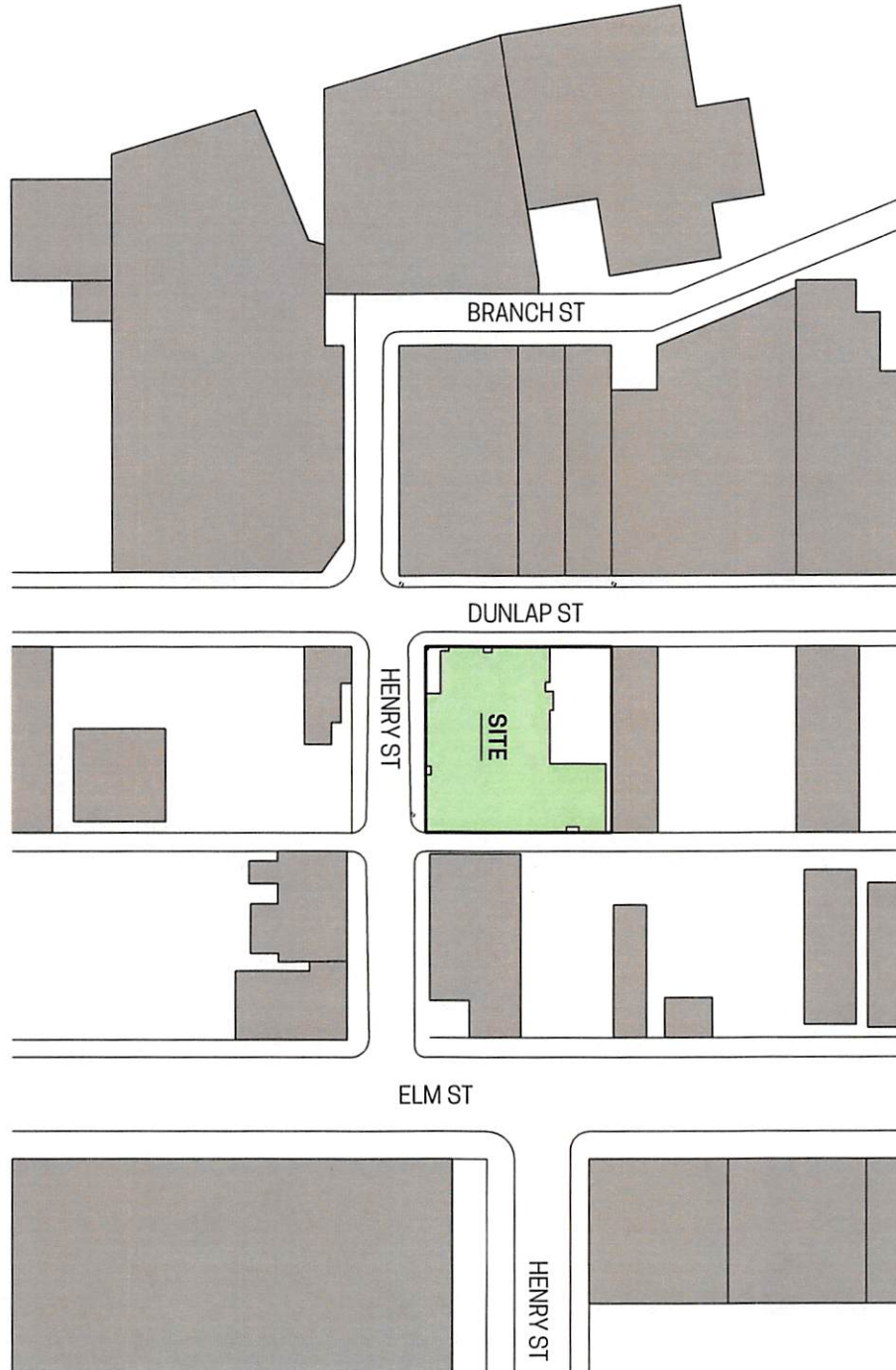


**EXHIBIT A**

ARCHITECTURAL SITE PLAN



SCALE: 1/64" = 1'-0"

**A00**  
SITE PLAN

**DUNLAP LIHTC**  
PERMANENT SUPPORTIVE HOUSING  
NEW CONSTRUCTION

**DUNLAP+HENRY PSH**  
2000 DUNLAP ST  
CINCINNATI, OH 45214  
SEPTEMBER 16, 2022  
NR PROJECT NUMBER: 21-084

**NEW REPUBLIC**  
architecture  
**OTRCH**  
COMMUNITY HOUSING



**FIRST FLOOR PLAN**

**PROGRAM KEY**

- RESIDENTIAL
- MAJOR VERTICAL PENETRATIONS
- COMMON CIRCULATION
- DEDICATED PROGRAM
- COMMON PUBLIC
- SUPPORT

**NEW REPUBLIC**  
architecture  
**OTRCH**  
COMMUNITY HOUSING

**DUNLAP+HENRY PSH**  
2000 DUNLAP ST  
CINCINNATI, OH 45214  
SEPTEMBER 19, 2022  
NR PROJECT NUMBER: 21-084

**DUNLAP LIHTC**  
PERMANENT SUPPORTIVE HOUSING  
NEW CONSTRUCTION

BUILDING PLANS  
**A01**

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SECOND FLOOR PLAN (THIRD and FOURTH FLOORS SIMILAR)



- PROGRAM KEY**
- RESIDENTIAL
  - MAJOR VERTICAL PENETRATIONS
  - COMMON CIRCULATION
  - DEDICATED PROGRAM
  - COMMON PUBLIC
  - SUPPORT



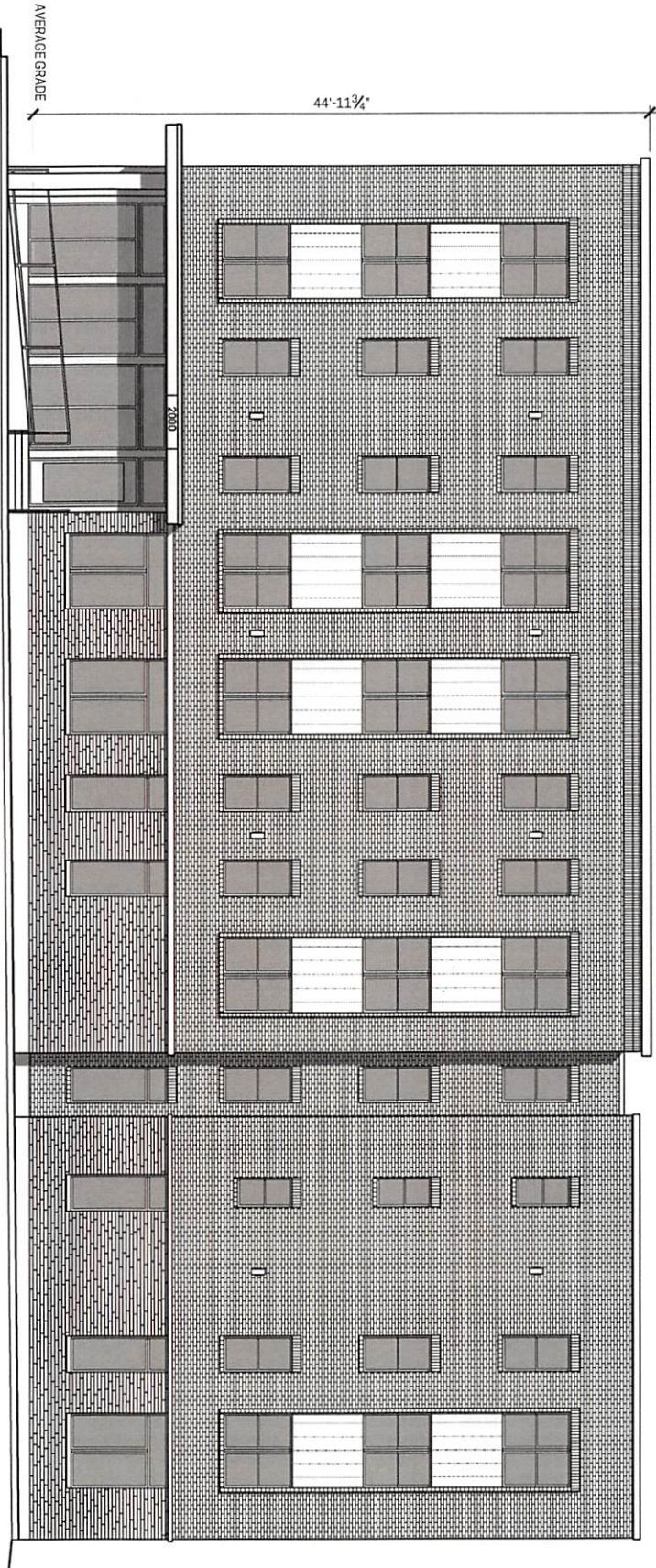
**A02**  
BUILDING PLANS

**DUNLAP LIHTC**  
PERMANENT SUPPORTIVE HOUSING  
NEW CONSTRUCTION

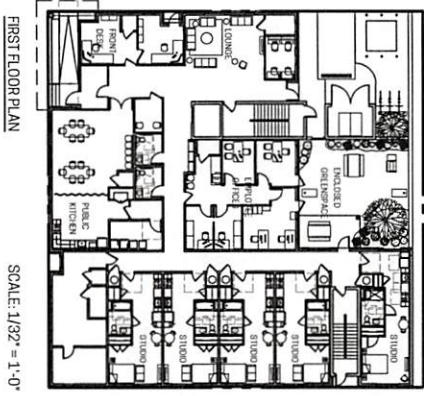
**DUNLAP+HENRY PSH**  
2000 DUNLAP ST  
CINCINNATI, OH 45214  
SEPTEMBER 19, 2022  
NR PROJECT NUMBER: 21-084

**NEW REPUBLIC**  
architecture  
**OTRCH**  
COMMUNITY HOUSING

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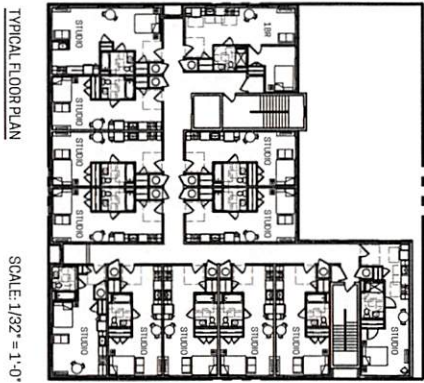


**HENRY STREET (SOUTH) ELEVATION**  
SCALE: 1/8" = 1'-0"



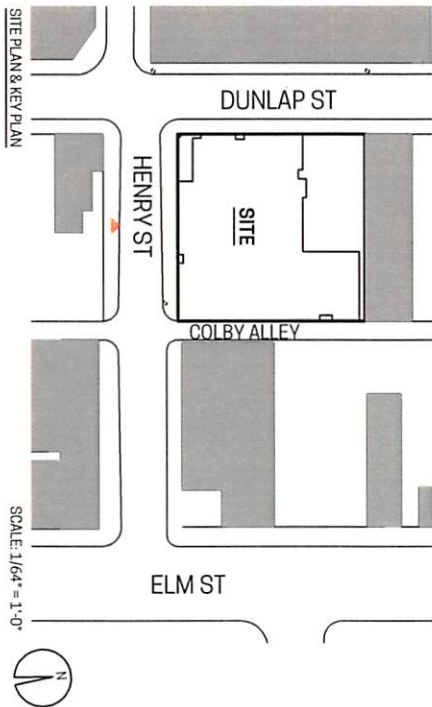
FIRST FLOOR PLAN

SCALE: 1/32" = 1'-0"



TYPICAL FLOOR PLAN

SCALE: 1/32" = 1'-0"



SITE PLAN & KEY PLAN

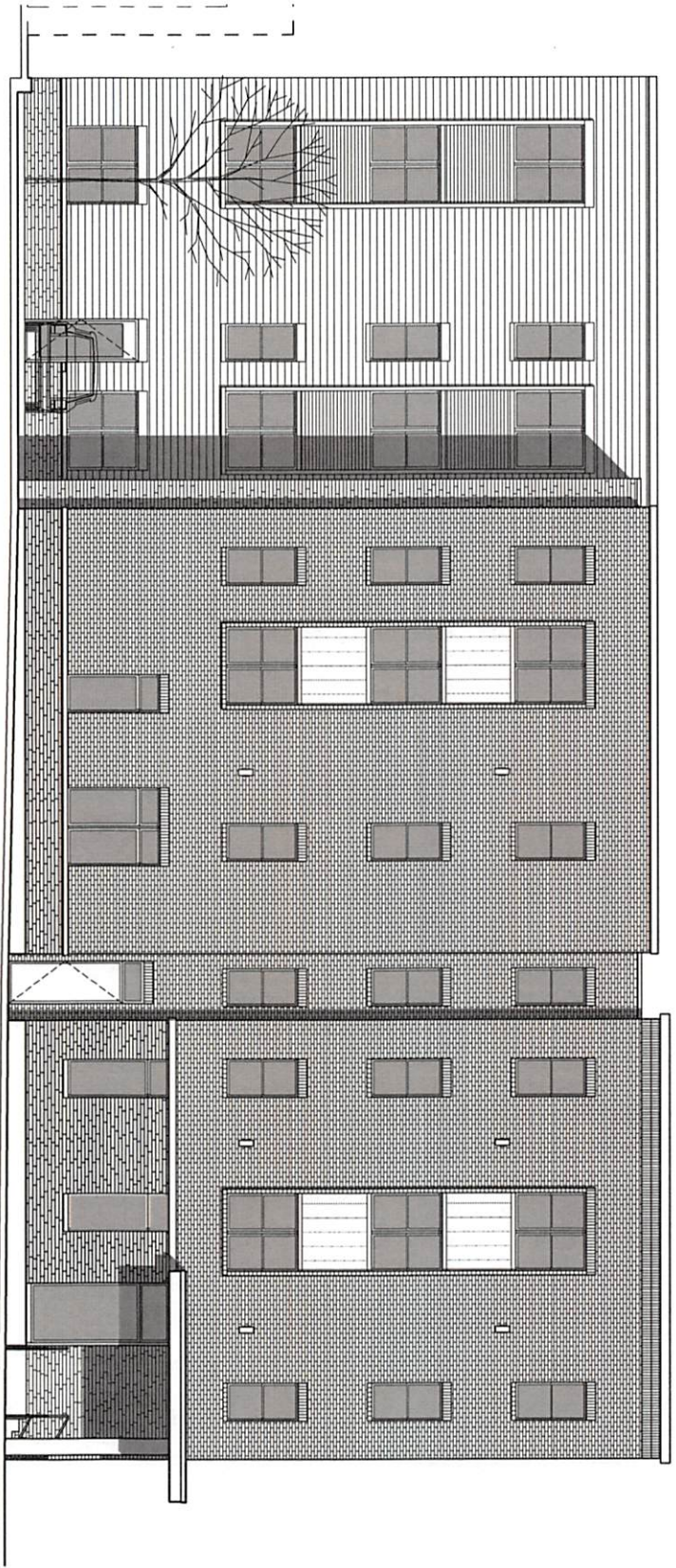
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A21

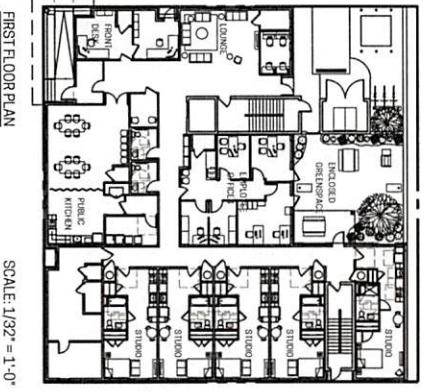
**DUNLAP LIHC**  
PERMANENT SUPPORTIVE HOUSING  
NEW CONSTRUCTION

**DUNLAP+HENRY PSH**  
2000 DUNLAP ST  
CINCINNATI, OH 45214  
SEPTEMBER 19, 2022  
NR PROJECT NUMBER: 21-084

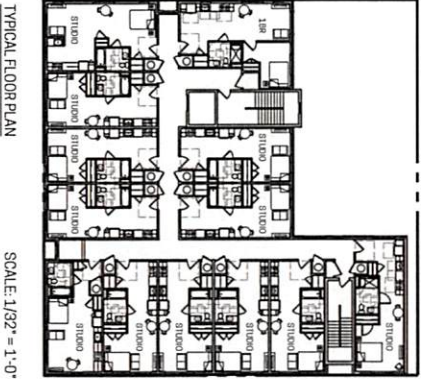
**NEW REPUBLIC**  
architecture  
**OTRCH**  
COMMUNITY HOUSING



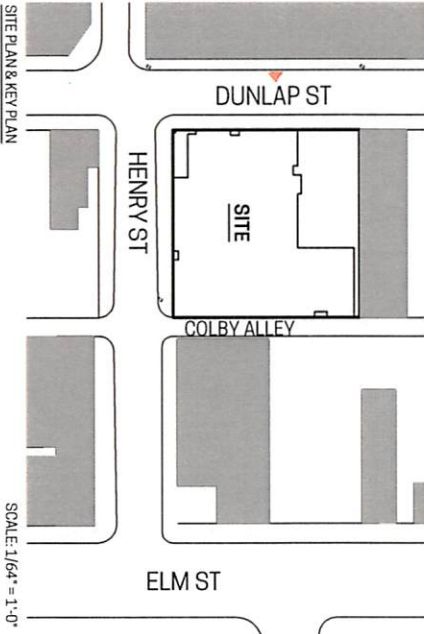
**DUNLAP (WEST) ELEVATION**  
SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/32" = 1'-0"



**TYPICAL FLOOR PLAN**  
SCALE: 1/32" = 1'-0"



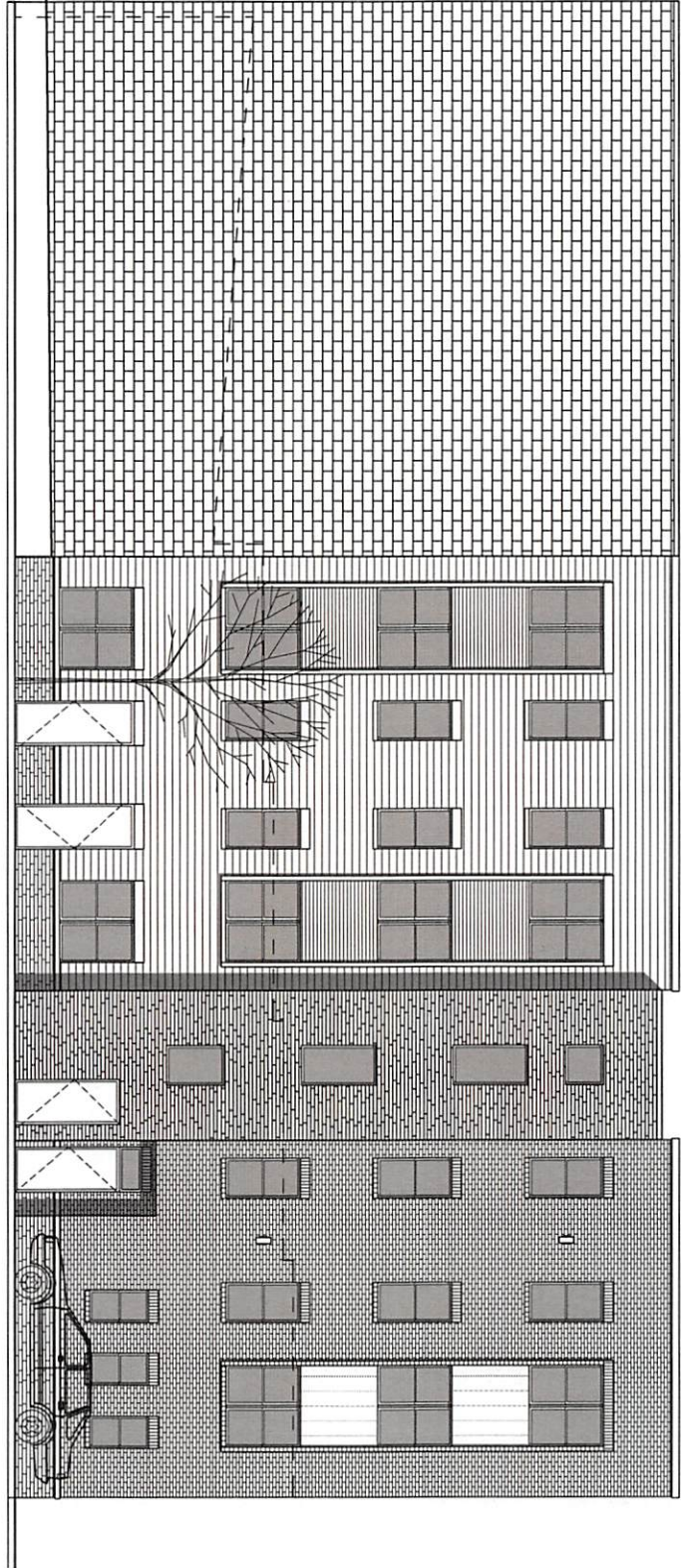
**SITE PLAN & KEY PLAN**  
SCALE: 1/64" = 1'-0"

**A222**

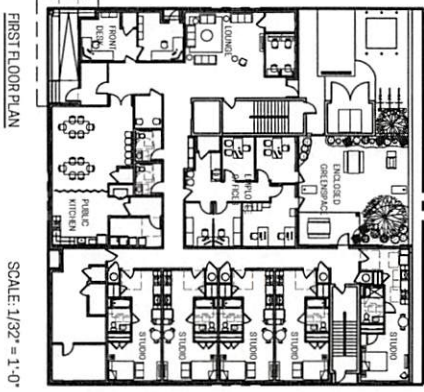
**DUNLAP LIHTC**  
PERMANENT SUPPORTIVE HOUSING  
NEW CONSTRUCTION

**DUNLAP+HENRY PSH**  
2000 DUNLAP ST  
CINCINNATI, OH 45214  
SEPTEMBER 19, 2022  
NR PROJECT NUMBER: 21-084

**NEW REPUBLIC**  
architecture  
**OTRCH**  
COMMUNITY HOUSING

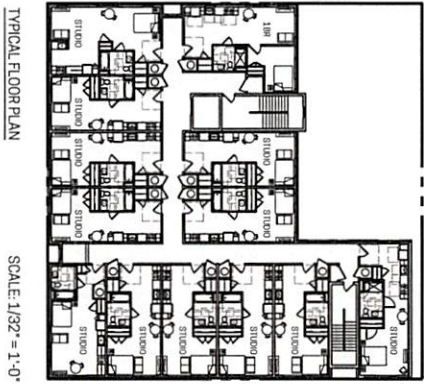


**REAR (NORTH) ELEVATION**  
SCALE: 1/8" = 1'-0"



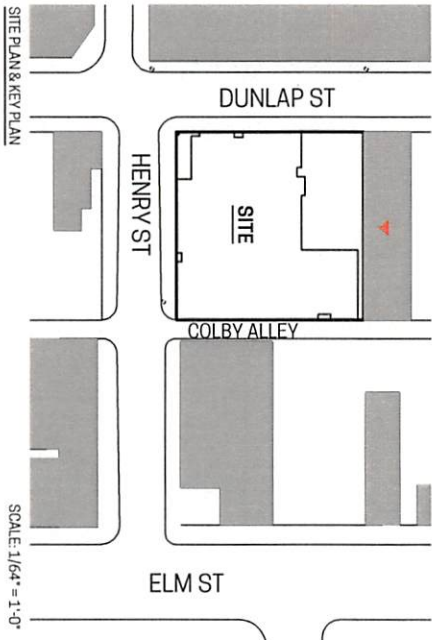
FIRST FLOOR PLAN

SCALE: 1/32" = 1'-0"



TYPICAL FLOOR PLAN

SCALE: 1/32" = 1'-0"



SITE PLAN & KEY PLAN

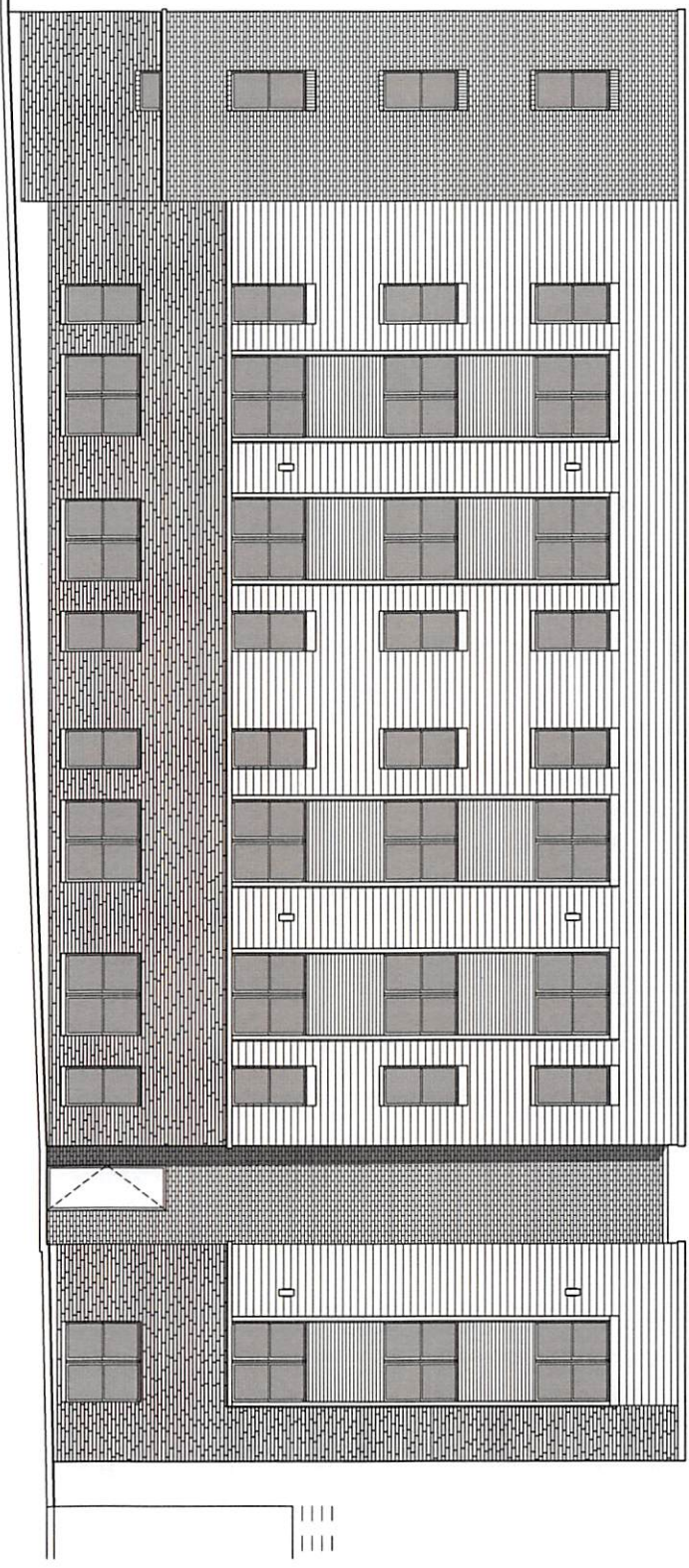
SCALE: 1/64" = 1'-0"

**A23**

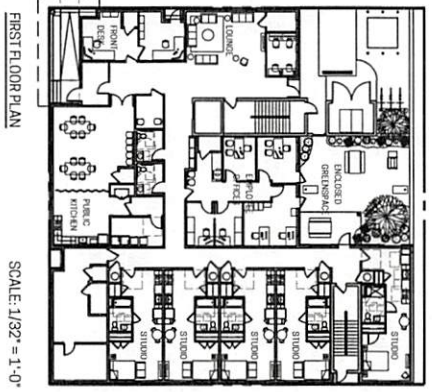
**DUNLAP LIHTC**  
PERMANENT SUPPORTIVE HOUSING  
NEW CONSTRUCTION

**DUNLAP+HENRY PSH**  
2000 DUNLAP ST  
CINCINNATI, OH 45214  
SEPTEMBER 19, 2022  
NR PROJECT NUMBER: 21-084

**NEW REPUBLIC**  
architecture  
**OTRCH**  
COMMUNITY HOUSING

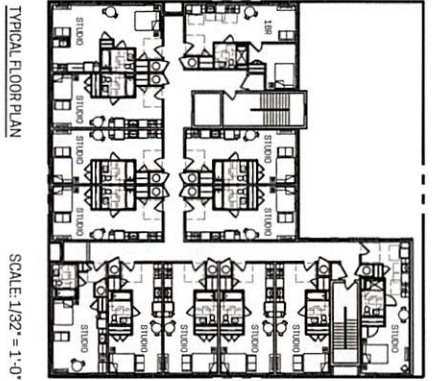


**ALLEY (EAST) ELEVATION**  
SCALE: 1/8" = 1'-0"



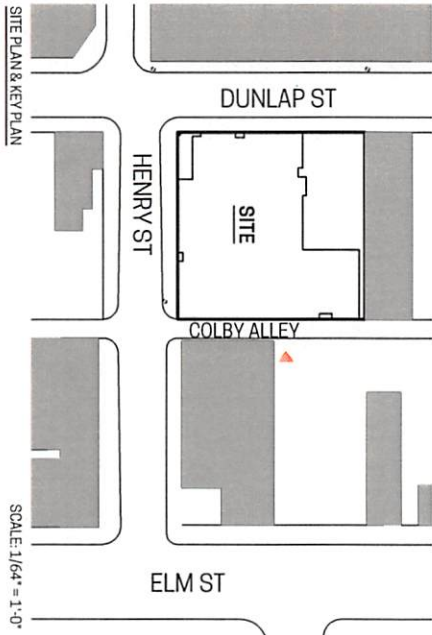
FIRST FLOOR PLAN

SCALE: 1/32" = 1'-0"



TYPICAL FLOOR PLAN

SCALE: 1/32" = 1'-0"



SITE PLAN & KEY PLAN

SCALE: 1/64" = 1'-0"



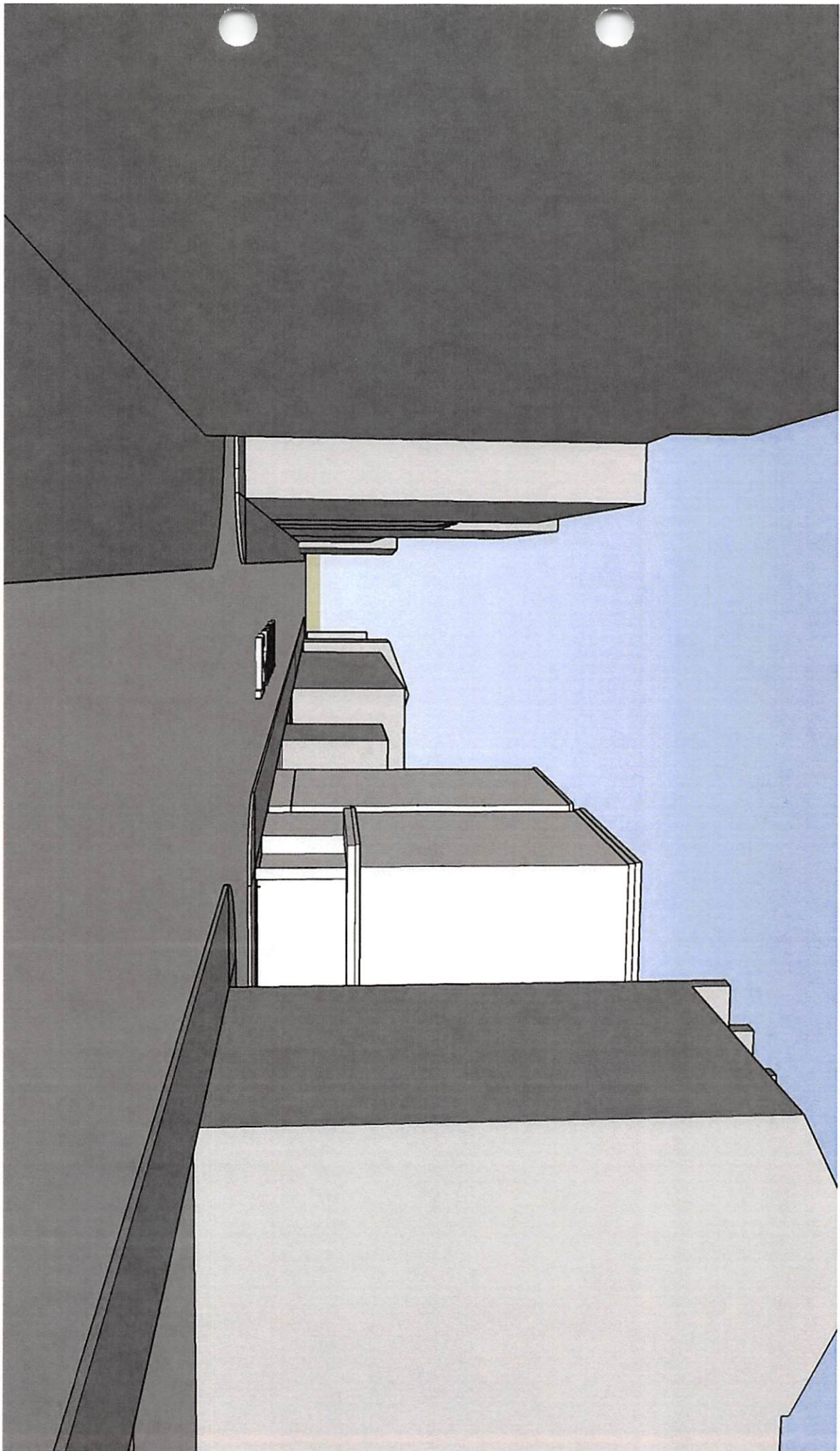
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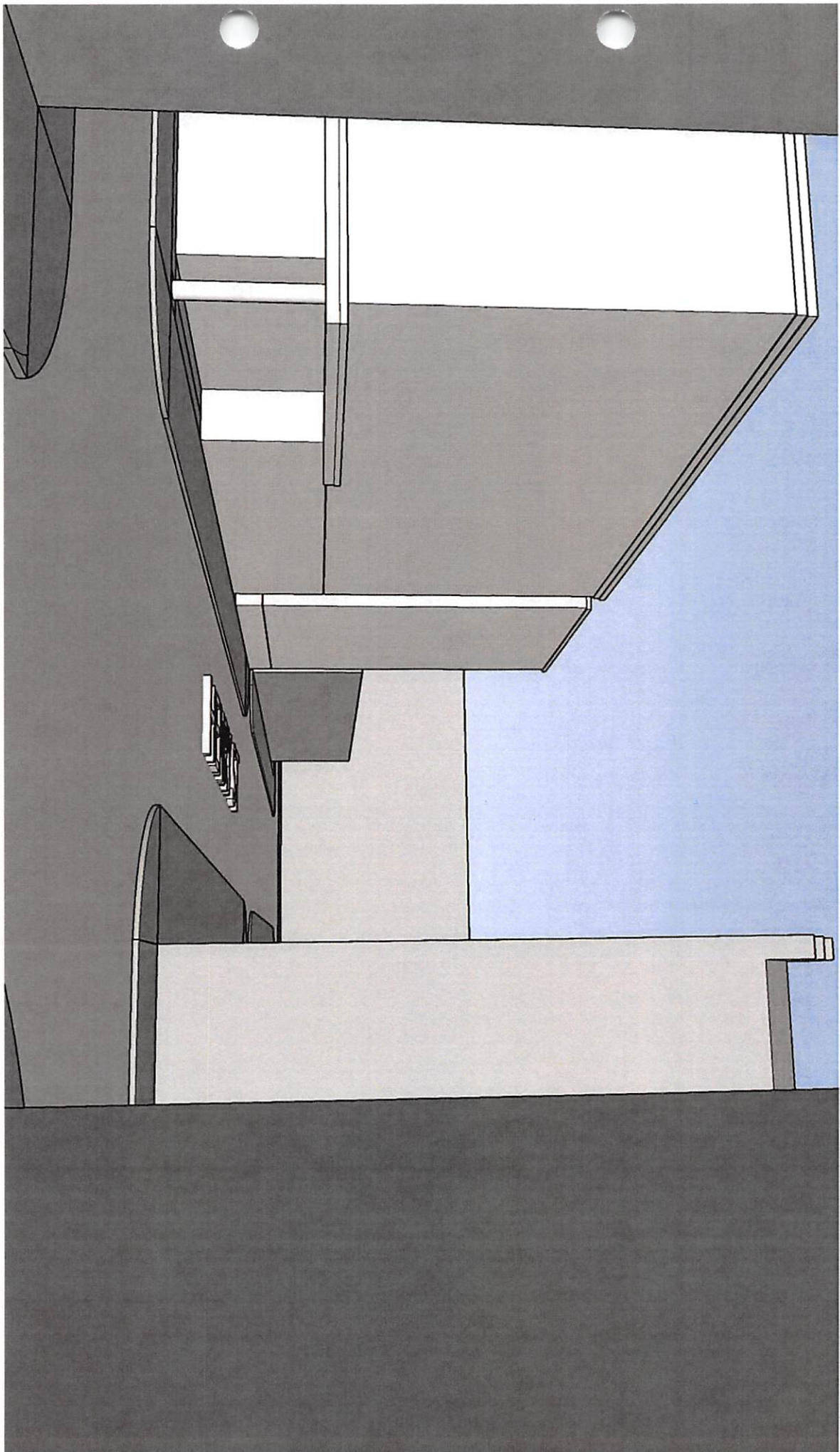
**DUNLAP LIHTC**  
PERMANENT SUPPORTIVE HOUSING  
NEW CONSTRUCTION

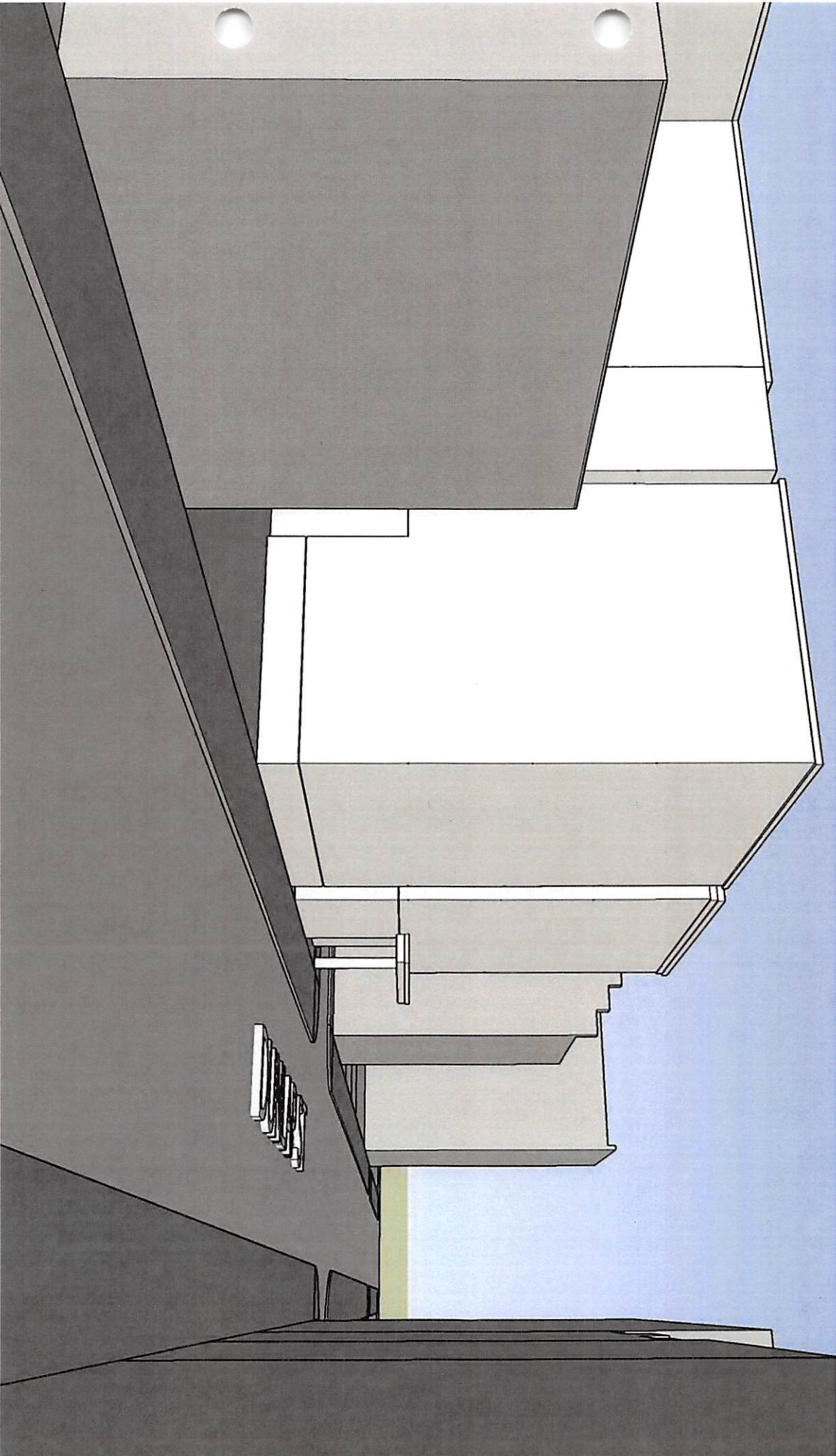
**DUNLAP+HENRY PSH**  
2000 DUNLAP ST  
CINCINNATI, OH 45214  
SEPTEMBER 19, 2022  
NR PROJECT NUMBER: 21-084

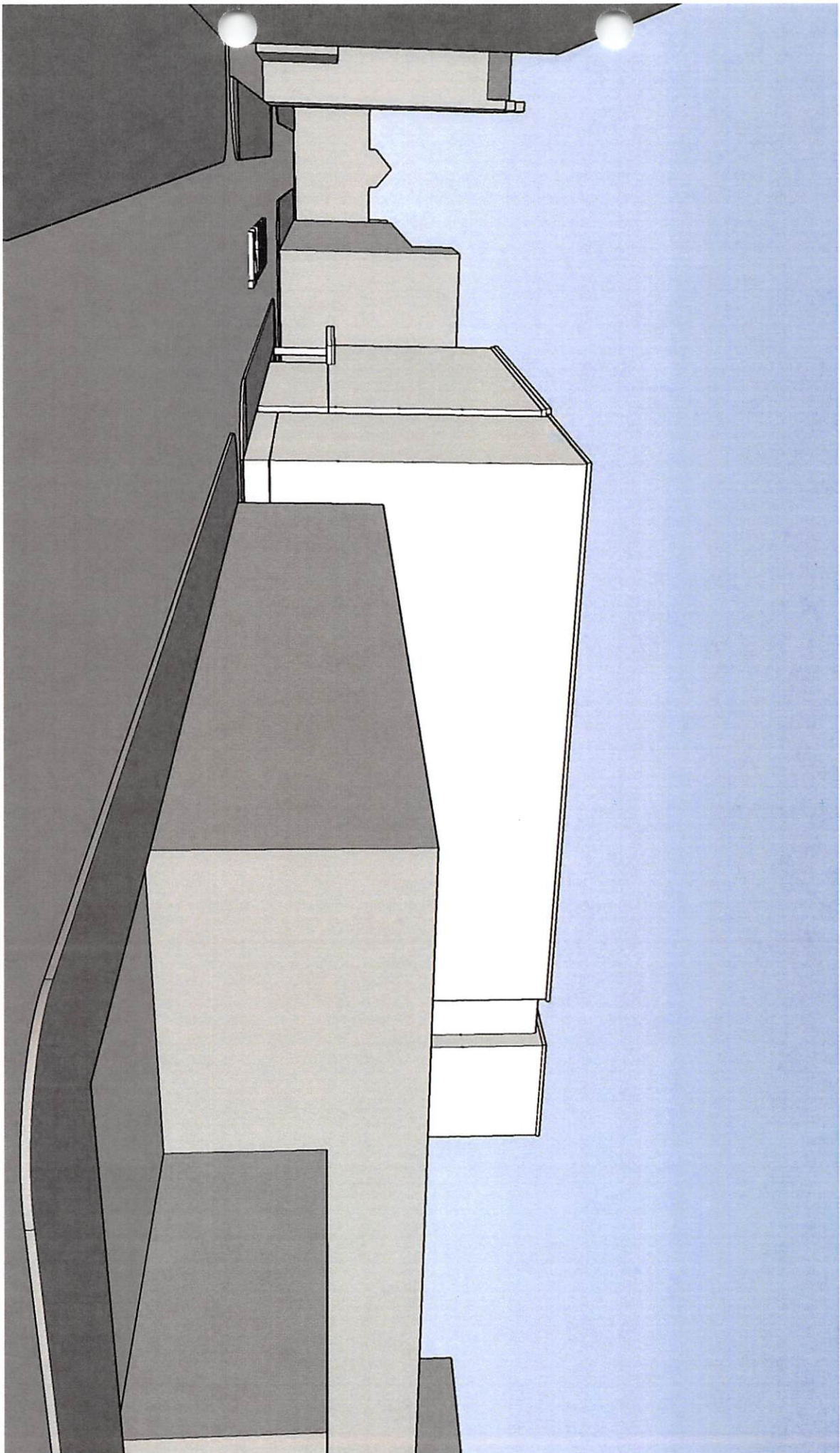
**NEW REPUBLIC**  
architecture  
**OTRCH**  
COMMUNITY HOUSING



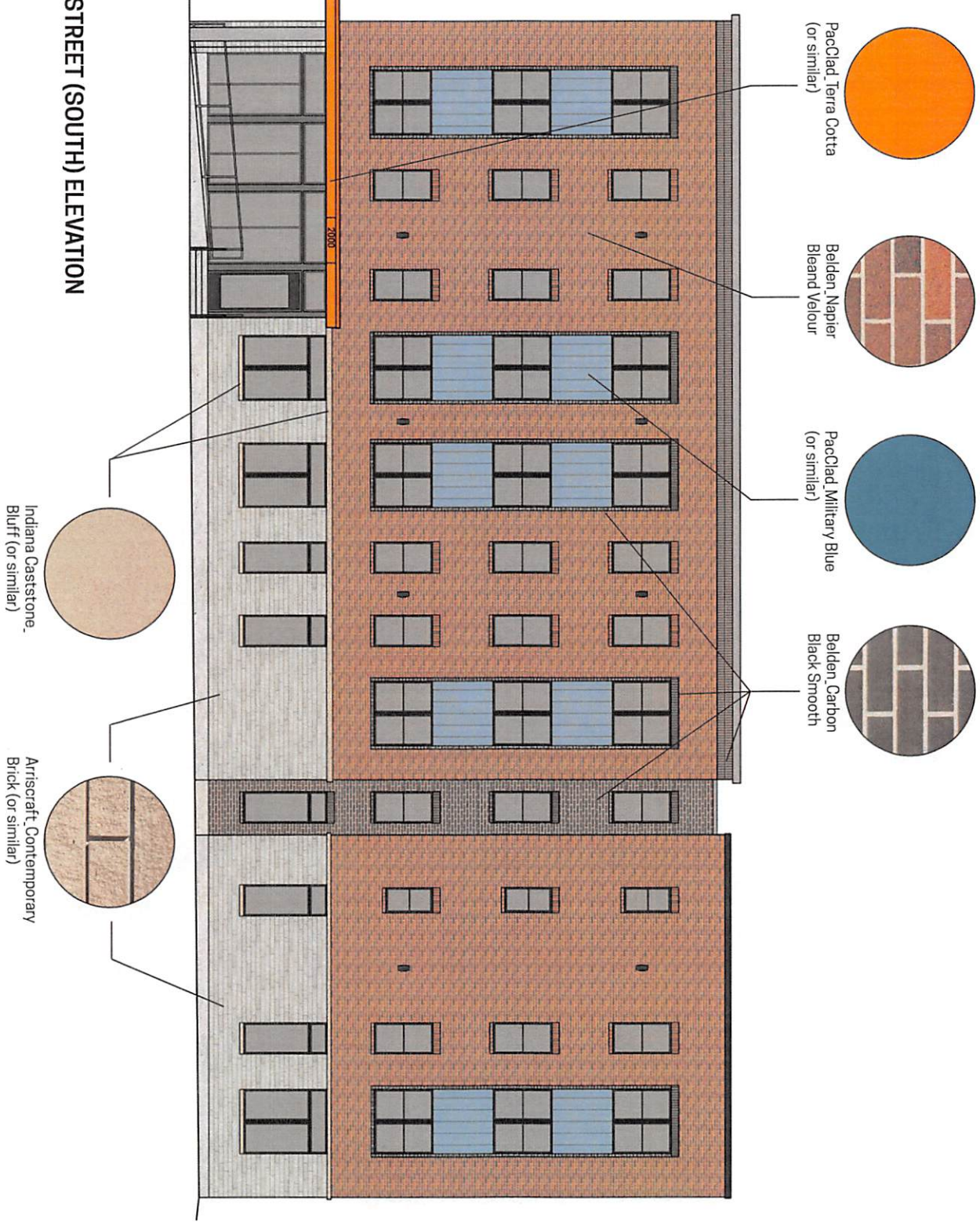








**HENRY STREET (SOUTH) ELEVATION**



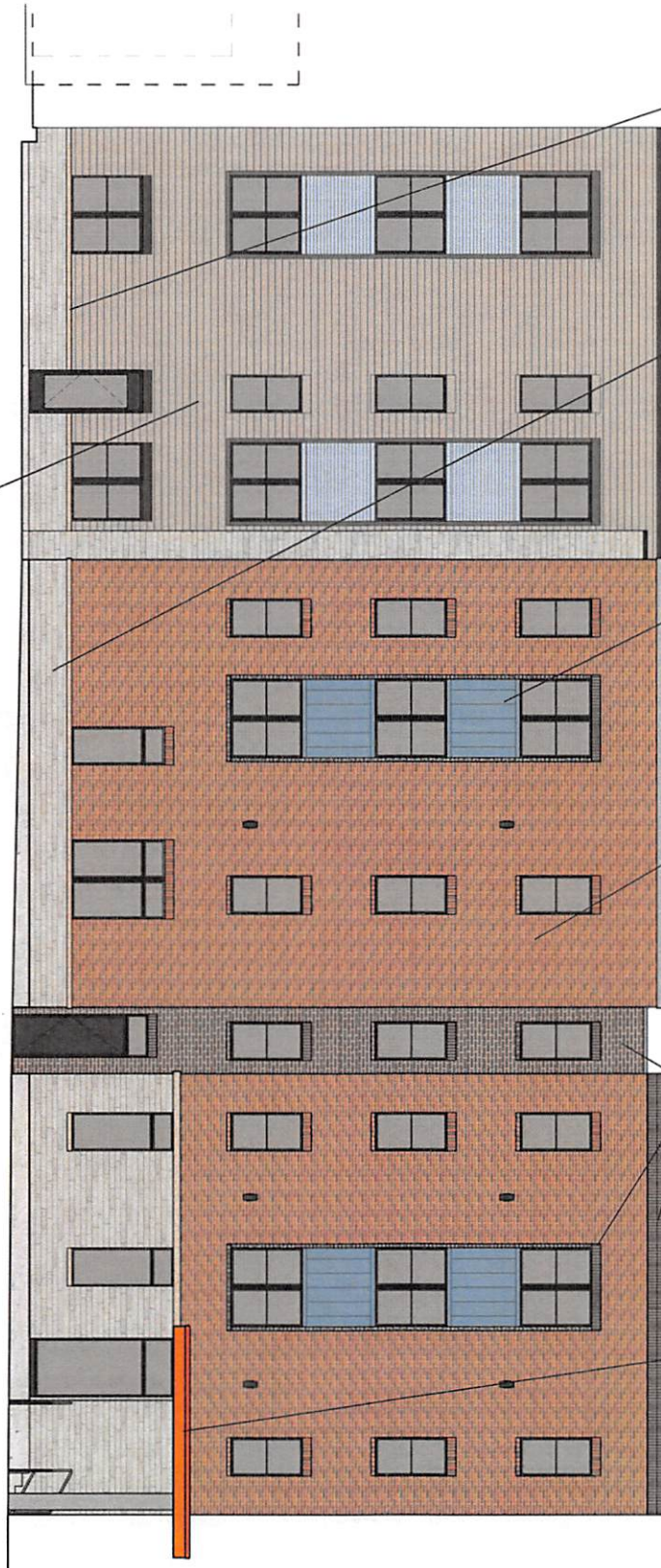
**DUNLAP LIHTC**  
 PERMANENT SUPPORTIVE HOUSING  
 NEW CONSTRUCTION

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 SEPTEMBER 19, 2022  
 NR PROJECT NUMBER: 21-084

**NEW REPUBLIC**  
 architecture  
**OTRCH**  
 COMMUNITY HOUSING

**DUNLAP STREET (WEST) ELEVATION**

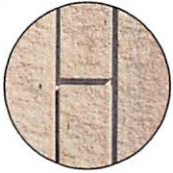
JamesHardie, Smooth  
Pearl Gray (or similar)



Indiana Caststone-  
Bluff (or similar)



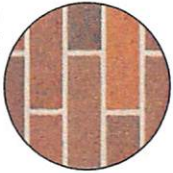
Artiscraft, Contemporary  
Brick (or similar)



PacClad, Military Blue  
(or similar)



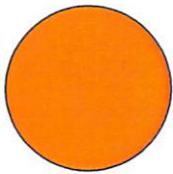
Belden, Napier  
Bleand Velour



Belden, Carbon  
Black Smooth



PacClad, Terra Cotta  
(or similar)



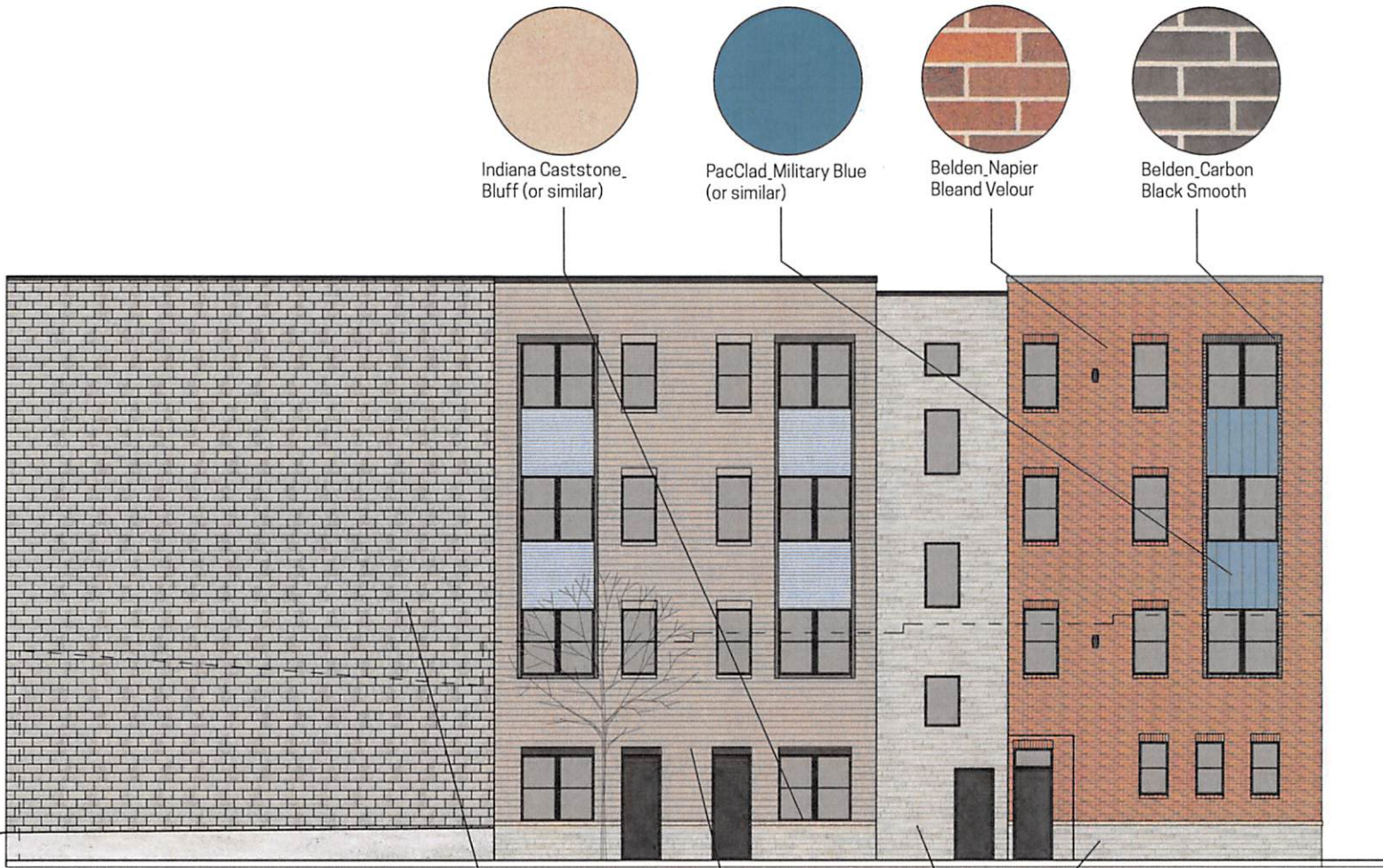
**DUNLAP LIHC**  
PERMANENT SUPPORTIVE HOUSING  
NEW CONSTRUCTION

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CINCINNATI, OH 45214  
SEPTEMBER 19, 2022  
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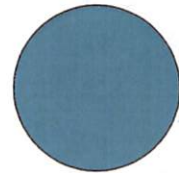
**NEW REPUBLIC**  
architecture

**OTRCH**  
COMMUNITY HOUSING

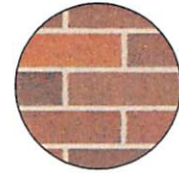
**REAR (NORTH) ELEVATION**



Indiana Caststone\_ Bluff (or similar)



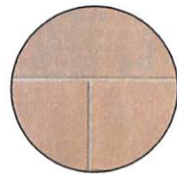
PacClad\_Military Blue (or similar)



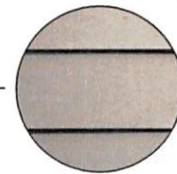
Belden\_Napier Blead Velour



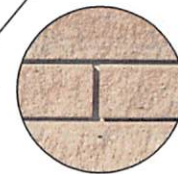
Belden\_Carbon Black Smooth



Arriscraft\_Cambridge Renaissance Driftwood (or similar)



JamesHardie\_Smooth Pearl Gray (or similar)



Arriscraft\_Contemporary Brick (or similar)

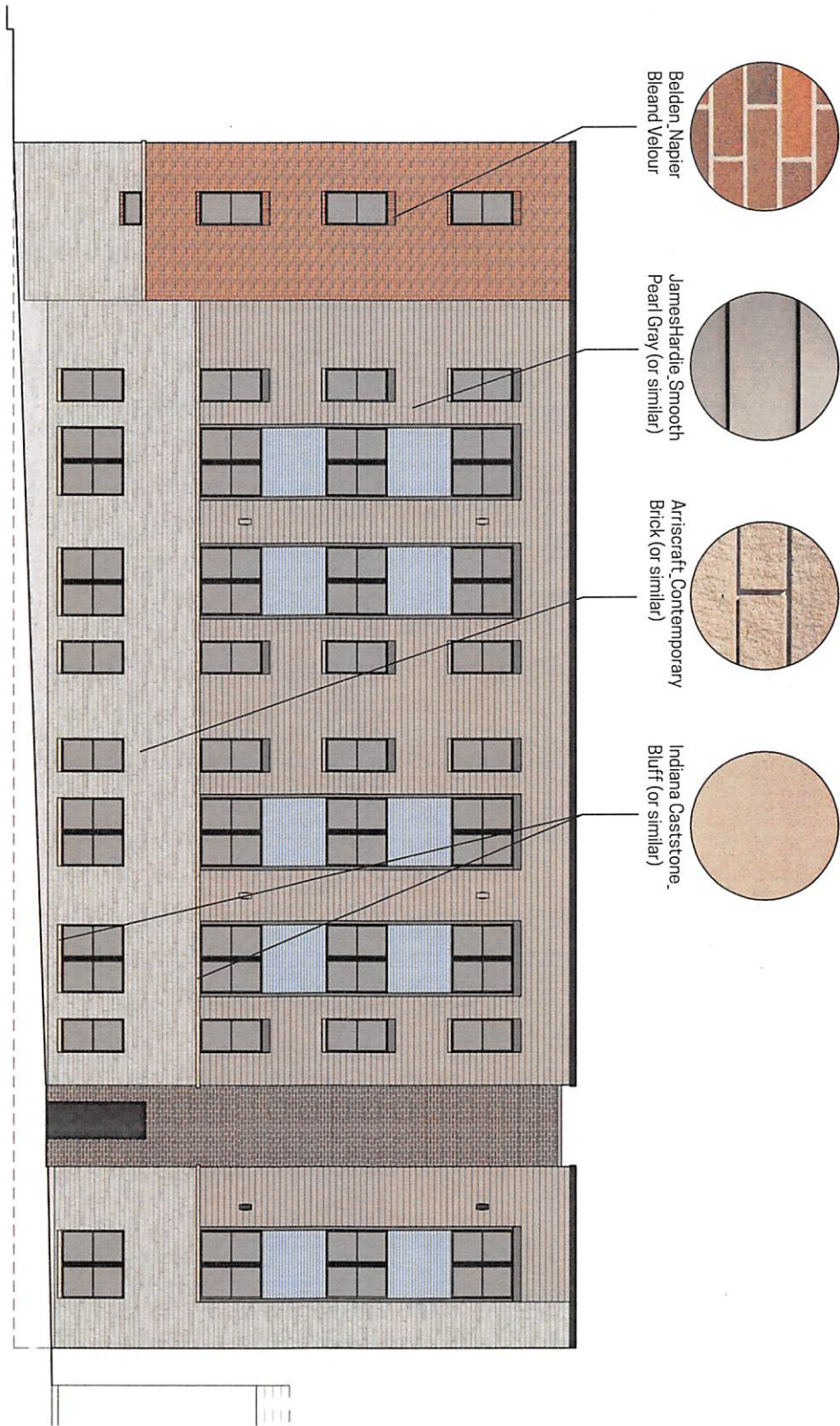
**NEW REPUBLIC**  
architecture  
**OTRCH**  
COMMUNITY HOUSING

**DUNLAP+HENRY PSH**  
2000 DUNLAP ST  
CINCINNATI, OH 45214  
SEPTEMBER 19, 2022  
NR PROJECT NUMBER: 21-084

**DUNLAP LIHTC**  
PERMANENT SUPPORTIVE HOUSING  
NEW CONSTRUCTION

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**ALLEY (EAST) ELEVATION**



**DUNLAP LIHTC**  
 PERMANENT SUPPORTIVE HOUSING  
 NEW CONSTRUCTION

**DUNLAP+HENRY PSH**  
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**NEW REPUBLIC**  
 architecture

**OTRCH**  
 COMMUNITY HOUSING



## Project Overview

Dunlap PSH is a proposed Permanent Supportive Housing project located in the Over-the-Rhine neighborhood with 44 apartments. The project will be a new construction building on a parcel at the corner of Dunlap and Henry Streets, where Over-the-Rhine Community Housing (OTRCH) currently owns and operates a parking lot.

The project will be studio and 1BR apartments providing safe, dignified, affordable housing to people who have experienced homelessness. The property will be a four-story structure with an elevator and will provide a laundry room, common lounge/dining room, common kitchen to accommodate volunteers, single point of entry, case management offices, space for visiting medical professionals, and secured building entrances. The project will be staffed 24/7 with front desk staff. On-site case management and supportive services will be provided by OTRCH and other providers.

The project is intended to build upon the success of OTRCH's 25-year history of providing well operated supportive housing to the most vulnerable members of our community. The Dunlap PSH project will most closely resemble our Jimmy Heath House project in OTR, which has successfully provided dignified housing for the homeless for over 10 years.

In May 2022, the project was awarded \$1 million dollars in annual Low-Income Housing Tax Credits.

## Project Timeline

- Summer 2023 – Begin Construction
- Summer 2024 – Project Operational

## Project Contacts:

- Ben Eilerman – Senior Housing Developer – [beilerman@otrch.org](mailto:beilerman@otrch.org) 513-381-1171 x119
- Andy Hutzel – Director of Housing Services – [ahutzel@otrch.org](mailto:ahutzel@otrch.org) 513-381-1171 x 112



*Gloria was a wonderful and complicated person, who's sense of humor, dignity, and generosity were not diminished by years of homelessness. Anyone traveling the streets of OTR has likely seen Gloria and her dog Bear Bear. Gloria lived her life for her friends and peers on the street and was not one to suffer fools. Gloria was a truth teller who did not shy away from "her truth" and she stood up for those she felt were more vulnerable than herself. Gloria was a raconteur, who's lived experience, keen observations, and cutting wit, revealed a genuinely unique perspective. Whether Gloria was housed or homeless, her life in, and connection with, the OTR community, is indisputable. Gloria was part of OTR.*

## Project Partners



## This Housing is Needed Now!

- Greater Cincinnati Behavioral Health's PATH Outreach Team reports a 25% increase in street homelessness over the past year.
- Our region is in dire need of affordable housing at all levels, but particularly for those most vulnerable.

## This project is funded!

- Dunlap PSH was awarded \$10M in highly competitive Low Income Housing Tax Credits and \$600,000 in HDAP funding from the Ohio Housing Finance Agency in May of this year to build the project.
- Additionally, recognizing the deep need for this type of housing, the Continuum of Care ranked this project as its highest ranked project for funding and operational support.

## This project is supported!

- Project partners include, 3CDC, Strategies to End Homelessness, Greater Cincinnati Behavioral Health Services, Corporation for Supportive Housing, Cincinnati Health Network, Greater Cincinnati Homeless Coalition, LISC, Greater Cincinnati Foundation, Model Group and many more neighbors.

## Housing First works!

- Housing First is an evidenced-based best practice that prioritizes providing **permanent housing** to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life.
- The Housing First model rapidly ends homelessness, is cost-effective, and positively impacts quality of life and community functioning.

## Those opposed are acting out of a place of unsubstantiated fear

- Fears have been expressed by the opposition including: the threat to prevent future development, a concern about putting this type of housing in an entertainment district and a general fear of the "other".
- All of these concerns were raised prior to the opening of OTRCH's Jimmy Health House and they have not materialized. JJH, on Odeon St., sits in the heart of OTR, less than a block from the new FC Cincinnati stadium and directly adjacent to newly constructed million-dollar homes. One neighbor, Rosanne Hassey testified that "I actually prefer to live next to project like the Jimmy Heath House... our neighborhood is deeper and richer for having Jimmy Heath House as part of our community".

## Project Partners

**model**construction

**3CDC**

CINCINNATI  
CENTER CITY  
DEVELOPMENT  
CORPORATION



Greater Cincinnati  
Behavioral  
Health Services  
Our Work is Life Changing

GREATER CINCINNATI  
**HOMELESS  
COALITION**

**CSH** 30 Years of Supportive  
Housing Solutions

**STRATEGIES TO  
END HOMELESSNESS**  
prevent. assist. solve.

**Cincinnati  
HealthNetwork**