

NORTHSIDE
COMMUNITY PROBLEM-ORIENTED POLICING
McKie Recreation Center, 1655 Chase Avenue, Cincinnati, OH 45223

May 23, 2005

Daniel Dallmer
P O Box 9336
Cincinnati, OH 45209

Dear Property Owner:

Based on current data in the Hamilton County Auditor's website, you are on record as the owner of property located at 4234 Fergus St., Cincinnati, OH, 45223. This letter is to notify you that we need your help with providing us information that we will use with other input to help direct work we're doing to improve conditions in this part of our neighborhood. It is also to notify you that for the past 6 months we have been actively working with the Cincinnati city council, police, buildings and inspections, health department, and city solicitor on a variety of issues that this part of our neighborhood faces. We want you to know that this summer as part of this work, city inspectors & police will be in the area to inspect properties for the purpose of enforcing city ordinances related to property conditions. This includes issuing citations to those not coming into compliance after notification of code violations. We hope you will see this as positive progress towards significantly improving the area surrounding the property you own and that you will join neighboring property owners in actively taking part in these improvements.

What is CPOP Northside's CPOP team is a committee of residents whose goal is to improve the quality of life for people who live and work in our neighborhood. We collaborate with various City departments (police, fire, health, buildings & inspections, etc.) to address issues of mutual concern. In its very short life, this team is already recognized by city officials as one of the most effective community teams in the city for its work in bringing residents and city departments together to solve issues regarding neighborhood crime and safety.

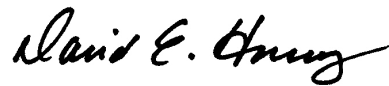
Current Project Our current project is to restore the Fergus Street area so that it is an asset for Northside -- a desirable part of the neighborhood for homeowners, tenants and responsible investors. As you are no doubt aware, large parts of the street have become blighted and it is designated as one of the city's hot spots for crime. This is exacerbated by the large number of vacant properties which is currently close to 35%. Code violations, vandalism, litter and weeds further contribute to an unattractive and unsafe environment.

Project Status The Northside CPOP team has invested considerable time in researching each property on Fergus St: crime stats, code violations, complaints, evictions, foreclosures, etc. Last fall, we organized a street cleanup helping residents get ready for winter. This summer, we are targeting this area for increased citizen and police patrols to address everything from drugs to litter. We have surveyed owner-occupants and tenants about their specific concerns and enclosed a summary of their responses that we are using to formulate action plans. We are now seeking similar input from non-resident property-owners and investors.

We Need Your Help! We will use information you provide along with that which we already have to develop a long-term plan to address the highest priority problems through collaboration with focused city resources. We believe that with all of the resources that are available to us, Northside CPOP can make a meaningful difference in the prevailing conditions on Fergus Street. As an owner of property who will be affected by this process, we hope you will take a few minutes to complete ANY PART of the enclosed short survey and return it to us by June 8th, thereby helping us make the Fergus Street area a better place in which to live, work and invest.

Thanks so much for your help.

Sincerely,

A handwritten signature in black ink, reading "David E. Henry". The signature is written in a cursive, flowing style.

David E. Henry for
Northside CPOP

Northside Community-Oriented Policing Survey

4234 Fergus St.

Property Street Address

Property Owner's Name

Owner's Mailing Address

1. Are you the current owner of the above property?

☐ Yes.

☐ No. If 'No,' who is the current owner and how can we contact this person or company?

2. How long have you owned this property?

☐ Less than 1 year

☐ 1-3 years

☐ 4-10 years

☐ More than 10 years

3. If this is a one-family unit, what is its current occupancy status?

☐ Rented to persons who have been there less than 1 year.

☐ Rented to persons who have been there for more than 1 year.

☐ In the process of completing a lease-option contract.

☐ The property has become vacant since June 2004.

☐ The property has been vacant since before June 2004.

☐ Other. Explain briefly:

4. If this is a multi-family unit, how many units does it have and how many are now occupied?

_____ total number of units in the building.

_____ total number of units that are now occupied.

_____ total number of units that are now vacant.

5. Is it difficult for you to find and/or keep good tenants?

☐ No

☐ Yes

6. Have you had any problems with vandalism or other criminal activity at this location within the last 12 months?

☐ No

☐ Yes. If yes, please briefly describe the problem and what you did about it:

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7. How often do you, personally, visit this property?

- ☐ At least once a week
- ☐ At least once a month.
- ☐ Once every 1-3 months.
- ☐ Once or twice a year.
- ☐ Less than once a year.

8. Who manages the property?

- ☐ I manage it myself.
 - ☐ A friend or relative manages it. If so, who? _____
 - ☐ A person who lives nearby manages it. If so, who? _____
 - ☐ A professional property manager (person or company) oversees it. If so, who? _____
-

9. Is this property a good investment for you?

- ☐ Yes, it exceeds my expectations.
- ☐ Yes, it meets my expectations.
- ☐ No, it does not meet my expectations.

10. How long do you plan to keep this property?

- ☐ I want to sell it as soon as possible.
- ☐ I would like to sell it within the next year.
- ☐ I will probably sell it within 2-5 years.
- ☐ I don't plan to sell it within the foreseeable future..

11. Do you plan any major repairs/renovations/upgrades (examples: a new furnace or roof, painting the exterior, replacing appliances) for this property within the next year?

- ☐ No.
 - ☐ Yes. Please describe briefly: _____
-
-

12. Which statements below best describe your attitude toward owning property in the Fergus Street area (Check as many as 5 statements.)

- ☐ The street is a diamond in the rough.
- ☐ I wish I could buy more property on Fergus.
- ☐ Someone should bulldoze the street and start over.
- ☐ The city should support re-development of this area.
- ☐ If I could get a decent price, I'd sell my property immediately.
- ☐ Fergus has incredible potential for redevelopment.
- ☐ The street is hopelessly blighted.
- ☐ Only a large-scale commercial developer could make a difference on Fergus.
- ☐ I know other investors who would like to acquire property on this street.
- ☐ If you take away the crime, this would be a good area for investment.
- ☐ One or two committed property owners could turn this street around in no time.
- ☐ It would be foolhardy to invest any further money in property of Fergus.
- ☐ If other owners would upgrade their property, so would I.

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13. From your perspective as a landlord/investor, what three changes on Fergus Street would have the biggest positive impact on your property's value?

Residents of Fergus Street have told us about some of the problems that they experience. Please indicate how seriously each of the issues listed below affects you as a property owner. Please rate the issues on a scale of 1-5 (1 being not a significant problem, 5 being it makes me want to sell my property) by circling the corresponding number.

ISSUE	Less Serious —► More Serious				
Drug activity	1	2	3	4	5
Violent Crime	1	2	3	4	5
Loitering	1	2	3	4	5
Disorderly or unsupervised youth	1	2	3	4	5
Vacant buildings	1	2	3	4	5
Poorly maintained properties	1	2	3	4	5
Noise	1	2	3	4	5
Litter/trash	1	2	3	4	5
Speeding	1	2	3	4	5
Lack of Parking	1	2	3	4	5
Pit Bulls & Other Aggressive Dogs	1	2	3	4	5
Rats/Cockroaches	1	2	3	4	5
Irresponsible landlords	1	2	3	4	5
Irresponsible residents	1	2	3	4	5
Irresponsible business owner(s)	1	2	3	4	5
Non-residents causing problems	1	2	3	4	5
Other:	1	2	3	4	5
Explain:					

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14. Which of the above issues are your top three concerns?

15. Can we count on your help in revitalizing the 4200 block of Fergus Street?

- ☐ Yes, I want to be part of this effort.
- ☐ I'm not sure, but please keep me informed of your plans.
- ☐ No, I don't want to be involved.

If you'll provide us with your preferred mailing address, we'll keep you updated on our progress:

Please return this completed survey in the enclosed pre-addressed stamped envelope.

Thanks so much for your input!

The Northside CPOP Team