

# ONE Village Notes & News



October 2010

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## *Financial Stability Help Now Available In ONE Village Storefront*

Another milestone in the implementation of the United North Quality of Life Plan will be realized when the ONE (Olde North End) Village Financial Opportunity Center opens at 2860 Lagrange.

Based on the Annie E. Casey Foundation's Center for Working Families, the Financial Opportunity Center will assist families in obtaining long-term financial stability by providing financial education seminars, one-to-one financial coaching services, and access to income supports at one convenient neighborhood location.

ONE Village residents seeking assistance with housing and small business development will also be able to obtain assistance.

Start-up assistance for the center has been provided by numerous community partners including the Lucas County Department of Jobs and Family Services, the Toledo Community Foundation's Compassion Capital Fund, United Way of Greater Toledo, and Toledo LISC (Local Initiatives Support Corporation).

## Commercial Construction Projects Enhance Community

Several new construction projects were completed this summer that are adding curb appeal to our commercial corridors.

### **Woodward High School**

After two years under construction, the new Woodward High School opened for its first day of classes on August 26.

Built with funding from the Ohio School Facilities Commission and a local bond issue, the new school features a two-story design with a prominent main plaza and entry dome at the corner of East Central and Stickney Avenues. The dome design is replicated in the new logo for ONE (Olde North End) Village. The two-story wings along the street frontages feature curved brick masonry parapets and ample glass areas that provide plenty of light.

### **Fifth Third Bank**

On August 30 Fifth Third Bank opened a new branch office at the corner of Lagrange Street and Central Avenue.

Bank staff spent seven months operating out of a modular trailer in its Central Avenue parking lot

while the old building was razed and the new building constructed on essentially the same footprint. Fifth Third Bank has been in Polish International Village since 1947, and this branch was one of the oldest buildings of Fifth Third's 48 offices in northwest Ohio.

Hours at the new branch have been extended: from 9 am to 6 pm week days and 9 am to 2 pm on Saturdays.

### **Lagrange Branch Library**

Our neighborhood's library branch is adding 21 new parking spaces in a lot under construction at the site of the former Soleau's Muffler Shop on Lagrange Street.

In addition, a brick and wrought iron fence — the same design used elsewhere along Lagrange Street — will add to the pedestrian-friendly design of the new parking area.

### **Ohio Theatre**

Predevelopment work continues on the historic Ohio Theatre renovation project. The roof has been repaired, a mural added to the front fence, and the building has been winterized to prevent damage.



# United North Receives Funds To Improve Rental Units In The Sherman School Neighborhood

The Ohio Housing Finance Agency has awarded \$470,000 to United North to renovate occupied rental properties in the Sherman Elementary School area bounded by Cherry, Lagrange, Bancroft and Noble Streets.

United North has programs available for owner-occupied homes, but this funding helps fill a void by assisting occupied rental properties within the Sherman School target area. Funding may be used for crucial structural repairs that increase neighborhood property values such as windows, doors, siding, roofs, and porches or steps.

United North may also be able to help if additional assistance is needed to meet requirements for

the City of Toledo's rental rehab program.

In the Sherman School target area United North has completed ten new homes in Heritage Village, 24 new homes as part of the United North School Homes I project, and renovated then sold over 25 existing renovated homes.



Improvements for owner-occupied homes have also been completed in the target area using the Envelope Program, the Nationwide Insurance Assistance Program, Raise the Roof Program, Emergency Home Repair Program, Exterior Loan Program, and the Curb Appeal Project.

Call (419) 255-8406, Est. 305, for more information.

## Home Repair Loan Available For ONE Village Residents

United North offers a low-interest Exterior Repair Loan for owner-occupied homes within the ONE Village service area.



Long-time neighborhood residents Ron and Melonie White of 639 Ashwood signed up for the program and, despite a bit of a wait, were able to replace their leaking roof with Owens Corning Duration shingles, warranted for 30 years. The project was completed by Blue Line Roofing, a neighborhood-based contractor that is licensed and insured, who also provided a 10-year workmanship warranty.



Under the Exterior Repair Loan eligible repairs include roofs, windows, doors, siding, steps and porches. The maximum loan amount is \$5,000 at a fixed interest rate of 6% with repayment over five years. Homeowners over the age of 62 may also qualify for a 2% fixed interest rate.

There is a \$50 non-refundable application fee and applicants' credit must be in fair condition. Credit reports will be used to determine eligibility. All repair work must be completed by licensed and insured contractors.

United North can assist with the entire process including finding qualified contractors, completing the loan application, and monitoring repairs including obtaining permits and making payments.

Call (419) 255-8406, Ext. 305, now for more information.

## Call United North For Help With The Home-Buying Process

Your family deserves a home of their own, and United North has a price, style and floor plan to suit your needs. United North can also help provide guidance through every step of the home buying process with certified credit counselors on staff.

Brand new homes are now under construction with some ready for move-in. Currently available is **3040 Cynabare** located in Edison Place just off Suder Avenue. This is a two-story, four-bedroom home with 2½ baths, full basement and attached two-car garage. The asking price is \$99,000 and with good credit the monthly payment could be as low as \$690 a month.

Renovated homes are also available throughout ONE Village. Available for quick ownership, these homes have large family areas, upgraded

electrical and plumbing, energy efficient furnaces and hot water tanks, and fully remodeled kitchens and baths. Currently available is **3120 Brigham**, a brick story-and-a-half on two lots with two, possibly three,

bedrooms, one full bath, two half-baths, an extra deep full basement, a large upgraded family-sized kitchen, a new roof, new windows and doors, new paint, and new carpeting.

The asking price is \$57,500 and with good credit monthly payments can be as low as \$375 per month.

Down payment assistance from the City of Toledo is available to those that qualify. All homes qualify for property tax abatement, and all homes meet City of Toledo codes.

For more information, call United North at (419) 255-8406, Ext. 305.



EQUAL HOUSING OPPORTUNITY

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## **Emergency Mortgage Assistance Available**

If you are concerned about mortgage foreclosure, United North may be able to help. United North partners with many organizations to help address late payments and to provide guidance in saving your home from future legal action.

United North can guarantee privacy and confidentiality while helping you find the proper foreclosure prevention assistance program to meet your needs.

Call (419) 255-8406, Ext. 305, for more information.



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## **Lagrange Village Council Welcomes Guests To Meeting**

The Lagrange Village Council (LVC) will welcome City of Toledo Mayor Mike Bell and Toledo Public Schools (TPS) Superintendent Jerome Pecko at its next quarterly meeting:

**Wednesday, October 20**  
**7:00 to 8:30 pm**  
**Zablocki Senior Center**  
**3015 Lagrange Street**

LVC will review with Mayor Bell the pledges he made to ONE Village residents prior to his election in 2009 including the replacement of the Manhattan Kroger store.

Superintendent Pecko will address LVC's request for an annual school improvement plan for schools in ONE Village with policies and practices that include LVC's Parent Education Committee.

Please plan to attend this very important neighborhood meeting. And let LVC know if you will be there by calling (419) 255-8406, Ext. 306.

# **New Program Gives Area Youth Opportunity To Get Paid While Learning New Job Skills**

During the months of July and August, 11 youth from the Sherman Elementary School area of ONE (Olde North End) Village participated in an "Earn While You Learn" youth empowerment program that allowed them to get paid to learn new job skills.

The eight-week program, funded by Ohio Capital Corporation, provided them with opportunities to also learn about budgeting and banking, including writing a check, balancing a checkbook, and learning basic concepts of savings accounts and earning interest.

All participants were tested at the beginning and end of the program

— with an average improvement of 13% in financial literacy.

One of the learning opportunities for these youth was at the Oneida



Greenhouse where they made raised beds for gardening, constructed rain barrels, and planted trees. They learned about bird watching, beekeeping, vermiculture and soil building.

On the last day of the program, the youth participated in a harvest celebration that included not only a chance to review what they had learned, but also the opportunity to cook (and eat) what they grew, and to play volleyball.

## **ONE Village Community Policing Program Up and Running With New Funding**

*United North and the Lagrange Village Council (LVC) are pleased to announce that the Off-Duty Community Policing Program has been reactivated with new funding from United North to replace funding lost nearly a year ago from Mercy St. Vincent Medical Center.*

*The Off-Duty Community Policing Program has been very successful in ONE Village. Targeted enforcement works because the neighborhood residents are the driving force in identifying "hot spots" for the police including illegal activity, landlord/tenant problems, drug trafficking, etc.*

*The Community Safety Initiative task force meets with police officers, and*

*sometimes landlords, once a month to address neighborhood concerns and develop strategies for addressing nuisances.*

*You can stop by the offices of United North at 725 Lagrange or 3106 Lagrange to pick up a Problem-Oriented Policing form to register a complaint.*

*You may remain anonymous or provide your name and contact information if you want a response from a community*

*police officer.*

*You may also call (419) 255-8406, Ext. 306, to register a complaint. Be sure to leave detailed information such as the nature of the problem, dates and times, names and addresses, and descriptions.*



# Students Help Implement UN Quality of Life Plan

United North served as a work site for two ONE (Olde North End) Village youth enrolled in the 2010 Summer YouthWorks! Program funded through the Lucas County Workforce Development Agency.

Khandra Brank, 17, and Tysean Brown, 16, spent the summer getting paid while gaining work experience assisting staff in the implementation of the United North Quality of Life Plan.

Khandra and Tysean learned community organizing principles such as door knocking and flyering, and they helped educate residents about available resources and community projects. They also participated in neighborhood clean-ups and helped remove graffiti from numerous structures throughout the community. The work wasn't all fun — data entry and record keeping were a regular part of their work week.

Tysean continues to volunteer his time flyering and removing graffiti under the supervision of United North staff even now that the summer work program has ended.

Tysean and Khandra readily tackled any task assigned without complaint, and their hard work and eagerness to learn brought a renewed energy to the United North office resulting in tangible improvements throughout the ONE Village neighborhoods.

## UNITED NORTH

**Mission:** To channel the synergy of collective ONE Village neighborhoods and create the avenue needed to stabilize, stimulate, rebuild, grow and organize.

### Board Members

Ted Arvanitis  
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 Nancy Sobecki, *Housing Marketing Manager*  
 Toni Hames, *Housing Specialist/Property Manager*  
 Tiffanie McNair, *Compliance Specialist*  
 Ramon Perez, *Lead Organizer*  
 Michelle Wasylecki, *Community Organizer*  
 Valerie Moffitt, *Community Services Manager*  
 Ron Jones, *Plain Talk Coordinator*  
 Brandi Fasnaugh, *Plain Talk Walker/Talker*

## Back Pack Giveaway

The North Toledo Network (NTN) held its annual school supply drive that provides hundreds of children throughout ONE Village with backpacks filled with the necessary school supplies needed to ensure their success in the upcoming school year.



Donations allowed NTN to distribute 138 backpacks and supplies, although 226 registrations were received.

Here's where they went:

- 15 Friendly Center
- 2 Lucas County Board of Developmental Disabilities
- 12 Toledo Maritime Academy
- 12 Salem Lutheran Church
- 45 Summit YMCA
- 5 Blockwatch 360
- 72 Greenbelt Place Apartments
- 13 Plain Talk Program

Thank you to Friendly Center, Huntington Bank, Salvation Army and United North for donations of backpacks and supplies.

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