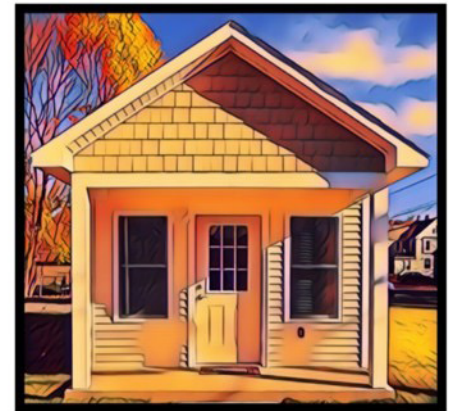


www.bluffstreetvillage.org

Bluff Street

V • I • L • L • A • G • E



Monroe Street Neighborhood Center
3613 Monroe Street
Toledo, Ohio 43606
419-473-1167



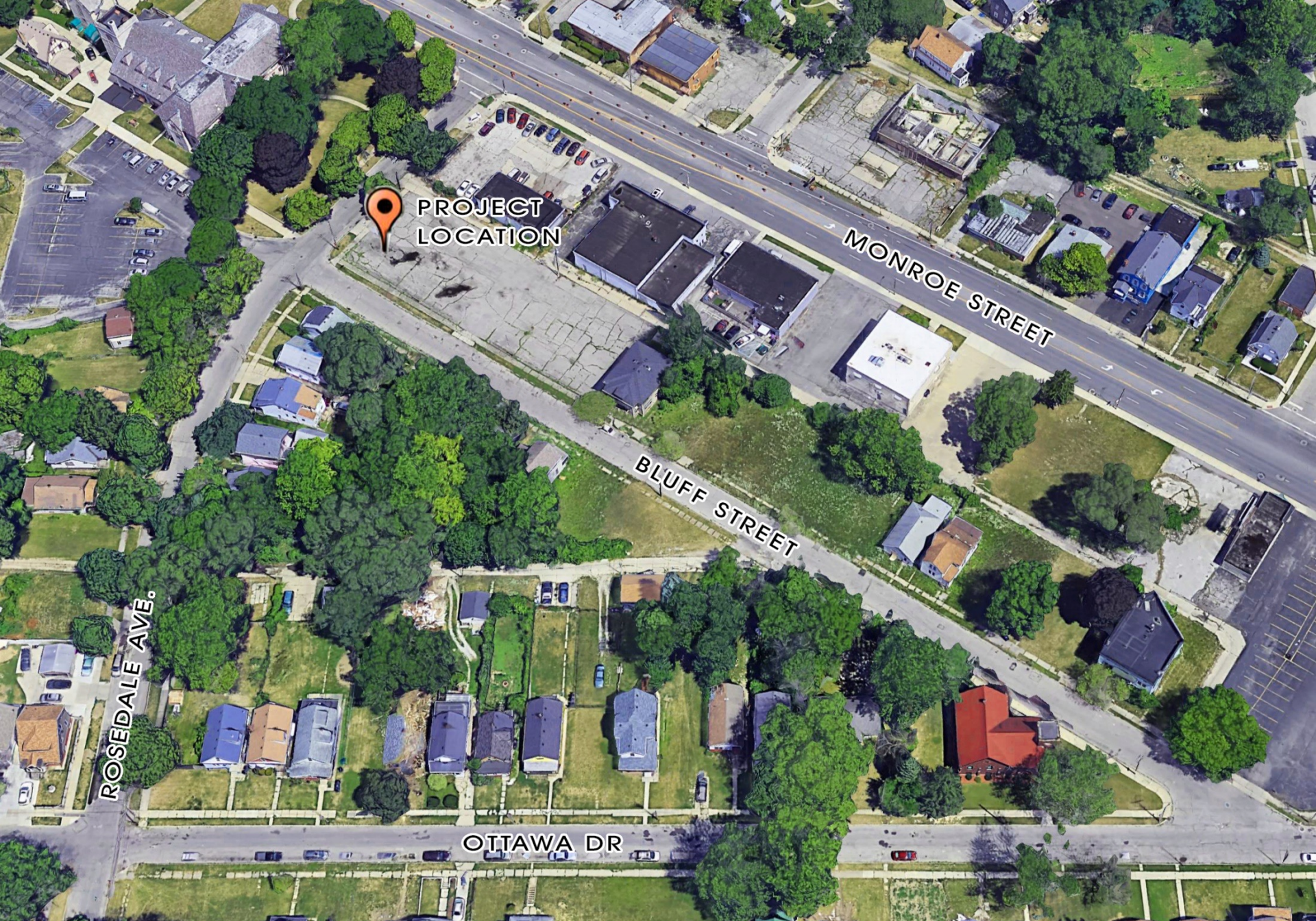


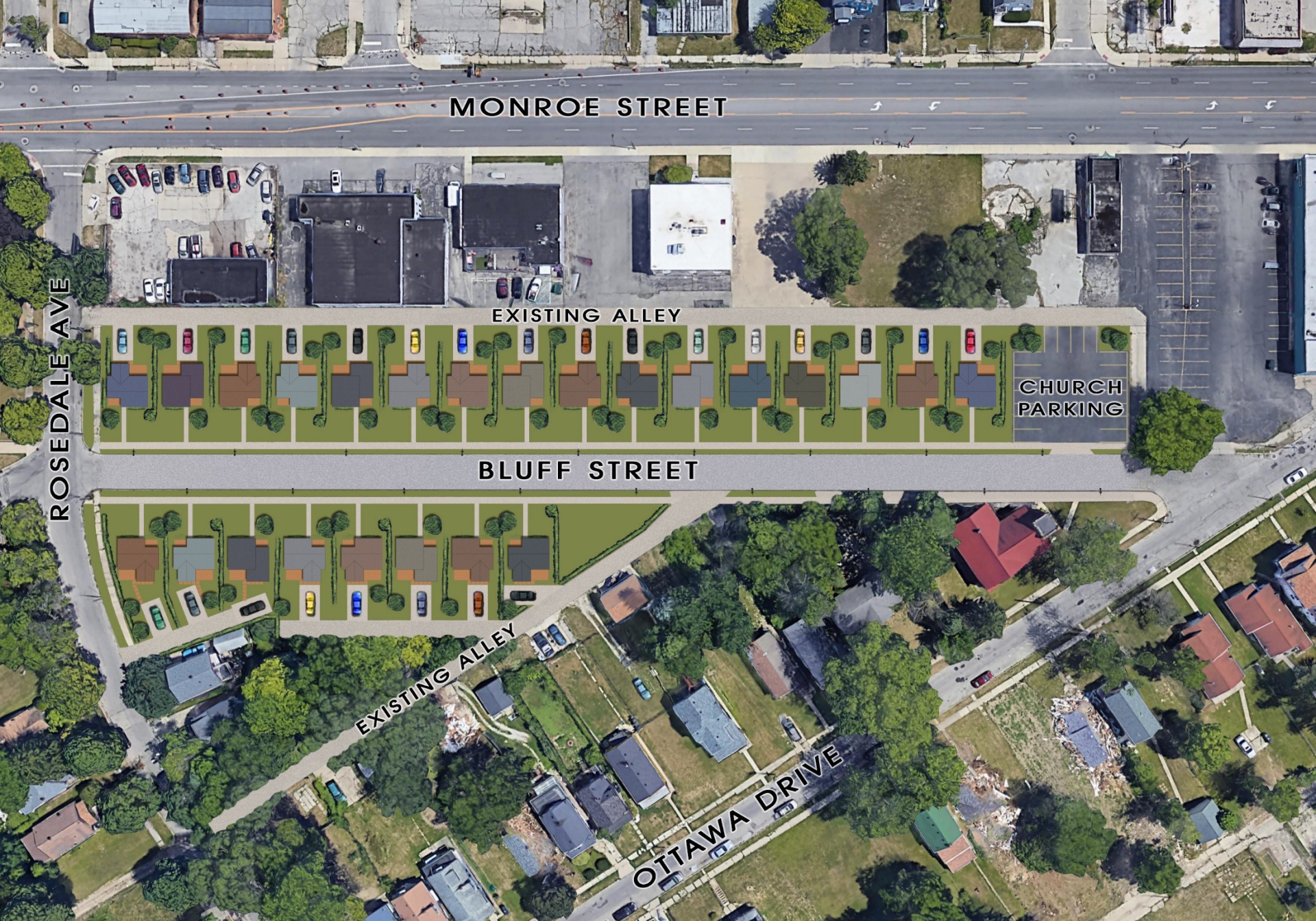












MONROE STREET

EXISTING ALLEY

CHURCH
PARKING

BLUFF STREET

EXISTING ALLEY

OTTAWA DRIVE

BLUFF STREET - CONCEPTUAL SITE PLAN



Bluff Street

V • I • L • L • A • Q • E



- **Objectives**

- Reclaim Bluff Street for Housing
- Revitalize a Neighborhood
- Provide Housing for very low-income people
 - 20 homes 400 square feet
- Provide opportunity to build equity
 - After renting for seven years at \$1/SQ. FT. deed is turned over to the renter turned homeowner!



Bluff Street

V • I • L • L • A • G • E



- **Timeline**

- Predevelopment July – June 2020
 - Architectural Drawings, Cost Estimates, Land acquisition
- Model Home August – October 2021
 - First two homes built
- Phase One October 2021– December 2022
 - 3 homes built
- Phase Two 2022 - 2024
 - 15 homes built





- **Selection of Tenants**

- Tenants must be low income singles or couples
 - Tenants will be screened for suitability to live in a small house and have a steady source of Income \$7,500 - \$18,000
- Tenants agree to be members of the Tenants' Council
 - The Council will eventually become a Homeowners Association
- Tenants agree to give 10 hours service time per month
 - Tenants will give back to the community
- Tenants will attend monthly workshops
 - Workshops will assist tenants with life skills and home repair/management skills





- **Specification of Homes**
 - 400 Square Feet or less
 - Complete Kitchen
 - Refrigerator, Stove, Sink, Cabinets
 - Complete Bathroom
 - Washer/Dryer Combo
 - Cathedral Ceilings
 - Barrier Free
 - Front Porches
 - All Electric (heating and Cooling)



Bluff Street

V • I • L • L • A • G • E



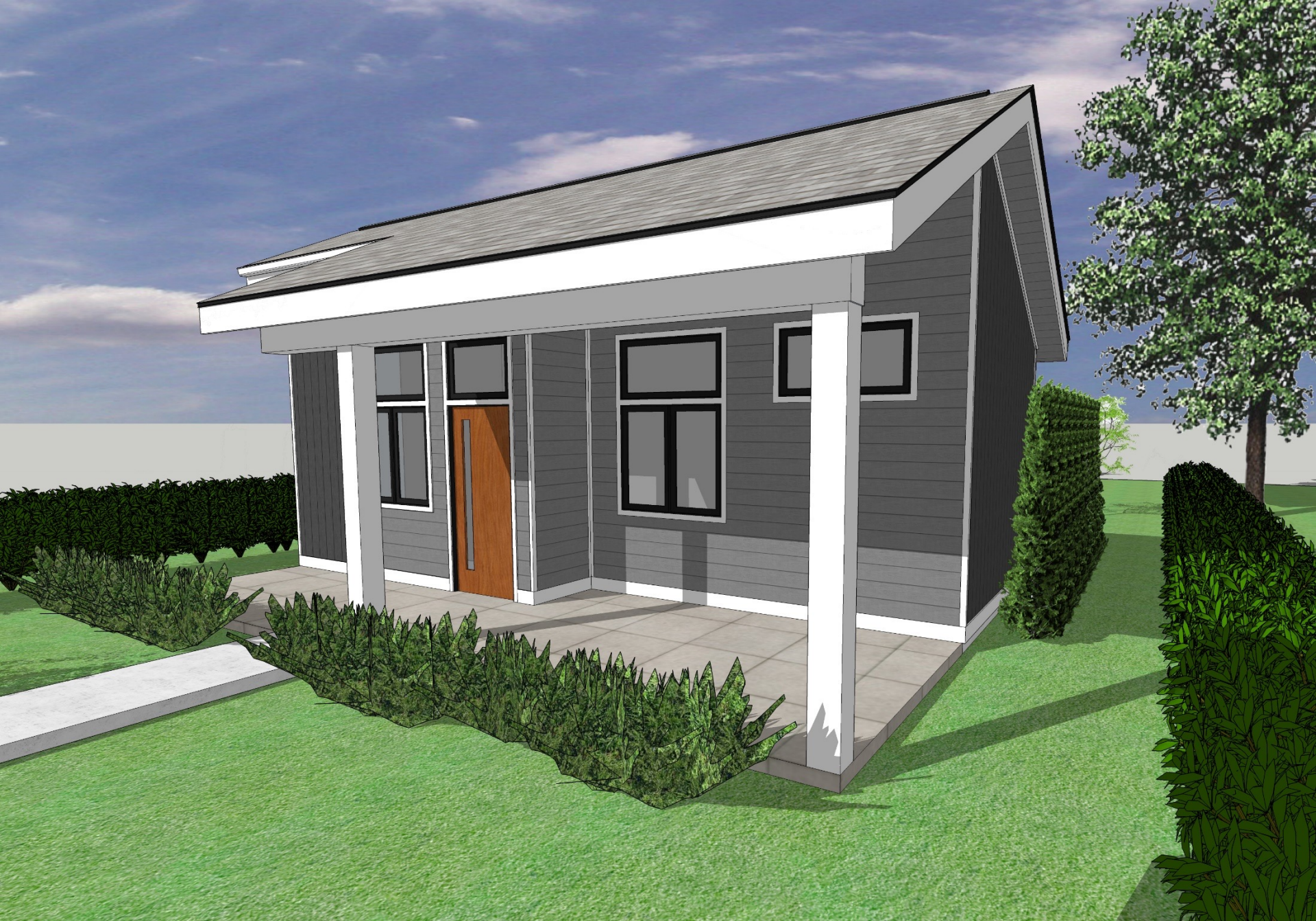
- **Costs**

- Estimated cost per house \$75,000
labor and materials, without \$95,000)
- Twenty homes for \$1.75 Million

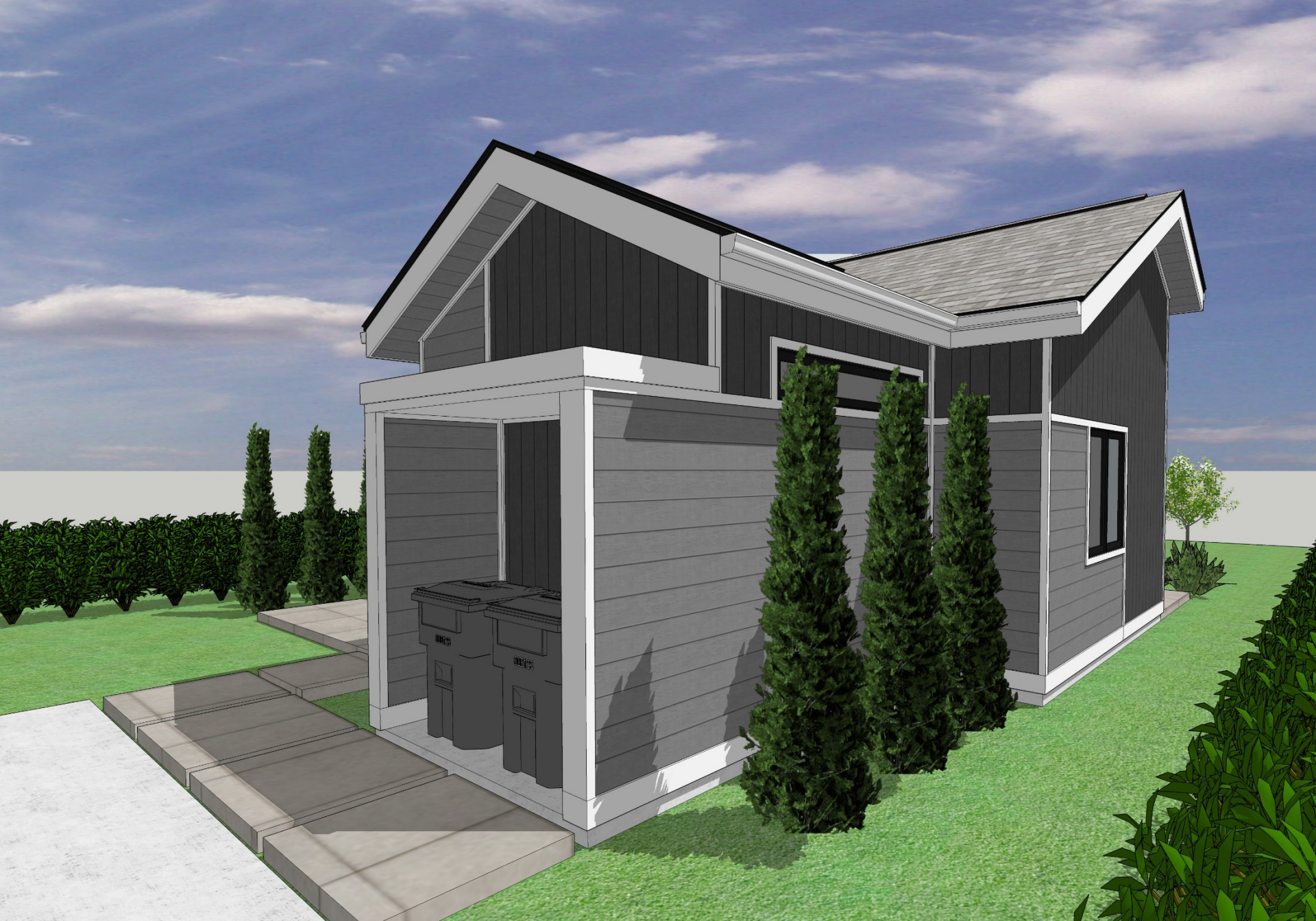
(With donated

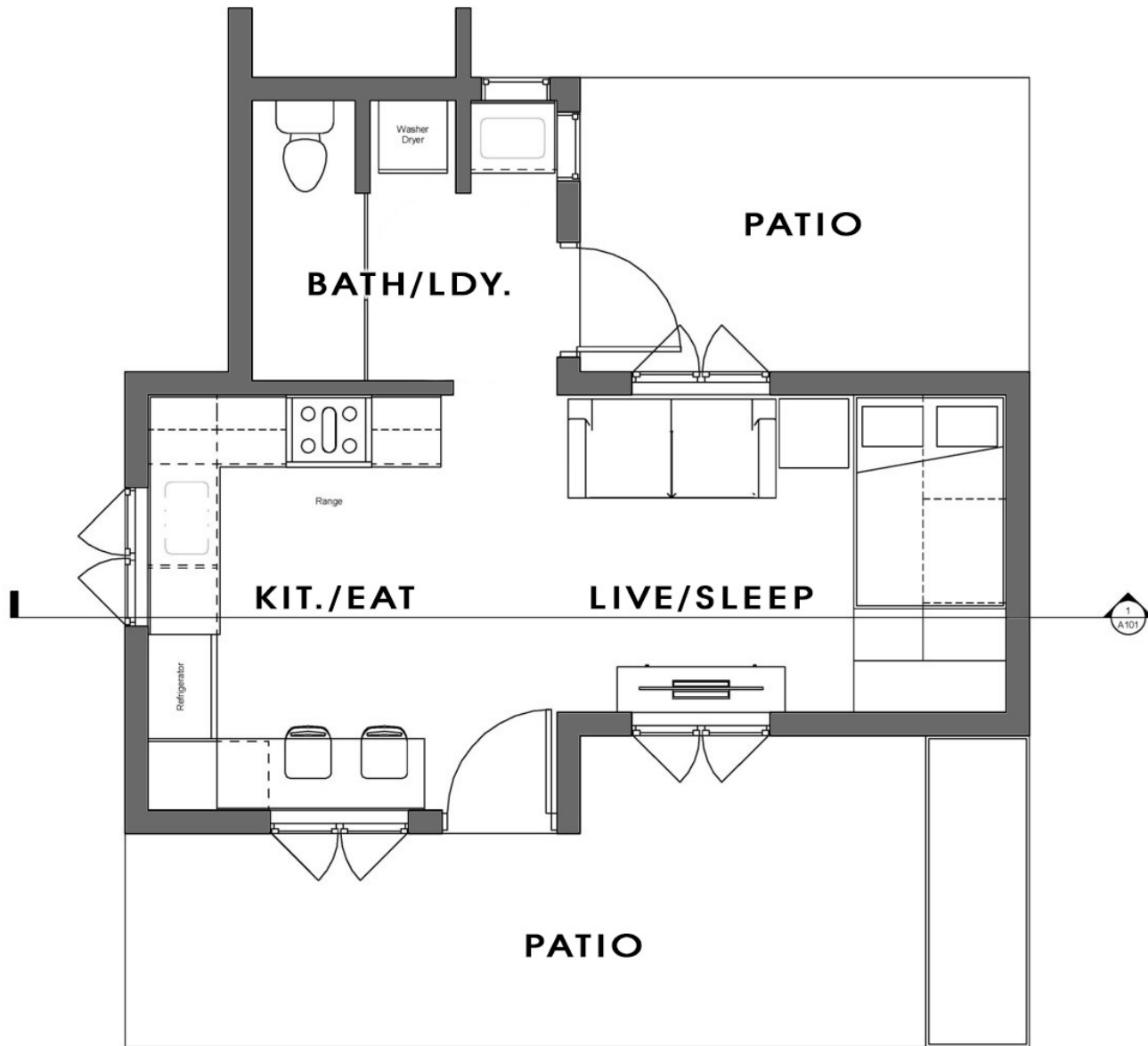


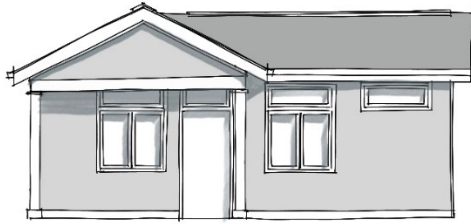




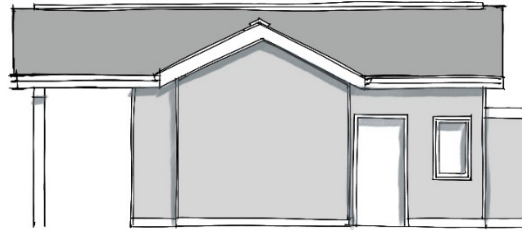




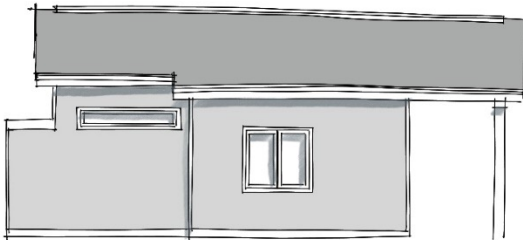




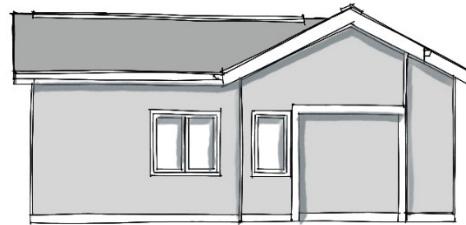
FRONT ELEVATION



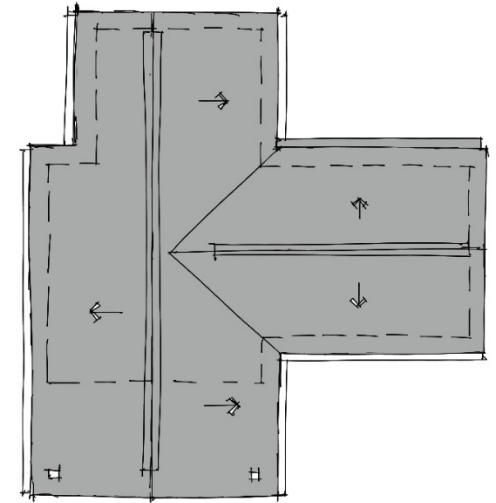
SIDE ELEVATION



SIDE ELEVATION



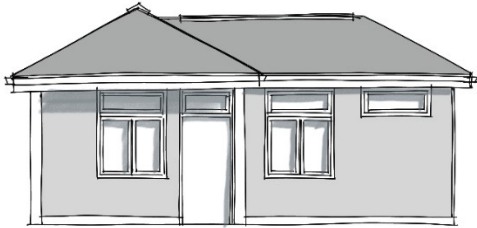
BACK ELEVATION



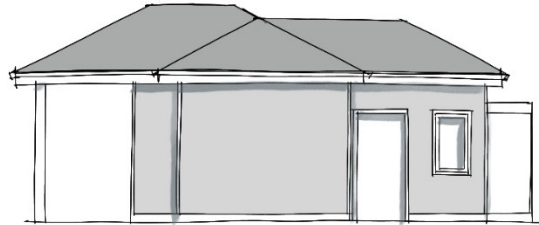
ROOF PLAN

ROOF ALTERNATE "A"

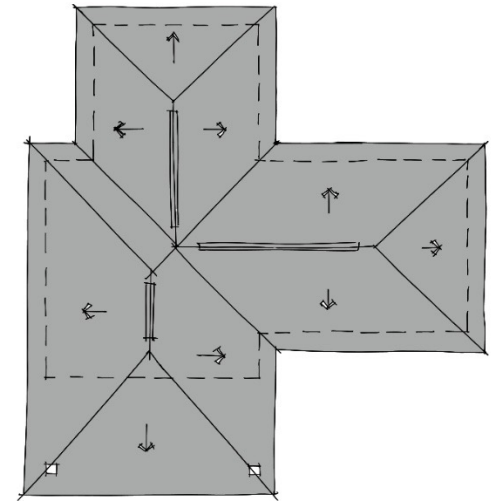




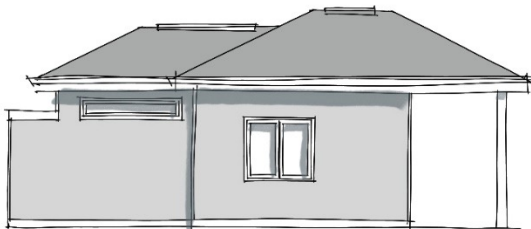
FRONT ELEVATION



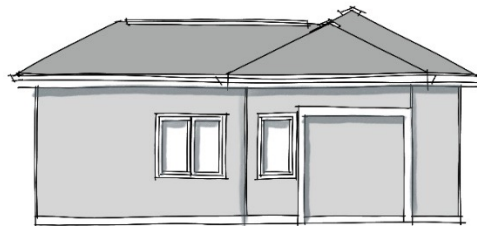
SIDE ELEVATION



ROOF PLAN



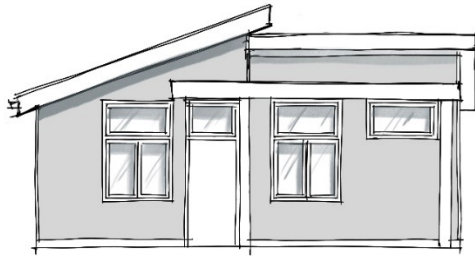
SIDE ELEVATION



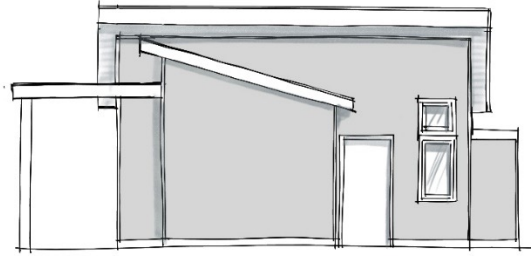
BACK ELEVATION

ROOF ALTERNATE "B"

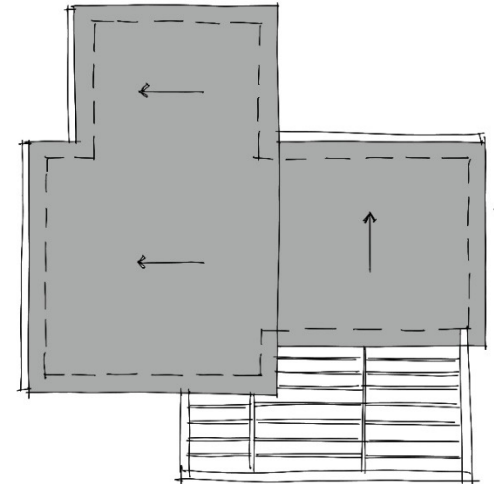




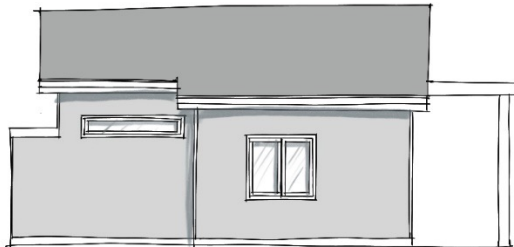
FRONT ELEVATION



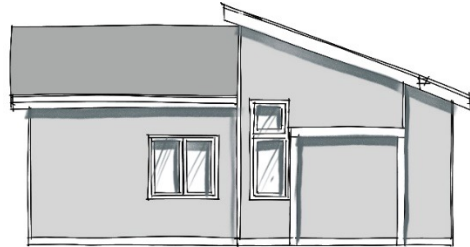
SIDE ELEVATION



ROOF PLAN



SIDE ELEVATION



BACK ELEVATION

ROOF ALTERNATE "C"































LIVING GROWS BEST IN LITTLE HOUSES. WITH TOWER WALLS
TO REMAIN, HAVE YOU EAT AND SLEEP SO CLOSE
TOGETHER YOU CAN'T HELP BUT COMMUNICATE. AND IF WE
ALL GROW UP TOGETHER WE'LL THINK OF ALL WE'D MISS.
LIVING GROWS BEST IN HOUSES. JUST LIKE THIS.

















Roseburg 216-38068 Reglam™ LV APA PA-1260 02/13/22
KOC-ES ESN-1210 3150285108C

Roseburg 216-38068 Reglam™ LV APA

UNITED
3564
BLUFF

UNITED

UNITED

Lowe's
Lowe's
Lowe's







www.bluffstreetvillage.org

Bluff Street

V • I • L • L • A • G • E



Monroe Street Neighborhood Center
3613 Monroe Street
Toledo, Ohio 43606
419-473-1167