significant health and safety issue. The structural integrity of the building has been jeopardized and there are no means to secure building access to the general public.

The environmental benefits of this project would be the removal of building materials that represent a potential exposure threat to human health. In addition, the structure is unsecured and creates a safety hazard for any persons that enter the building through legal or other means. Securing the building and its subsequent demolition will eliminate a safety hazard and remove a safe haven for illegal/illicit activity.

### 4.0 Project's Readiness to Proceed if Funded

If funded, the project is ready to proceed immediately. The City of Steubenville and Neighborhood Development Services, as the end user of the property, will immediately initiate the consultant selection process followed by solicitation of bids for asbestos and lead-based paint abatement and building demolition. The process will be completed as quickly as possible so that the grant funds can be expended and closed out in a timely manner.