

# Weinland Park Duplexes

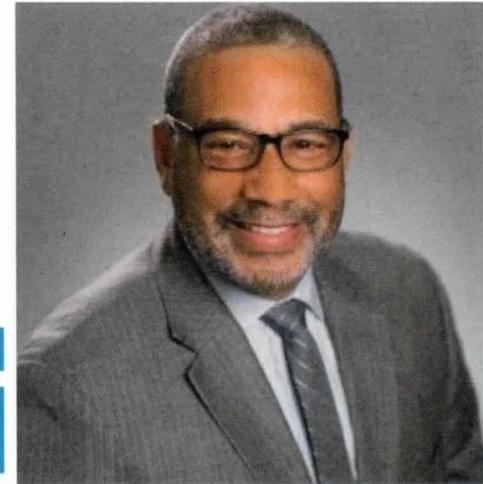


# COCIC

- COCIC's programs offer effective tools for stabilizing communities burdened by a large number of vacant and abandoned properties. Our programs allow local governments to overcome barriers that inhibit the redevelopment of these properties.
- COCIC is dedicated to returning properties to the tax-roll using strategies to preserve, sustain, stabilize and revitalize neighborhoods.

COCIC

Central Ohio Community Improvement Corporation



Curtiss L. Williams –  
President / CEO



Hope K. Paxson –  
Vice-President of Programs and Housing

# Simmons Corporation

- Innovative Affordable Housing: We aim to revolutionize affordable housing with trendsetting designs, promoting home ownership and sustainability.
- Inclusive Development: Our projects in Columbus prioritize environmentally green structures and utilize at least 50% MBE/WBE/VBE businesses, fostering inclusivity and economic growth.
- Building Lasting Communities: Beyond housing, our mission is to create thriving communities that deliver long-term social and economic benefits for residents and stakeholders.



Clarence Simmons  
–CEO/President



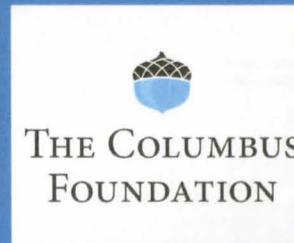
Yaromir Steiner–  
Founding Partner / COO

# Partners in the Project



- The Central Ohio Community Land Trust facilitates access to affordable homeownership by acquiring and stewarding land to ensure permanent affordability for low-income individuals and families.

- The Central Ohio Community Improvement Corporation (COCIC) fosters community development by implementing projects and initiatives that enhance economic growth, job creation, and quality of life in the region.

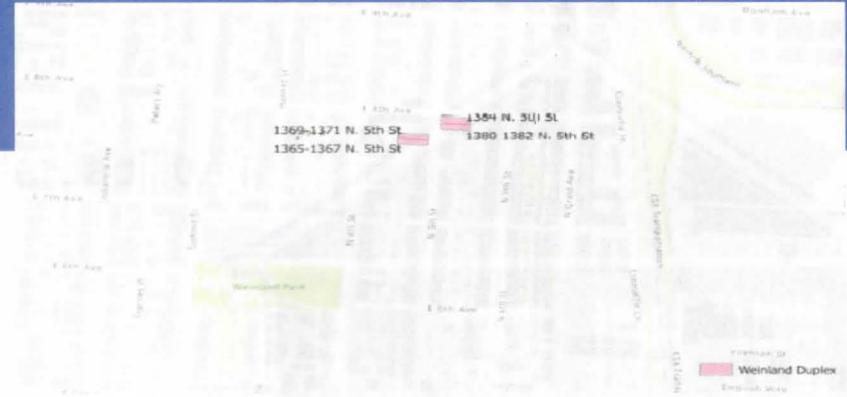


- The Columbus Foundation serves as a philanthropic organization dedicated to strengthening and improving the community by connecting donors, nonprofits, and community leaders to address pressing needs and create lasting positive impact.

- Columbus is the capital and largest city of Ohio, with a population of 905,748 as of the 2020 census. It is the 14th-most populous city in the U.S., the second-most populous city in the Midwest, and the third-most populous state capital.



# Why Weinland Park?



## Sustainable and Inclusive Development

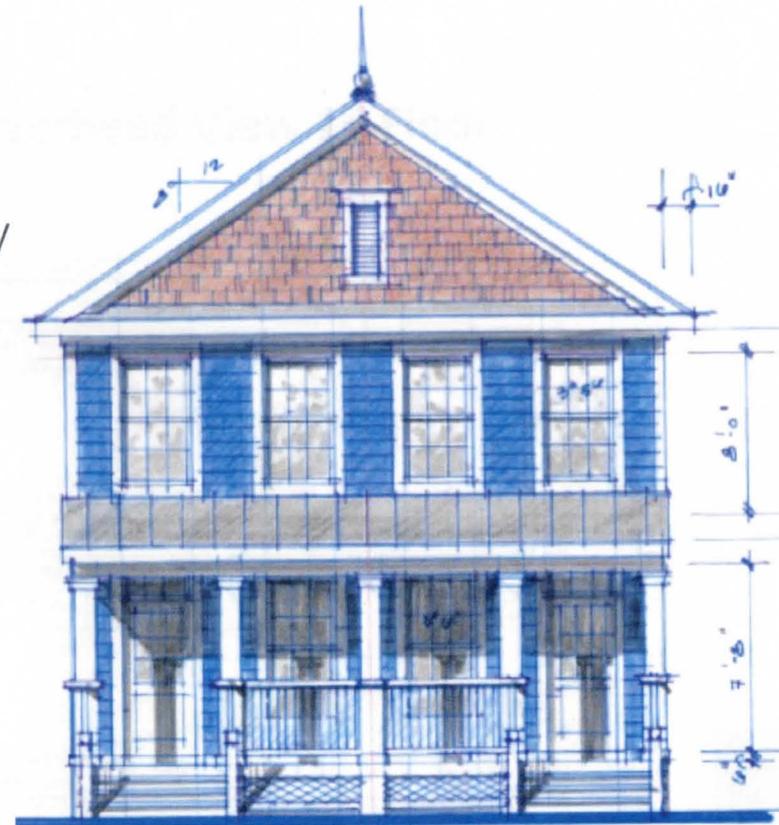
- **Project Alignment:** This development will align with the community's vision by providing affordable housing options, promoting environmental sustainability, and supporting local businesses through partnerships and procurement practices.

## Located in the heart of Weinland Park

- **Prime Location:** The new duplexes in Weinland Park enjoy a highly desirable location within walking distance of the local elementary school, providing convenient access for families and ensuring a short commute for students.
- **Easy Access to Amenities:** Residents will appreciate the proximity of a nearby grocery store, allowing for convenient shopping trips within walking distance, saving time and reducing reliance on transportation.

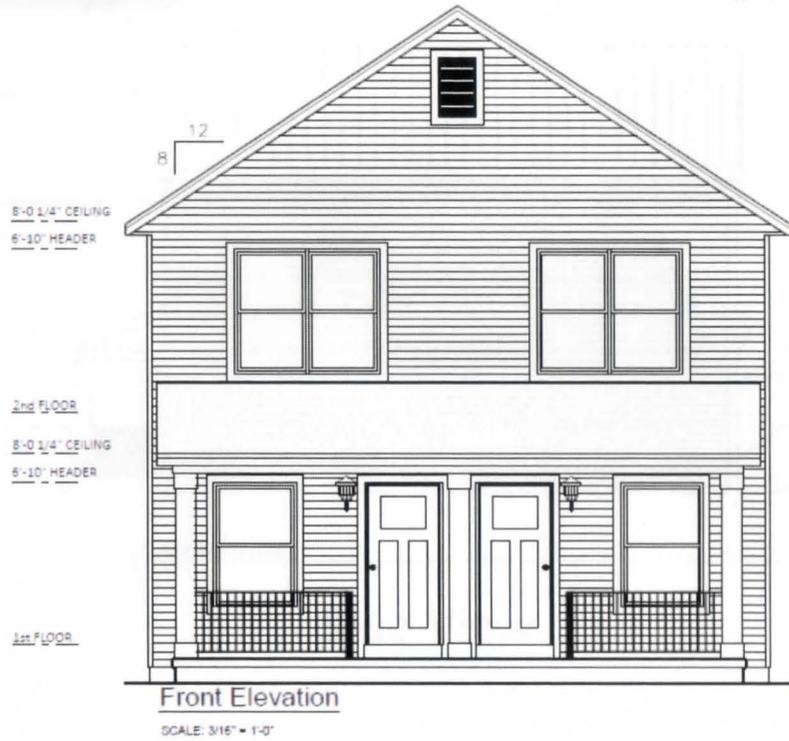
## The Duplex's Key Points

- Designed by Moody Nolan
- Purchase price: \$199,000 per unit (COCIC's affordability model)
- Square Feet: 1,123 per side
- 2-3Bd 2.5Bth
- Walk-in pantry, washer & dryer space
- Option to finish basement
- Double stacked parking
- Estimated completion: Q1 2024

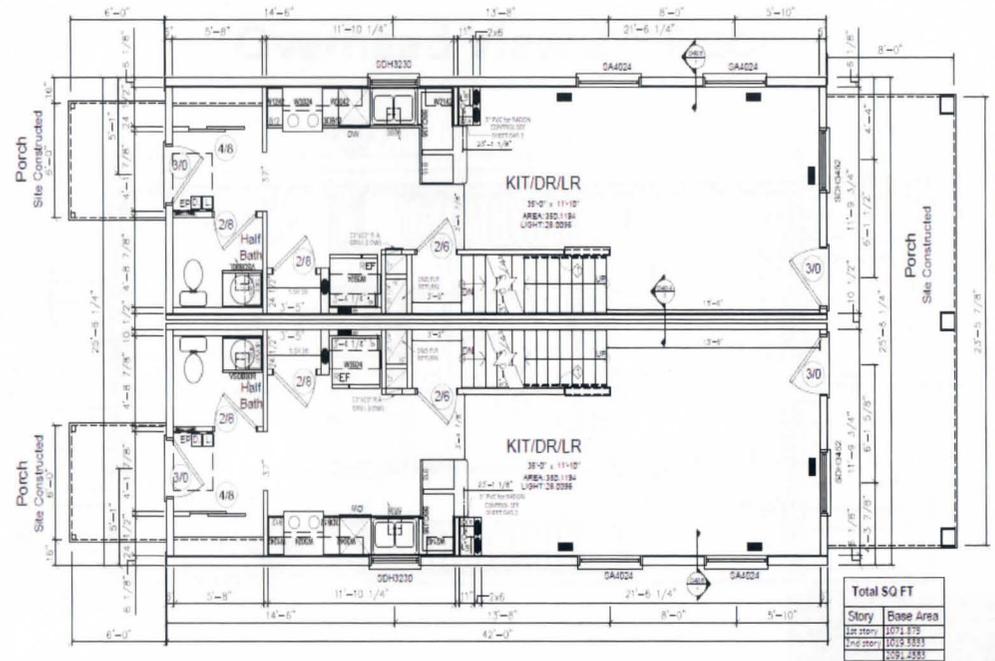


# A Closer Look

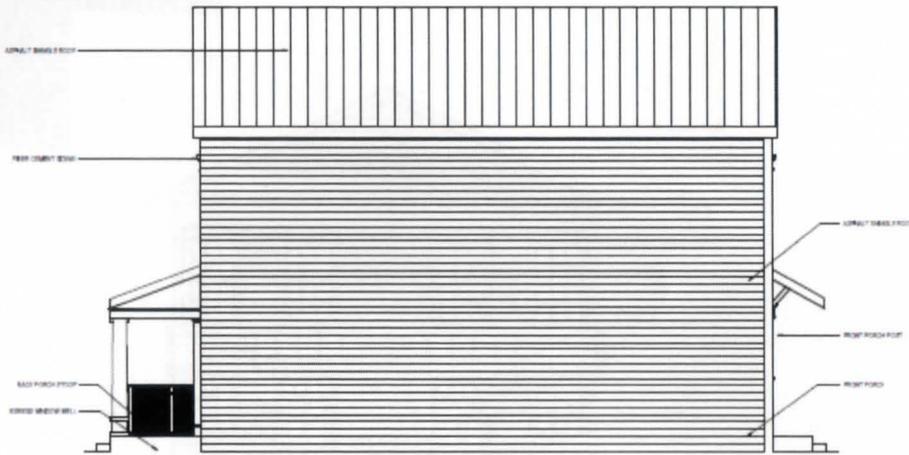
## Overhead View 1<sup>st</sup> Floor



Front View



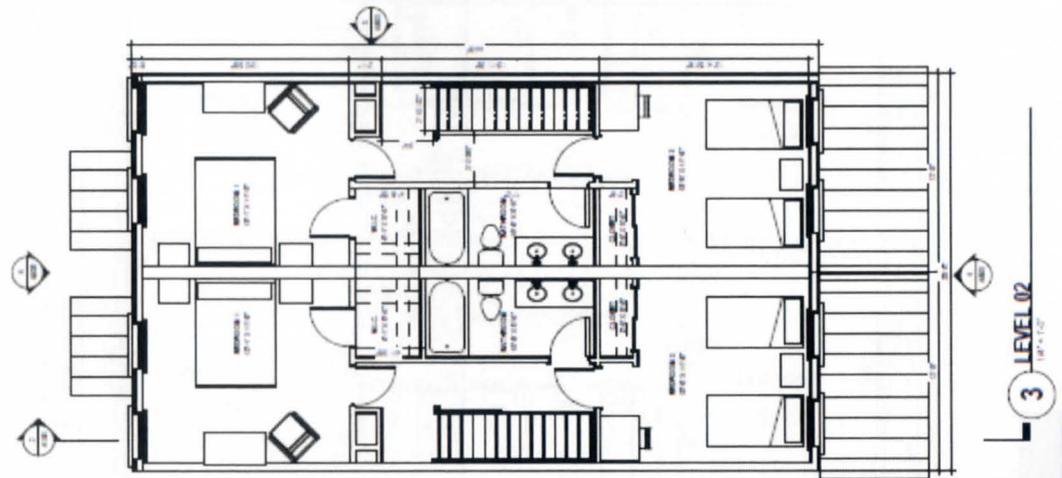
# A Closer Look



5 SIDE ELEVATION  
1/8" = 1'-0"

## Side View

## Overhead View 2<sup>nd</sup> Floor



3 LEVEL 02  
1/8" = 1'-0"

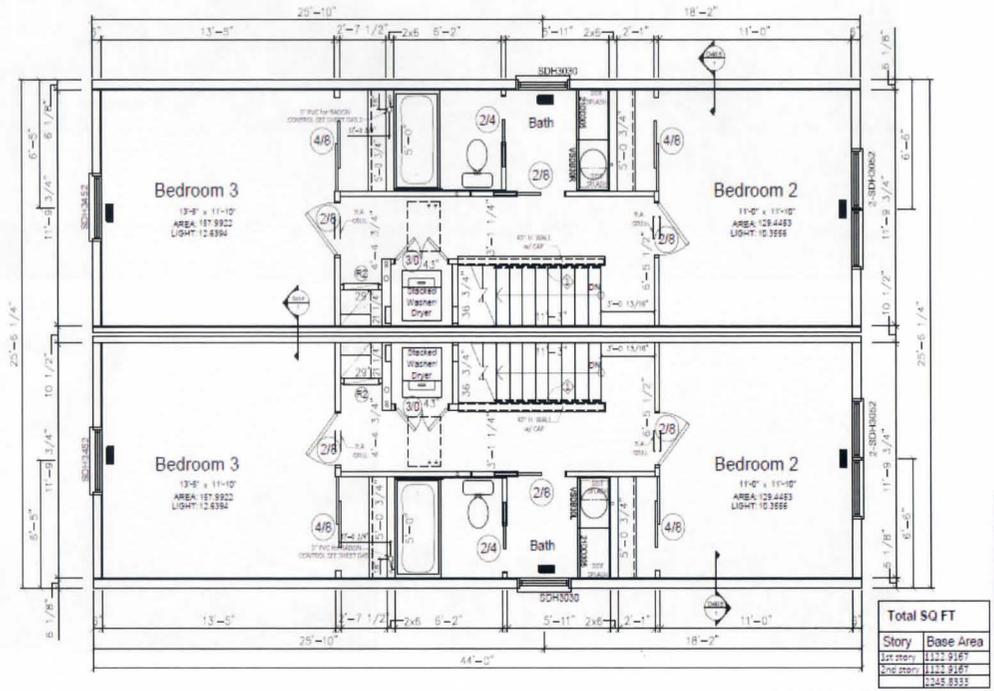
# A Closer Look



**6 BACK ELEVATION**  
1/4" = 1'-0"

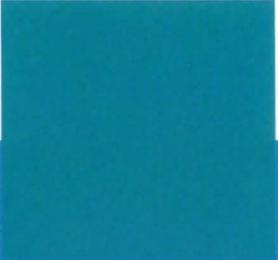
## Rear View

## Overhead View Basement



# Weinland Park Duplex Inspiration





# Questions / Comments