

SUMMIT LAKE

CHOICE NEIGHBORHOODS

Transformation Plan
DRAFT June 16, 2022

Data Book
Appendix A

SUMMIT
LAKE
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Credit: Tim Fitzwater

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Data Book

FINAL May 2022

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Summary

In December 2020, the Akron Metropolitan Housing Authority (AMHA) and the City of Akron kicked off a two-year-long planning process funded in part by a FY2020 Choice Neighborhood Planning Grant for the Summit Lake community, including Summit Lake Apartments. Between January and October 2021, AMHA, the planning team and its partners conducted a series of community engagement activities and data gathering and analysis to understand this community. These activities included 50 interviews with residents, services providers and other community stakeholders (a summary of the interviews can be found in Appendix A); a survey of Summit Lake Apartments residents and a separate survey for neighborhood residents (results from both surveys can be found in Appendix B); community workshops; and an analysis of demographic and physical data from primary and secondary data sources, including a field survey of on-the-ground conditions. This Summit Lake Choice Neighborhoods Data Book summarizes the findings from these activities and will serve as the cornerstone for the creation of the Transformation Plan.

Key Takeaways

Community context

- Summit Lake has been losing population since the 1940s; since 2000 alone, the community has experienced a 42% population decline. This significant population decline means that there is also an extraordinary level of vacancy with over half of all parcels in the neighborhood being vacant. Over 50% of this vacant land is publicly-owned, but many of these lots are not contiguous with private property interspersed posing challenges for future redevelopment at scale. Furthermore, nearly half of the privately-owned vacant parcels are tax delinquent, creating additional barriers to land assembly.
- As these vacant parcels await future redevelopment, trash, dumping, tall grass, and boarded up structures all negatively impact the quality of life in the neighborhood.

Economic and employment characteristics

- Incomes are low and the poverty rates are high, and this is particularly acute at Summit Lake Apartments where two-thirds of households have annual incomes of less than \$10,000 and the poverty rate exceeds 80%. Approximately one-third of Apartments households have a working adult, but only half of those are working full-time. The top self-reported barriers to employment are childcare and lack of transportation.
- Employability is affected by low educational attainment levels - about 50% of the adults at the Apartments have only a high school diploma, and about one-quarter have not obtained their high school diploma. In Ohio, the growing demand is for “middle-skill” jobs that require more than a high school diploma but not a four-year degree.

Health

- Eye care, support with weight loss and dental care are among the top unmet health care needs in the community. Low levels of activity and low consumption of fruits and vegetables also contribute to the incidence of different chronic conditions including weight problems and high blood pressure. Among children, asthma was the most chronic condition (30%).
- Only 60% of Apartments residents reported having a “medical home” where they go when they are sick or in need of health advice - 24% utilized the emergency room for this purpose. Of particular concern is that only 82% of parents reported that their children had been immunized.
- More mental health supports are needed in the community. Over one-third of Apartments residents reported suffering from depression and extreme stress and anxiety, and services to address depression and stress were among the top requested services by all residents. The COVID-19 pandemic has only amplified this need with residents feeling isolated and lonely and concerned for their or a family member’s mental health.

Youth

- Children under 18 make up 50% of the population at Summit Lake Apartments; of these children, 60% are under the age of 6. Among children under 6, enrollment or participation in an early childhood program like Early Head Start, Head Start, or a public preschool is low. About 58% of parents with young children reported being a stay at home parent. That being said, participation in home visiting programs is also extremely low.
- School age children in both the Apartments and in the neighborhood attend over 43 different public, charter, and private schools throughout the area. The dispersion of students poses challenges providing in-school supports as well as with out-of-school time program participation because of transportation issues. In the past, when programs were offered in Summit Lake, these programs saw low levels of enrollment by students living in the community.

Housing

- Since 2000, Summit Lake has lost 26% of its housing units through demolition by the City of unsafe structures. Much of the housing that remains is old and in need of some level of repair. However, both home values and rents are low and have declined over time, posing issues to both homeowners and investors with securing the resources needed to make improvements.

Quality of life

- There are few neighborhood-serving amenities aside from corner stores in the community, which have been noted by the Akron Police Department as beacons of crime due to drugs, violence, and loitering. The neighborhood does have a grocery store (Save A Lot) that opened 2015, but residents have expressed concern about the quality and cost of fresh foods found at the store, and the Save A Lot no longer accepts WIC (Special Supplemental Nutrition Program for Women, Infants and Children). However, the lack of population plus lower income levels makes it difficult for the area to attract any new businesses.
- The prevalence of crime and not feeling safe were frequently raised by residents, particularly the frequency of gun shots and domestic disputes at the Apartments. Only 17% of parents allow their children to play outside without them, and 31% do not allow them to play outside at all.
- While Summit Lake and the Ohio & Erie Canal Towpath Trail are major open space assets and serve as a regional destination, there is unequal access to the lake within the neighborhood with limited through roads to the lake front on the east side as opposed to the west. On the east side, there are no other parks or open spaces aside from what is found adjacent to the lake.
- A rich menu of services and programs, ranging from early childhood and after school programming to workforce development opportunities via the JobsPlus program, are available right in the neighborhood at the Reach Opportunity Center and the Summit Lake Community Center. However, engagement and participation in these programs as well as programs offered by other organizations is very low by Apartments residents and has been low for years. It is not clear why the disconnect when residents do express need for the services that are offered.

Connectivity

- Vehicle ownership is very low in the Apartments and the majority of households report unreliable access to transportation. Transportation was frequently cited as a barrier by residents when trying to access services and quality health care, find and keep employment, and engage their children in out-of-school time activities. There is a public bus system in Summit County with four routes that serve Summit Lake. However, places in the city that can be accessed directly versus having to transfer is limited as well as the hours and frequency of operation.
- Sidewalks throughout the neighborhood are in poor condition with many residents opting to walk in the street instead of on the uneven or overgrown sidewalks, when they exist at all.
- Speeding traffic and traffic safety is a serious concern in the neighborhood. Based on crash data, several streets and intersections have been identified as the most dangerous: Old Main Street/ Miller Avenue, Lake Shore Boulevard/Miller Avenue, Kenmore Avenue/Lake Shore Boulevard, and the stretch of Old Main Street from Bachtel Avenue to Miller Avenue. Long blocks coupled with intermittent homes encourages speeding and disregard of traffic signs.

Civic Engagement

- There are few existing community organizations in Summit Lake - each of which is in different stages of growth, development, maturity, and focus. The community does have a committed, loyal, and very proud resident base that maintains a strong identity with Summit Lake, but due to a long history of broken promises and not being consulted, residents are very wary of any new investment or activity. The work of the Akron Civic Commons has started to change this dynamic.
- Unlike the neighborhood, Summit Lake Apartments does not have much “sense of community.” Residents point to a highly transient population (nearly 75% have lived there less than 5 years) and concerns about crime as deterring community building and engagement. Over 75% of Apartments residents do not participate in any organization or social group or attend meetings. Furthermore, because the Apartments are physically separated from the rest of the community by Lake Shore Boulevard, most Apartments residents do not feel connected to the broader neighborhood and vice versa.

Historical and Physical Context

The Summit Lake target neighborhood is situated just 2 miles south of Downtown Akron - a quick 5 minute drive or 15 minute bike ride on the Ohio & Erie Canal Towpath Trail. Once a thriving community that was home to Akron’s “Million Dollar Playground”, the neighborhood today is one of the most distressed communities in Akron and characterized by vacant land and lack of quality community-serving amenities. The buildings that remain show signs of significant deferred maintenance and contribute to ongoing disinvestment.



Fig.1: Target Neighborhood

Background

When Summit Beach Park opened in 1917 on the shores of Summit Lake, thousands of people came to ride on “The Whip” or swim in the “Crystal Pool” when the lake was deemed unsafe for swimming due to chemical runoff from nearby rubber factories. The adjacent neighborhood boomed during and after World War I as workers, including black Americans from the South, arrived to work in nearby plants like Goodyear and Firestone. However, on-going pollution coupled with red-lining practices and the growth of the suburbs led to growing disinvestment. In 1958, Summit Beach Park closed its doors and was demolished. The Summit Lake Apartments (Apartments), with 261 units, was built in 1965, and acquired by the Akron Metropolitan Housing Authority (AMHA) in 1976 as a family public housing community.

In the following decades, the Summit Lake community was traumatized by one event after another. In the late 1960s, I-76/I-77 was constructed through the middle of the community, tearing the neighborhood apart, displacing hundreds of mostly minority families, and creating a more spatially isolated and intensely segregated community. The decline of the tire industry resulted in significant job losses with residents fleeing to the suburbs and leaving behind empty homes with low market values that fell into disrepair, foreclosure, and/or tax delinquency. Summit Lake became a place to avoid because of crime and myths about slithering alligators and a sunken Ferris wheel in the polluted lake. The one bright spot was the passage of the Clean Water Act of 1972 that blocked industrial dumping and started the rehabilitation of Summit Lake’s ecosystem and other Ohio waterways.

Summit Lake gained renewed interest in the 1980s when the concept emerged of restoring the towpath to create an 87-mile trail along the long-abandoned canal that would run from Lake Erie in the north to New Philadelphia in the south. In 2002, design work on the section that ran through Summit Lake began. When the \$3.882 million project was completed in 2010, it closed a critical 1.5 mile gap in the Ohio & Erie Canal Towpath Trail. With more than 2.5 million users annually, Summit Lake, which had been disconnected, hidden, and forgotten began to get noticed as an untapped asset in Akron.

In 2016, Akron was selected with four other cities to participate in the Reimagining the Civic Commons initiative. Jointly funded by the JPB, Knight, Kresge and William Penn Foundations, this initiative challenged cities to engage in transforming public spaces while advancing engagement, equity, environmental sustainability, and economic development. In Akron, the City selected civic spaces along three different sections of the Towpath – Downtown, Park East, and Summit Lake.

Within Summit Lake, the Akron Civic Commons, working with residents and partners, has achieved incredible results including the renovation of the historic Summit Lake Pump House into a new nature center and the creation of a waterfront sitting area. On tap is the construction of \$10 million in new investment, including the Ohio & Erie Canal Summit Lake Trail that will circle the lake and connect to the Towpath, plus redevelopment of the NorthShore into a hub of activity featuring a boathouse, pavilion, and open lawn area for community events.

Community Timeline

- 1800s – Ohio-Erie Canal from Cleveland to Portsmouth and Ohio River
- 1880 – BF Goodrich established.
- 1887 – Lakeside Park opens.
- 1898 – Goodyear established.
- 1900 – Firestone established.
- 1915 – General Tire established.
- Early 1900s – Goodrich and Firestone build pump stations to draw water from the lake for industrial use while dumping effluent water into the lake.
- Early 1900s – Akron is one of the fastest-growing cities in the country.
- 1910 – Lincoln Elementary School opens
- 1917 – Summit Beach Park opens. Attractions include the Crystal Pool and a dance hall. Margaret Park Elementary School opens.
- 1920s-40s – Migration to Akron to work in the rubber factories peaks. Many homes in Summit Lake are built to accommodate workers.
- 1939 – Home Owners' Loan Corporation classifies Summit Lake as Grade 3 and 4 - "in decline".
- 1958 – Summit Beach Park closes.
- 1960s – Rubber industry begins to decline.
- 1962 – Highway construction splits the Summit Lake neighborhood and displaces hundreds of households.
- 1965 – Summit Lake Apartments built on the former Summit Beach Park site.
- 1972 – Clean Water Act spurs process of cleaning up the lake.
- 1975-1982 – Big Four rubber companies close or relocate many of their plants.
- 1976 – Summit Lake Apartments acquired by AMHA.
- 2008 – Margaret Park Elementary School closes.
- 2010 – Lincoln Elementary School closes.
- 2014 – Reach Opportunity Center opens.
- 2016 – Akron is chosen as one of the five cities for Reimagining the Civic Commons initiative.
- 2017 – Assessment of lake water quality concludes recreational activities on the water pose little risk to health.
- 2021 – Nature Center opens in renovated Firestone Pump House.



Summit Lake in 1949



Summit Lake in 1988

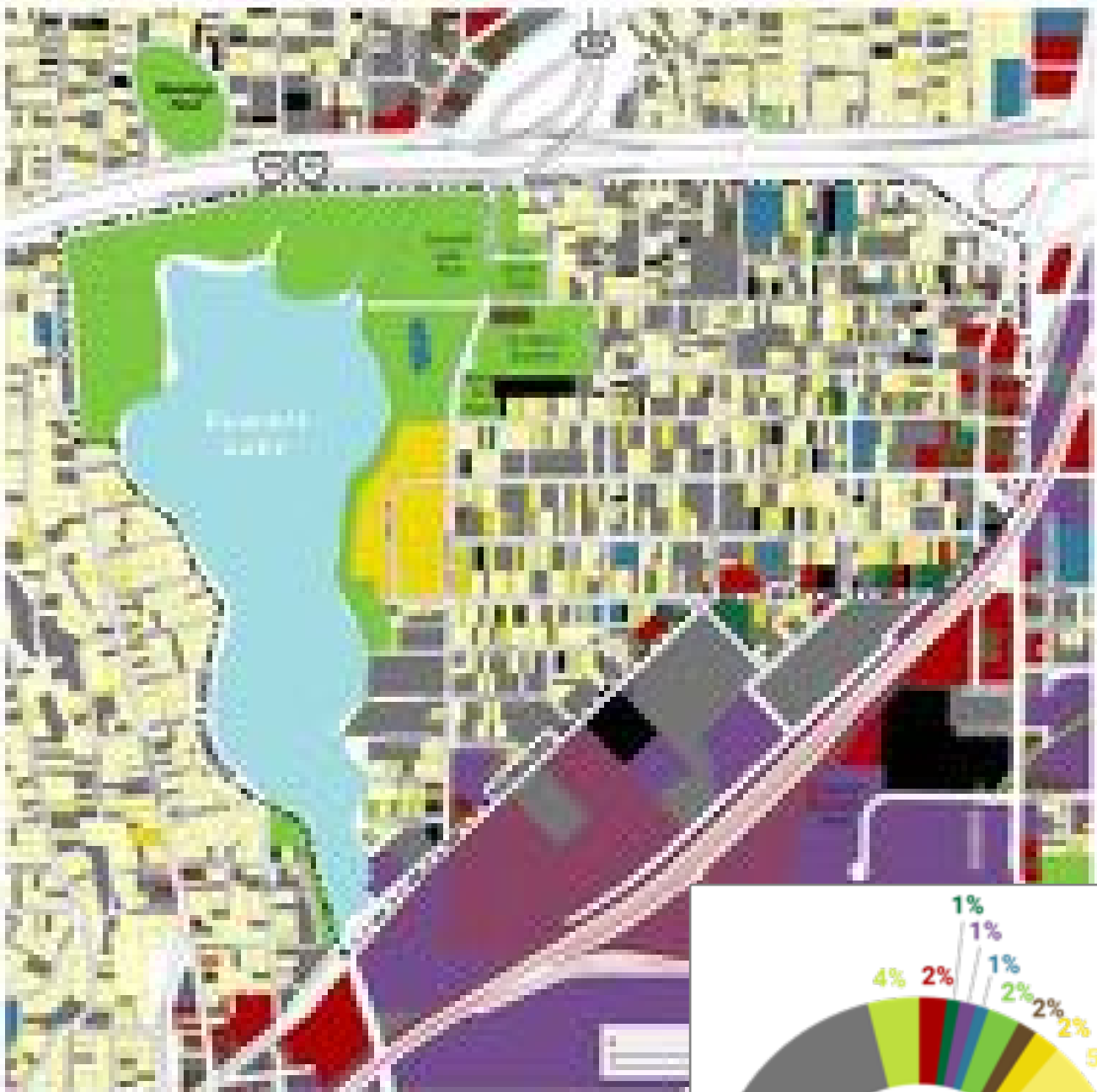


1921 Land Use

Source: Historical Aerial Photographs

- Choice Target Neighborhood
- Railroad
- Summit Lake Area
- Residential
- Commercial
- Industrial
- Institutions
- Parks and Recreation

Fig.2: 1921 Land Use



2021 Land Use

Map of land use in the 2021 survey area

- | | |
|---------------------------------|----------------------|
| Outer Target Neighborhood | Parks and Open Space |
| Large Family Residential | Community Center |
| Multi-Family (20 units or more) | Side Yard |
| Multi-Family (10 units or more) | Office |
| Commercial | Parking |
| Industrial | Vacant Land |
| Institutional | Vacant Building |

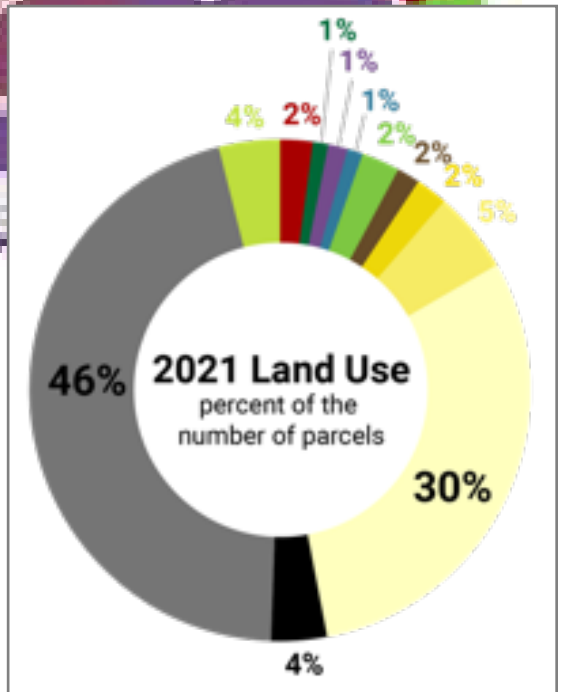


Fig.3: 2021 Land Use

Vacancy

In 1921, the Summit Lake neighborhood was almost fully built out with two schools, commercial services along Old Main Street, and Summit Beach Park along the lake. Fast forward to 2021, half of all parcels are vacant (see 1921 and 2021 Land Use maps on previous pages).

Today, virtually every block is impacted by vacancy with long stretches of vacant land on key corridors such as Miller Avenue, Ira Avenue, Lake Shore Boulevard, and Kenmore Avenue. The amount of vacant land equates to 83 acres (the size of 63 football fields). There are also 54 vacant buildings (of which 44 are residential).

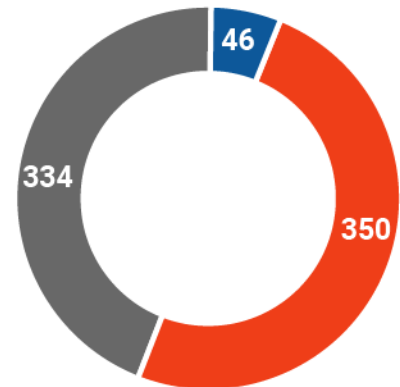
The City of Akron has been working in the community for the last 15 years, much of which has been focused on acquisition and blight removal. Using Neighborhood Stabilization Program (NSP) 1 and NSP 3 funding, the City expended over \$2.9 million acquiring land, demolishing blighted buildings, rehabilitating older homes, and constructing new housing. The City also used an Ohio Department of Natural Resources (ODNR) grant to acquire over 30 parcels adjacent to the lake for future open space.

As a result of this activity, the City owns 350 parcels today, and when combined with those owned by the Summit County Land Bank, the total increases to nearly 400. Between the City and Land Bank, they own over half of the vacant property in the neighborhood.

Half of the vacant parcels in the target neighborhood are publicly owned.

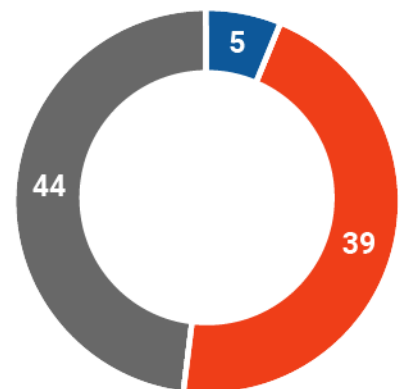
Parcels By Ownership

793 Total Parcels



Land Area By Ownership

89 Total Acres



- Privately Owned - Vacant
- Summit County Land Bank - Vacant
- City of Akron - Vacant

Fig.4: Vacant Land Ownership, 2021
Source: City of Akron



Vacant Land and Buildings, 2021

Source: Summit Lake Area, Inc. (Summit Lake Area, Inc. 2021)

- Choice Target Neighborhood
- Vacant Residential Building
- Vacant Commercial Building
- Vacant Industrial Building
- Vacant Land
- Parking Lot
- Utility Yard

Fig.5: Vacant Land and Buildings, 2021



Vacancy by Ownership, 2021

Source: City of Aspen, 2021. Data from 2021.

- Choice Target Neighborhood
- Summit Lake
- Public Open Space
- Railroad
- Privately Owned - Vacant
- Summit County Land Bank - Vacant
- City of Aspen - Vacant

As shown in the Vacancy by Ownership map, privately-owned parcels are intermixed with publicly-owned ones. This patchwork of ownership means there are few places where there is a concentration of publicly-owned parcels that could be consolidated into a one larger developable lot, which has implications for the type and scale of redevelopment possible without additional land acquisition and assembly by a public or private entity.

Fig.6: Vacancy by Ownership, 2021



Examples of vacant properties in Summit Lake

Tax Delinquency and Nuisance Properties

Of the 334 privately-owned vacant parcels, nearly half (157) are tax delinquent, and may also have liens on them. The City's Development Services staff have indicated that the City is not interested in properties that have back taxes because of the expense and time it would take to clear the taxes. As a result, the City has turned down offers of donated land because of the presence of back taxes. The Summit County Land Bank does have a process to wipe taxes clear for private lots that is used on a selective basis.

Fig.7: Tax Delinquent Private Parcels

Indicator	Parcels	Total tax delinquent amount	Average tax delinquent amount	Average of certified year labeled tax delinquent
Vacant Building	23	\$155,127	\$6,744.64	2014
Vacant Land	134	\$1,855,481	\$13,846.87	2012
Grand Total	157	\$2,010,608	\$12,806.42	2012

Source: City of Akron, 2021

Whether publicly- or privately-owned, many of the vacant properties are also nuisance properties and have been cited for various code violations or had complaints filed via the City's 311 system. Examples of code enforcement issues include:

- Building repairs to bring up to code for habitability
- Removal of tent encampment in yard
- Exterior building repairs (i.e. porch, roof)
- Broken windows
- Maintenance of premises
- Sidewalk repair/replacement
- Secure vacant structure from unlawful entry
- Utility shut off
- Mold and moisture
- Trash removal
- Tree trimming

The condition and presence of the vacant lots is the number one concern among neighborhood residents and was consistently expressed during community workshops and in the neighborhood survey. For Apartments residents, it is a lesser concern because they are isolated from the broader neighborhood. Addressing the vacant lots - from cleaning up the trash, securing and demolishing unsafe structures, and mowing the grass to putting them back into productive use such as new housing, side yards, or park space - is a top priority for the community.

Fig.8: Nuisance Complaints

Indicator	Parcels
Nuisance complaint, public owned	12
<i>Nuisance complaint, public owned, vacant</i>	6
Nuisance complaint, private owned	80
<i>Nuisance complaint, private owned, vacant</i>	65
<i>Nuisance complaint, private owned, vacant, tax delinquent</i>	78
Total of all nuisance complaints	92
311 calls	276
<i>Trash conditions</i>	138
<i>High grass and weeds</i>	128
<i>ROW obstruction</i>	7
<i>Graffiti</i>	3

Source: City of Akron, 2021



High grass is a common complaint registered by residents through 311.



Tax Delinquency, Vacant Parcels and Nuisance Complaints, 2021

Source: Summit Lake City, Summit Lake City

- | | |
|----------------------------|-----------------------------------|
| Thinner Super Neighborhood | Vacant Property Multiple Issues |
| Lake Shore Road | Vacant Property Single Issues |
| Neighborhood Green | Tax Delinquency, Vacant Land |
| Railroads | Property with Nuisance Complaints |

Fig.9: Tax delinquency, Vacant Parcels and Nuisance Complaints, 2021



311 Complaints, 2021

Source: Summit Lake City

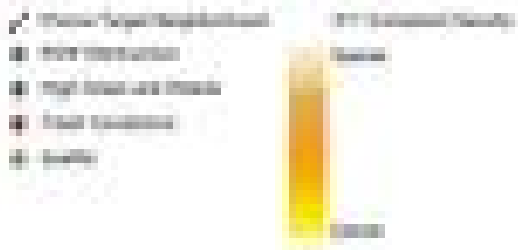


Fig.10: 311 Complaints, 2021

Demographic Data

The high rates of vacancy in the Summit Lake target neighborhood have been driven by the significant loss of population starting in the 1940s. Just since 2000 alone, the community lost 42% of its population, which stands in stark contrast to the City's population loss during the same timeframe (9%). This population loss has resulted in the community shifting from majority white to majority black over time.

Fig.11: Demographic Trends, 2000-2019

Indicator	Summit Lake Target Neighborhood						City of Akron					
	2000		2010		2019		2000		2010		2019	
Population	4,433		3,185		2,571		217,074		199,110		198,051	
Race												
White Alone	2,141	48%	1,272	40%	999	39%	145,924	67%	123,879	62%	118,612	60%
Black or African American Alone	1,920	43%	1,635	51%	1,291	50%	61,827	28%	62,648	31%	60,055	30%
Asian Alone	131	3%	59	2%	0	0%	3,257	2%	4,218	2%	9,196	5%
Some Other Race	241	5%	219	7%	281	11%	6,066	3%	8,365	4%	10,188	5%
Households:	1,551		1,230		983		90,116		86,035		84,940	

Source: U.S. Census (2000, 2010), American Community Survey (2015-2019). Summit Lake target neighborhood defined as census tracts 5053 and 5056.

Overall, the Apartments population is significantly younger than the neighborhood as a whole and the City of Akron. Children under 18 account for half of the Apartments residents, compared to 35% and 21% in the neighborhood and City, respectively. Conversely, adults 62 and over make up a very small portion of the Apartments residents (4%) as opposed to Summit Lake (12%) and City of Akron (19%).

Single parent families accounted for 59% of all households at the Apartments, which is significantly higher than in Summit Lake (45%) and the City (24%). The large percentage of single parent family households and the large number of children point to the need for youth programming and parenting supports to help mitigate the additional challenges faced by single-parent households.

Children under 18 account for 50% of the resident population at Summit Lake Apartments.

Fig.12: Resident Demographic Characteristics

Indicator	Summit Lake Apartments		Summit Lake Target Neighborhood		City of Akron	
Population	512		2,571		198,051	
Race						
White Alone	126	25%	999	39%	118,612	60%
Black or African American Alone	334	65%	1,291	50%	60,055	30%
Asian Alone	6	1%	0	0%	9,196	5%
Some Other Race	46	9%	281	11%	10,188	5%
Ethnicity						
Hispanic or Latinx	17	3%	3	0%	5,575	3%
Age Distribution						
Under 18 Years	254	50%	908	35%	41,969	21%
Under 5	128	25%	424	16%	11,868	6%
5 to 17	126	25%	484	19%	30,101	15%
18 and Older	258	50%	1,663	65%	156,082	79%
18 to 24	76	15%	276	11%	22,579	11%
25 to 39	97	19%	405	16%	41,471	21%
40 to 54	43	8%	478	19%	36,315	18%
55 to 61	18	4%	192	7%	18,691	9%
62 to 74	22	4%	253	10%	25,139	13%
75 and Older	2	0%	59	2%	11,887	6%
Median Age:	18.0		28.7		36.9	
Household Composition						
Households:	237		983		84,940	
Family households:	147	62%	558	57%	45,099	53%
Married-couple	9*	4%	151	15%	24,481	29%
Male householder, no wife present	4*	2%	42	4%	4,461	5%
Female householder, no husband present	134*	57%	365	41%	16,157	19%
Nonfamily households:	90	38%	425	43%	39,841	47%

Source: American Community Survey (2015-2019), AMHA Demographic Data 11/30/21.

* Married couple defined as two adults in household with children, marital status unknown

Economic and Employment Data

Median household income has trended downward in Summit Lake in contrast to the City of Akron where it increased. The decrease in median income most likely indicates that those who could leave Summit Lake did, leaving behind a population with fewer resources and lower buying power to attract or keep desired neighborhood amenities.

Fig.13: Economic Trends, 2000-2019

Indicator	Summit Lake Target Neighborhood			City of Akron		
	2000	2010	2019	2000	2010	2019
Median Household Income	\$31,054	\$23,642	\$24,587	\$31,835	\$34,359	\$38,749

Source: U.S. Census (2000, 2010), American Community Survey (2015-2019).

There is a stark difference in the economic well-being of Apartments households compared to the broader neighborhood and City. The median household income in the Apartments is one-third that of the neighborhood, and nearly one-fifth of the City; while the poverty rate is more than double the neighborhood's rate. Contributing to these statistics is the fact that two-thirds of Apartments households have annual incomes of less than \$10,000 (see Fig. 15).

The labor force participation rate is similar between the neighborhood and City; however the unemployment rate is 50% higher in the neighborhood.

Fig.14: Labor Force Participation

Indicator	Summit Lake Target Neighborhood		City of Akron	
	Count	%	Count	%
Population 16 & Older	1,705		161,041	
In the Labor Force	1,029	60%	100,674	63%
Employed	903	53%	92,363	57%
Unemployed	126	7%	8,154	5%
Armed Forces	0	0%	157	0%
Not in the Labor Force	676	40%	60,367	37%
Unemployment Rate	12%		8%	

Source: American Community Survey (2015-2019).

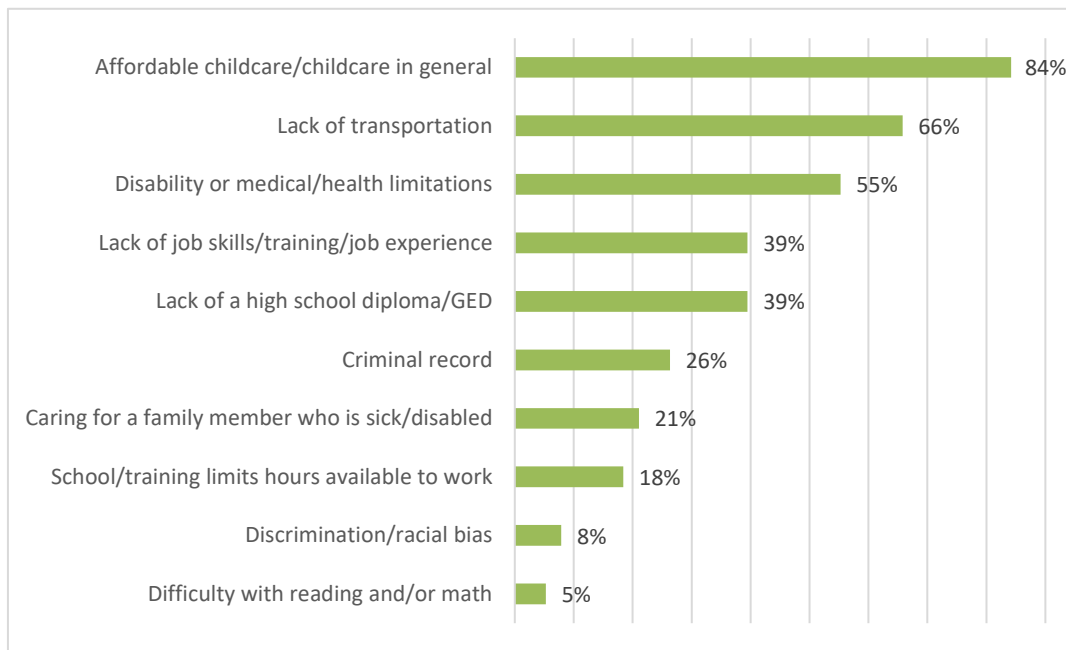
Fig.15: Economic Data

Indicator	Summit Lake Apartments		Summit Lake Target Neighborhood		City of Akron	
Median Household Income	\$8,187		\$24,587		\$38,749	
Income Distribution						
Households:	237		983		84,940	
Less than \$10,000	157	66%	172	17%	9,133	11%
\$10,000 to \$19,999	45	19%	246	25%	12,286	14%
\$20,000 to \$34,999	22	9%	184	19%	17,283	20%
\$35,000 to \$49,999	10	4%	145	15%	13,007	15%
\$50,000 to \$74,999	3	1%	157	16%	14,633	17%
\$75,000 to \$99,999	0	0%	37	4%	8,586	10%
\$100,000 to \$149,999	0	0%	23	2%	6,193	7%
\$150,000 to \$199,999	0	0%	5	1%	1,974	2%
\$200,000 or more	0	0%	14	1%	1,845	2%
Income Sources						
Wage or Salary	75	32%	663	67%	60,738	72%
Self-Employment	4	2%	122	12%	5,339	6%
Social Security	25	11%	249	25%	27,003	32%
Supplemental Security Income	35	15%	190	19%	7,247	9%
Public Assistance	15	6%	368	37%	7,768	9%
Retirement	5	2%	125	13%	16,149	19%
Poverty Rate	81%		36%		18%	

Source: American Community Survey (2015-2019), AMHA Demographic Data 11/30/21.

On the resident survey, nearly one-third of adult Apartments residents were unemployed and looking for work (28%), and another one-third (36%) were unemployed and not looking for work for various reasons (e.g. disability, stay at home parent, attending school). Of the remaining one-third that were working (31%), only 45% were working full-time (35+ hours per week); the rest were working part-time, multiple jobs, or seasonally employed. Of those working or looking for work, 39% said they had no problems finding or keeping work. For the others, childcare, lack of transportation, and having a disability or medical/health limitation topped the list of challenges to finding and/or keeping employment.

Fig.16: Barriers to Finding and/or Keeping Work



Source: Summit Lake Apartments Resident Survey

The resident survey also revealed that less than half have a checking or a savings account; 20% use an electronic banking service like PayPal or Venmo, and 31% use no banking services. Furthermore, nearly one-quarter of Apartment residents have no access or limited access to the internet because they utilize the wi-fi at businesses, their place of work or school, library, or via a family member or friend. While the world has been transitioning to an increasingly digital economy, the pandemic only accelerated this shift with the ability to participate in schooling, work, and receive services dependent on having access to the internet. Anyone without reliable high-speed internet access is at risk of missing out on education, job and informational opportunities, and falling further behind.

A contributing factor to the lower income levels and higher rates of unemployment among Apartments and neighborhood residents are the lower rates of educational attainment. Fewer college degrees and a higher percentage of residents who do not have a high school diploma means that Apartments and neighborhood residents are less able to compete and/or qualify for higher paying jobs that require more education.

According to the National Skills Coalition, within the State of Ohio, of the jobs that are available, 31% are considered high-skill, 54% middle skill, and 15% low-skill.¹ Middle-skill jobs are defined as those which require education beyond high school but not a four-year degree, and make up the largest part of America’s and Ohio’s labor market. Currently, key industries in Ohio are unable to find enough sufficiently trained workers to fill these middle-skill jobs, which is confirmed by Summit County’s workforce development agency, ConxusNEO.

Fig.17: Educational Attainment

Indicator	Summit Lake Apartments		Summit Lake Target Neighborhood		City of Akron	
Population 25 & Older	163*		1,387		133,503	
Less Than High School	39	24%	238	17%	17,324	13%
High School Diploma/GED	79	49%	687	50%	45,726	34%
Some College	28	17%	281	20%	30,626	23%
Associate’s Degree	10	6%	95	7%	11,407	9%
Bachelor’s Degree & higher	7	4%	86	6%	28,420	22%
Percent High School Graduate or Higher	76%		83%		87%	

Source: American Community Survey (2015-2019), Summit Lake Apartments Resident Survey.

* Adult residents captured in the Resident Survey - may include adults who are not yet 25

¹ Ohio Skills Mismatch Fact Sheet prepared by the National Skills Coalition. Accessed December 6, 2021. <https://www.national-skillscoalition.org>

There are several agencies attempting to close the education and skills gap that exists. From basic computer skills classes offered by the Akron-Summit County Public Library, GED and HiSet programs by Project Learn, and workforce development and vocational programs by Goodwill Industries of Akron, to one-on-one job search and employment supports by OPEN M and the provision of training programs tailored to individual employers by Stark State College, residents have the opportunity to access a comprehensive menu of workforce development services. However, according to many of the providers interviewed, they have generally seen a steep drop off in participation and enrollment since COVID-19. In some cases, the decline in program participants pre-dated COVID-19 and could be linked back to changes in State rules around work requirements and maintenance of public assistance, and working to obtain one's GED no longer satisfied the work requirement.

Specifically at Summit Lake, AMHA was awarded a FY 2019 JobPlus Initiative grant that officially launched in February 2021. Providing strength-based coaching, rent incentives and community supports for work, resident response has been slow despite the benefits offered by the program, which has also been the case at other JobsPlus site across the country. Some of it has been attributed to the virtual launch of the program because of pandemic restrictions and the inability to connect with residents in person, and some to the extended unemployment benefits available. AMHA's JobsPlus program is seeing that childcare is a big barrier to employment with limited drop-in services for interviews, decreased capacity due to COVID-19, and a lack of facilities located in close proximity to the Apartments.

ConxusNEO is currently working on a collective impact approach that will launch at the end of 2021 to shake up the existing workforce development system in place to one that looks at the needs of both specific populations and the needs of companies. For example, healthcare agencies have indicated that they are having a hard time recruiting across all levels except nurse practitioners, which only worsened during the pandemic. The employer is saying that they need to elevate the profession, but the nurse assistants are saying that they do not feel supported by their employers. As a part of the redesign, employers would adopt certain interventions like supervisor training, while employee coaches would be hired to serve as a liaison between employees and management and also provide access to resources in the community. This collective impact approach will also require existing workforce agencies to change their model in providing services to clients, including taking services into communities versus having the community come to them.

Health

Data from the Center for Disease Control's (CDC) PLACES project presents a picture of resident health status in Summit Lake neighborhood against the City of Akron as a whole. On several measures, Summit Lake adults experience a significantly higher or lower rate of certain health conditions and behaviors:

- Dental care - lower rates of visits to the dentist, which most likely contributes to the higher incidence of all teeth lost in older adults
- Preventative care - higher rate of no health insurance, but on par for obtaining routine check-ups; this changes for older adults whereby they are less likely to obtain recommended preventative services
- Health conditions - higher rate of COPD and diabetes; of particular concern is the higher rate of adults reporting their mental and physical health has not been good for more than 14 days
- Health behaviors - higher incidence of unhealthy behaviors

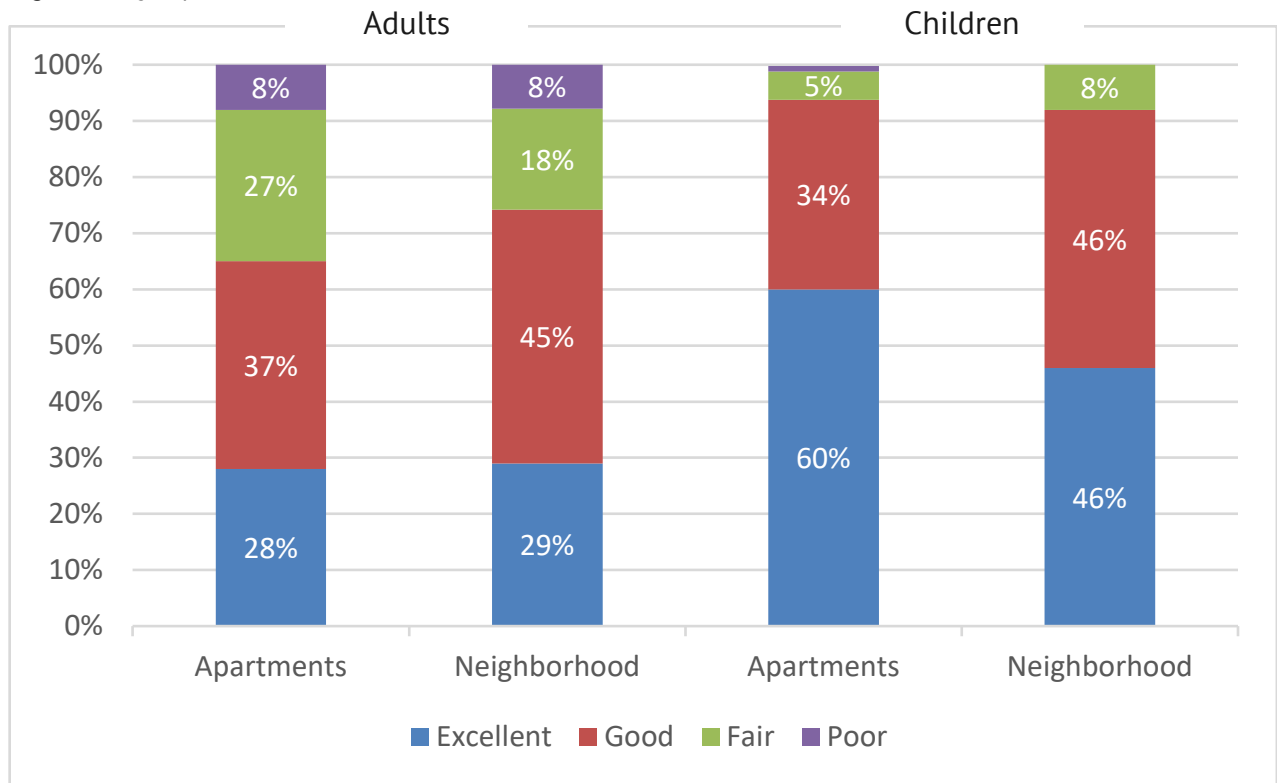
Fig.18: Community Health Status

Indicator	Summit Lake	City of Akron
Dental Care		
All teeth lost (65 and older)	33.8%	21.7%
Visits to dentist/dental clinic (18+)	40.9%	54.0%
Preventative Care		
Current lack of health insurance (18-64)	16.5%	11.7%
Visits to doctor for routine checkup within the past year (18+)	79.6%	79.7%
Older Adult Preventative Care		
Fecal occult blood test, sigmoidoscopy, or colonoscopy (50-75)	47.1%	55.9%
Older adult men who are up to date on core clinical preventive services (flu shot past year, PPV shot ever, colorectal cancer screening) (65+)	23.0%	30.7%
Older adult women who are up to date on a core clinical preventive services (flu shot past year, PPV shot ever, colorectal cancer screening, and mammogram past 2 years) (65+)	22.9%	28.3%
Incidence of Health Conditions (18+)		
High blood pressure	40.9%	36.8%
Current asthma	13.1%	11.0%
Diagnosed diabetes	17.1%	14.3%
Chronic obstructive pulmonary disease (COPD)	12.3%	10.0%
Physical health not good for 14+ days	20.3%	15.9%
Mental health not good for 14+ days	23.4%	18.2%
Health Behaviors (18+)		
Current smoking	37.4%	28.3%
No leisure-time physical activity	38.8%	30.7%
Obesity	44.7%	38.0%
Sleeping less than 7 hours	47.7%	41.9%

Source: PLACES Project. Centers for Disease Control and Prevention. Accessed November 28, 2021. <https://www.cdc.gov/places>.

These findings are confirmed by self-reporting among Apartments residents on the resident survey, with over one-third reporting fair or poor health. Children, on the other hand, were in much better health as reported by their parents with over 95% having excellent or good health. Within the neighborhood, similar trends were observed, with nearly one-quarter of adults reporting fair or poor health; among children, over 90% were reported to be in excellent or good health.

Fig.19: Self-Reported Health



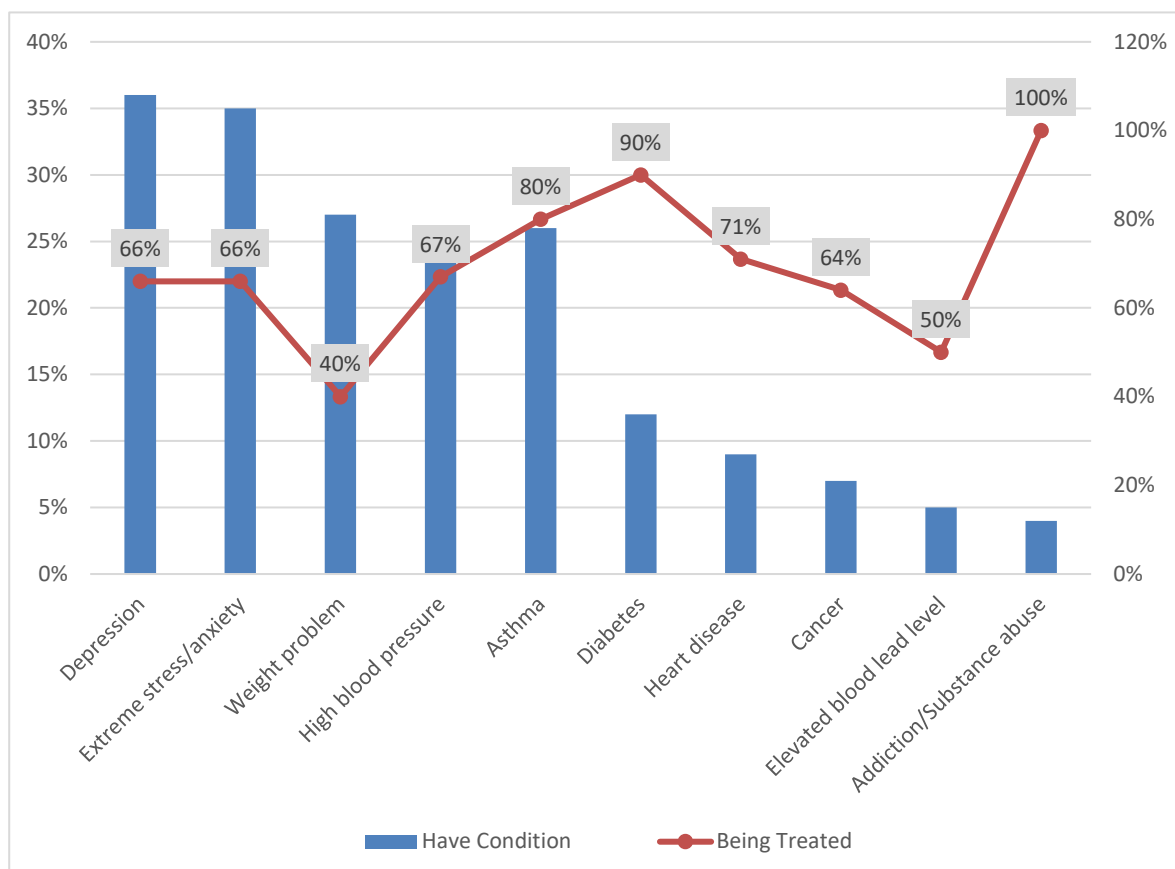
Source: Summit Lake Apartments Resident Survey

The trend of parents tending to the health of their children more than themselves continues when looking at health insurance coverage rates - about 90% of Apartments adults have health insurance, while the rate for children was much higher at 96%. Similarly, 98% of children get annual medical check-ups, while adults as a whole, only 88% received annual check-ups. One important preventative health measure of note is that only 82% of parents reports their children have been immunized.

Weight problems, high blood pressure, and asthma were among the most frequently reported chronic health conditions for adults - approximately one-quarter of those responding to the survey suffered from one or more of these conditions. For children, the most frequent chronic condition reported was asthma (30%). Medical treatment for these chronic health conditions hovered around 60% with the exception of weight problems (40%).

Of greater concern is that over one-third of Apartments respondents reported suffering from depression or extreme stress/anxiety but only two-thirds are being treated for these mental health conditions.

Fig.20: Chronic Conditions plus Treatment

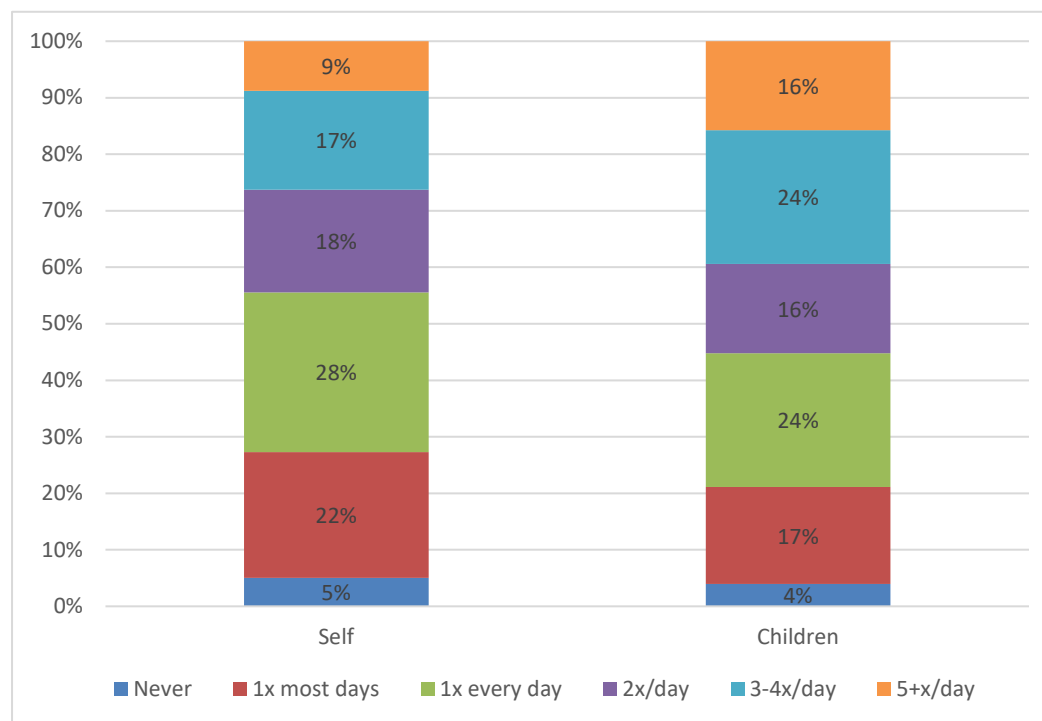


Source: Summit Lake Apartments Resident Survey

Only 60% of Apartments survey respondents had a “medical home” where they go when they are sick or in need of health advice. Nearly one-quarter (24%) utilized the emergency room while another 9% used non-emergency services from a hospital. Fewer than half of Apartments adults (43%) exercised 30+ minutes three or more days per week; children were more active (63%). However, approximately one-quarter of adults AND children never exercised. When asked what the barriers were to being more physically active, 26% said they were too tired; 17% had a health condition; and 15% didn’t have time. Supporting residents to be more active would positively impact these barriers and contribute to breaking this self-perpetuating cycle.

Consumption of fruit and/or vegetables is relatively high - at least 70% of adults and 80% of children eat fruits and/or vegetables at least once every day, but much fewer are eating fruits and vegetables multiple times a day, especially by adults. The biggest barriers to eating more fruits and vegetables are the low quality and cost of these items in local stores. The primary grocery store for Apartments residents is the Save A Lot located in the neighborhood, followed by Acme. Other frequented grocery stores included Walmart, Giant Eagle and Aldi.

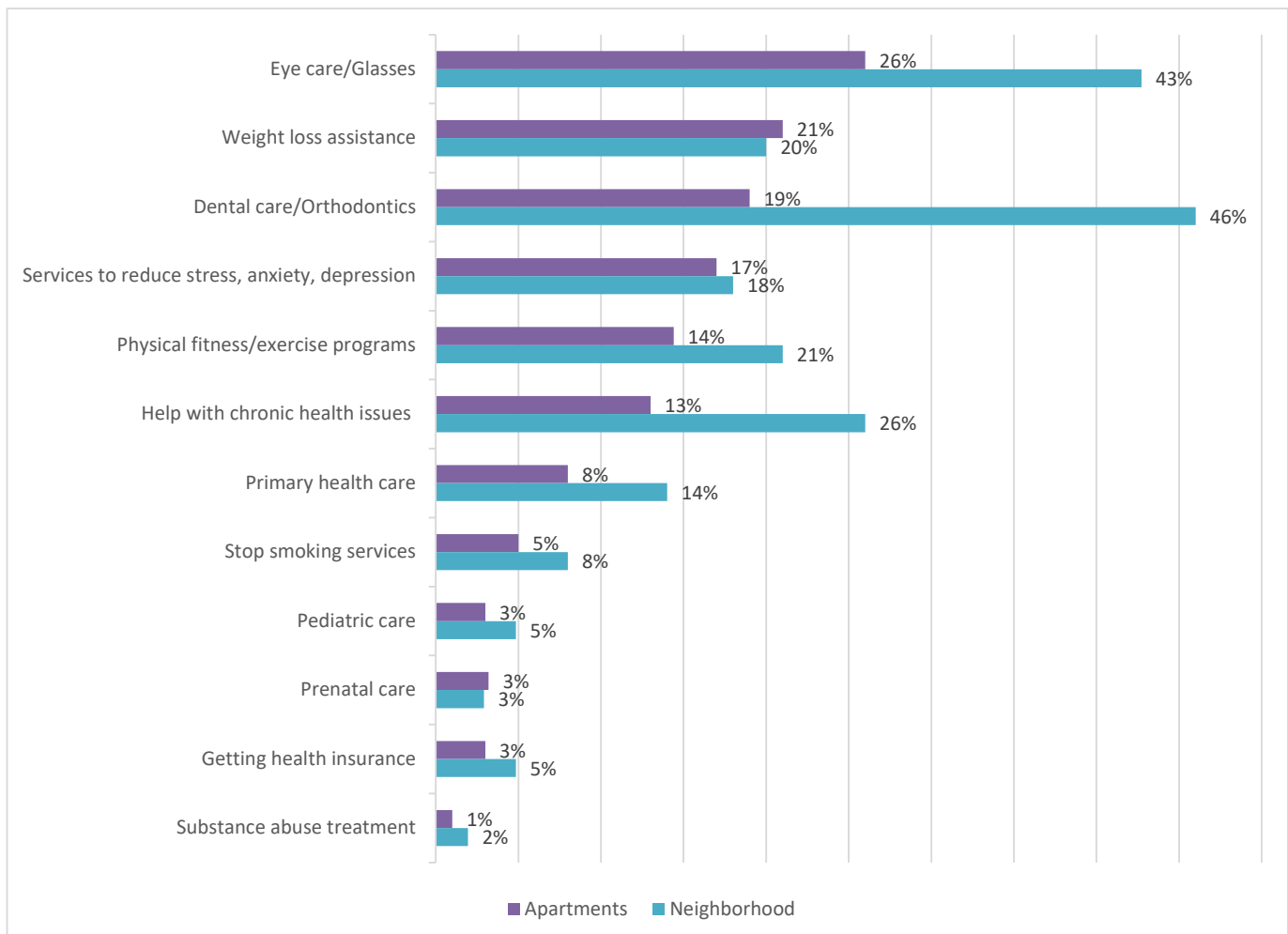
Fig.21: Consumption of Fruits and Vegetables



Source: Summit Lake Apartments Resident Survey

Between the Apartments and neighborhood survey respondents, the top six health needs were the same (albeit in different orders). The top health needs included eye care/glasses, weight loss assistance, dental care/orthodontics, services to reduce stress, anxiety or depression, physical fitness/exercise programs, and help with chronic health issues.

Fig.22: Top Health Needs in the Community



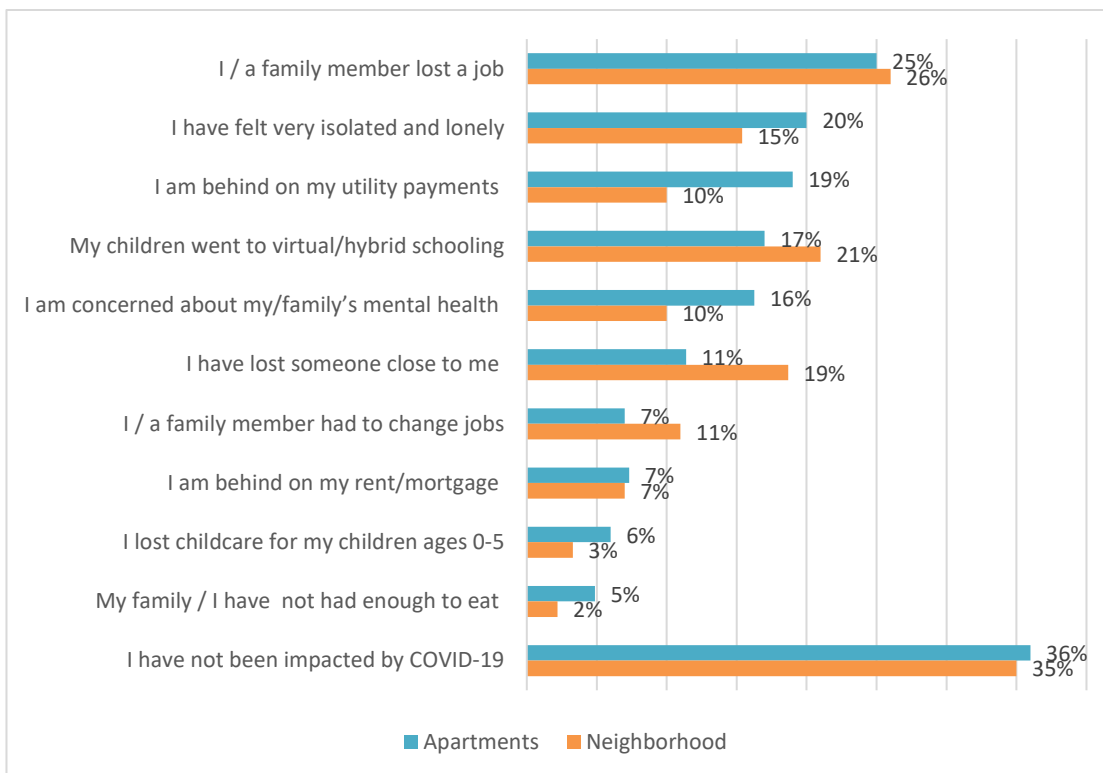
Source: Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey

COVID-19 Impacts

Since March 2020, the entire world has been impacted by the COVID-19 pandemic. Within Summit Lake, the greatest impacts felt were the loss of jobs which also translated into residents being behind on their utility payments, children going to virtual or hybrid schooling, and the loss of someone close to them. Residents' mental health has also been affected with respondents reporting feeling lonely and being concerned about their or a family member's mental health. The low levels of food insecurity point to the excellent job that local organizations like the Akron-Canton Regional Food Bank, OPEN M, and Good Samaritan have done in providing food boxes and other food resources to residents.

The reported impacts point to a need for job placement supports, utility assistance, educational supports to make up for lost learning time, and programs that address trauma and mental well-being among residents.

Fig.23: COVID-19 Impacts



Source: Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey

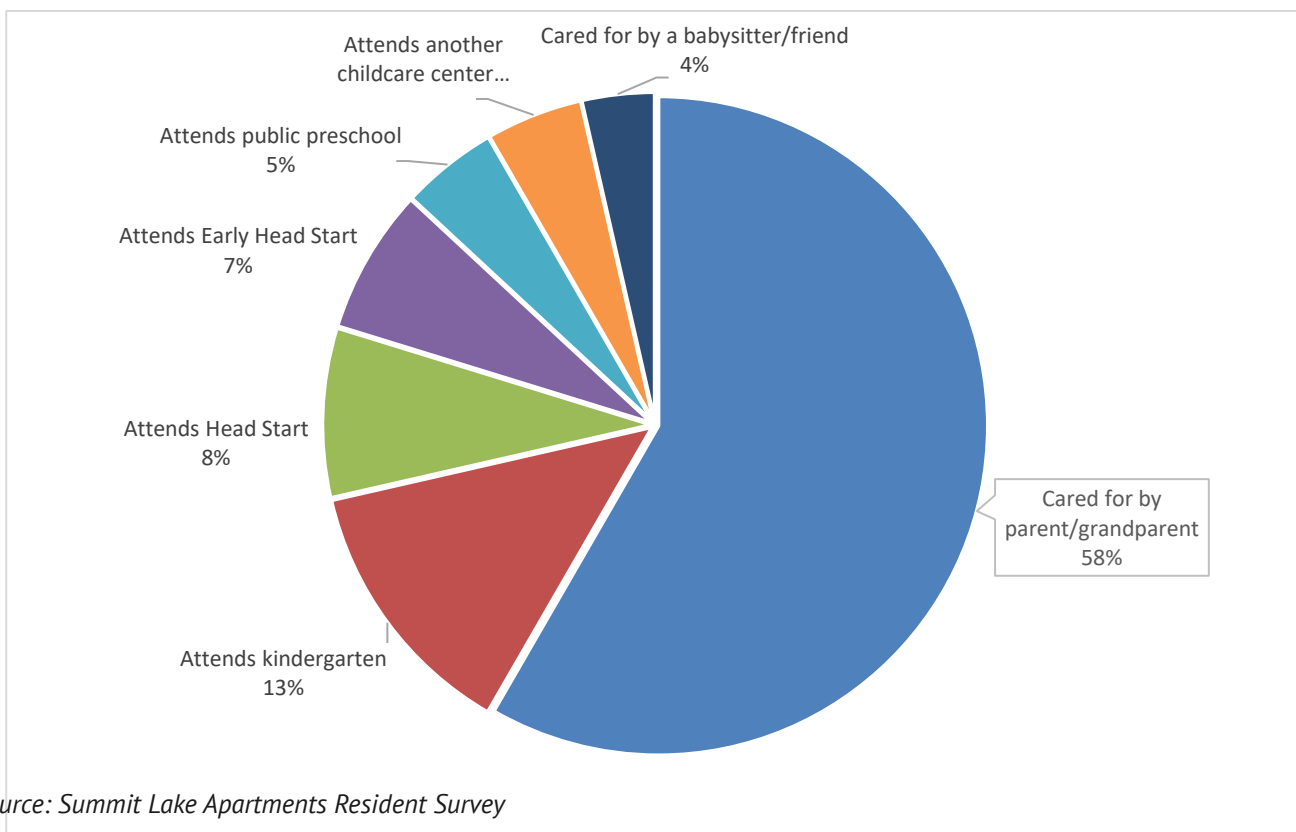
Youth

Children under 18 account for over one-third of the population (35%) in Summit Lake, which is significantly higher than the City of Akron as a whole (21%) (see Fig. 12). Within the Apartments, the children account for 50% of the population or 254 children under 18 of which 59% (149) are under the age of 6.²

Early Childhood

According to the resident survey, 58% of the children under the age of 6 at the Apartments are cared for by their parent or grandparent; 13% are attending kindergarten; and 20% attend a Head Start, Early Head Start or public preschool program. In the broader neighborhood, approximately the same percent of children under 6 are cared for by their parent or grandparent (59%).

Fig.24: Childcare for Children 0-5 Years of Age



Source: Summit Lake Apartments Resident Survey

² AMHA Demographic Data for Summit Lake Apartments - as of November 30, 2021

As shown in the map, only one professional childcare facility is located in the neighborhood - the Reach Opportunity Center operated by AMHA. Reach offers Head Start, Early Head Start, and an Akron Public Schools (APS) Early Learning Program. According to Community Action Akron Summit (CAAS), the grantee agency for Head Start and Early Head Start programs in the county, the Early Head Start program runs for 11 months and has 16 full-time slots that are fully utilized with a waiting list. The 9-month Head Start program has 18 part-time slots and 30 full-time slots that were fully utilized prior to COVID-19. Currently, the program is operating at 60% capacity (as of May 2021).

While CAAS does not operate the APS program at Reach, they stated that these slots are difficult to fill because the APS program is only a two-hour program and parents prefer full-day programming. When possible, CAAS utilizes Head Start and state funding to do wraparound programming to create a full-day program, but they are not doing this currently at Reach.

The Head Start/Early Head Start programs at Reach are open to both Apartments and non-Apartments households. The application process is centralized and approved applicants are assigned to a location closest to where the parent lives (or another location based on expressed interest). As a result, Apartments children do not, and historically have not, make up the majority of participants in either program. Enrollment by Apartments children has been low despite its close proximity and efforts by AMHA's Resident Services Department to promote and educate about their benefits.

Apart from Reach, there are two other licensed facilities in Summit Lake - one is a Type A Family Child Care Center (able to serve between 7 to 12 children), and one is a Type B (able to serve between 1 to 6 children). Outside of these three places, families must leave the neighborhood to access a childcare center. While a number of licensed childcare programs are within a two mile radius of Summit Lake, only a handful are accessible via public transportation from the neighborhood.

In addition to these center-based programs, AMHA through its Early Childhood Initiative operates two home visitation programs out of the Reach Opportunity Center:

- Parents as Teachers (PAT) - for families with children 0 to 5 to educate parents to provide their children with a strong start in life
- SPARKOhio - kindergarten-readiness program for families with children ages 4 to 5

Similar to Head Start/Early Head Start, participation by Apartments children is low. The PAT program has a capacity of 25-30 children, but only 7 Apartments and one neighborhood child are enrolled; SPARK can accommodate 30-35 children, but only 5 Apartments and 2 neighborhood children are enrolled.³

³ AMHA Resident Services Department Data - as of December 2, 2021



Early Care and Education Programs

- Licensed Child Care
- Licensed Preschool
- Licensed Family Child Care Home
- Licensed Family Child Care Home
- Licensed Child Care Center
- NHTD Home Care Services and Day Services
- NHTD Home Care
- Day Services

Fig.25: Early Care and Education Programs

School Age

According to AMHA, 105 school-age children (between 5 and 17 years of age) live at the Apartments.⁴ There are no schools in Summit Lake; the two schools that were in the neighborhood - Margaret Park Elementary and Lincoln Elementary - were shuttered in 2008 and 2010, respectively. Today, the Summit Lake neighborhood is zoned for three different elementary schools (Mc Ebright Community Learning Center [CLC], Leggett CLC and Pfeiffer), two middle schools (Innes CLC or Jennings CLC), and two high schools (Kenmore-Garfield and North).

Of the 59 Apartments children captured in the resident survey, they are currently attending 29 different public, charter and private schools throughout Akron and the surrounding area. When including neighborhood children (an additional 46 from the neighborhood survey), the number of schools increases to 43. Schools with the greatest number of Summit Lake students are: Mc Ebright CLC (Elementary) - 15; Leggett CLC (Elementary) - 9; Jennings CLC (Middle) - 7; and another 8 were enrolled in a 100% virtual (on-line) school. The remaining schools had five or fewer students with most having only one.

Part of the dispersion of Summit Lake students across the region is the active school choice movement in the State of Ohio. In 2005, the first statewide school choice voucher program began to help low-income students in failing public schools obtain a quality education. Since then, the program has grown significantly from 3,000 vouchers to nearly 69,000 in the 2021-22 school year. The largest voucher program, the EdChoice Scholarship, provides a coupon worth between \$6,000 and \$18,000 to students who are zoned to attend one of the schools “designated” by the state. With this voucher, students can use it to attend a private school for little or no cost. Schools are “designated” by the State if they are:

- ranked in the lowest 20% in the Performance Index Rankings for both the 2017-2018 and 2018-2019 school years; and
 - operated by a school district for which the average Title 1 formula percentage is 20% or above across the last three school years (2018-2019, 2019-2020 and 2020-2021);
- or
- operated by a school district that has an Academic Distress Commission in place.

In Akron, 29 out of 49 Akron Public Schools were “designated” for the 2021-2022 school year which included all of the zoned schools for Summit Lake with the exception of Pfeiffer Elementary.⁵ There is no readily available data for how many students from Summit Lake are utilizing the EdChoice scholarship program, but within Summit County, approximately 2,600 vouchers were being utilized in 2021.

⁴ AMHA Demographic Data for Summit Lake Apartments - as of November 30, 2021

⁵ Ohio Department of Education, 2021-2022 Designated School List - website accessed December 2, 2021. <https://education.ohio.gov/Topics/Other-Resources/Scholarships/EdChoice-Scholarship-Program>



Schools in Akron

Source: Data from 2011 Census of the United States and American Community Survey

- Target Neighborhoods
- Specialties
- Public Schools
- Private Schools
- Unlabeled

Fig.26: Schools in Akron

Recently, concerns have been raised by education advocates whether the voucher program is leading to better academic outcomes among participating students, pointing to recent studies showing that local school districts are outperforming academically private schools that have been the recipients of school vouchers particularly in Akron.⁶

Beyond the statewide voucher program, Akron Public Schools also offers students the opportunity to submit an “open enrollment” transfer to attend a different Akron public school or a school in another district rather than their zoned school. Approval of open enrollment applications are based on space availability as well as program requirements at the receiving school(s).

All Kindergarten through 8th grade students residing in the Akron Public School District are eligible for yellow bus transportation services if they live more than two miles from the their school of attendance regardless if it is another public, charter, parochial or private school. High school students are provided a Metro bus pass.

Despite the geographic dispersion of where students attend school, parents on the resident survey indicated a fairly high level of engagement with their child’s school, with nearly 80% participating in school activities either regularly or several times a year.

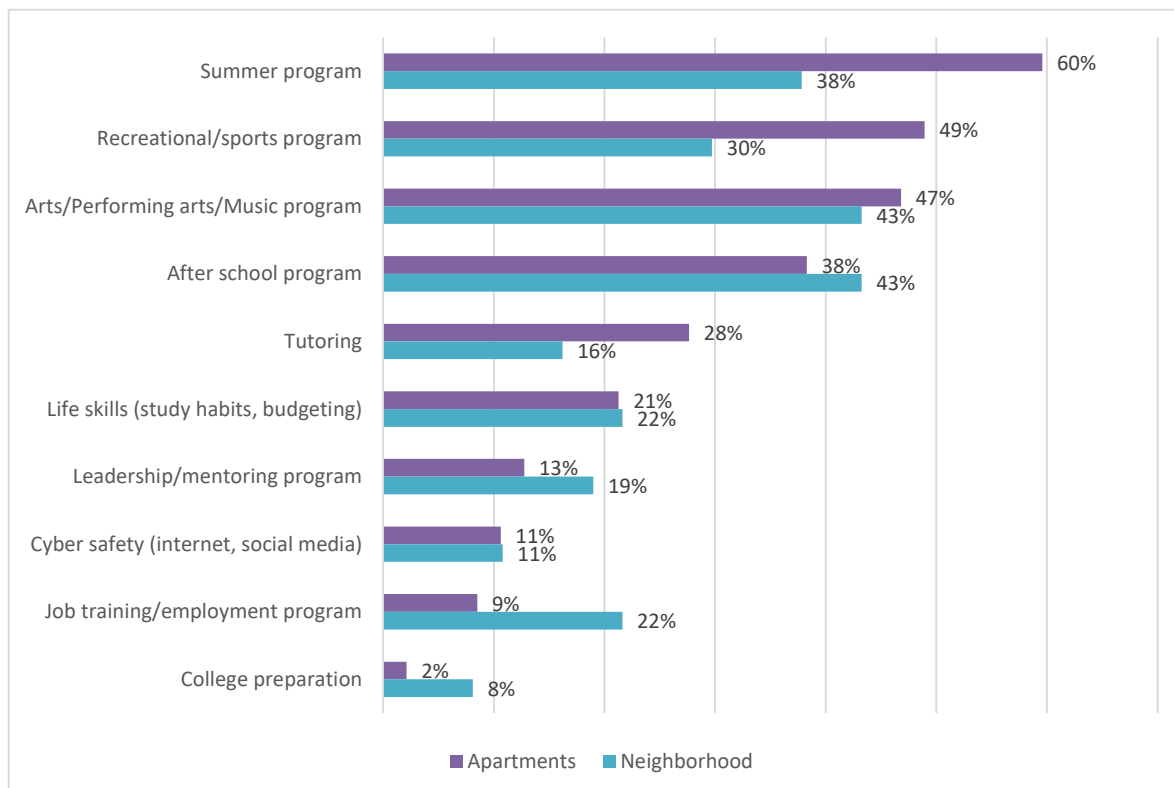
⁶ “Investigation: Meager results for Ohio vouchers after spending \$250 million,” *Akron Beacon Journal*, August 24, 2020.

Out of School Time

Very few school-age children (12%) participated in any organized after school programs. Similarly low levels of engagement were reported by neighborhood respondents (30%). When asked why children do not participate, the top barrier was knowledge of available programs (33%) followed by transportation issues (23%). Other barriers included program hours not working with the parent’s schedule, lack of programs that address their child’s interests, and program costs.

Over the years, different after school programs have been offered at the Reach Opportunity Center and the Summit Lake Community Center (SLCC). However, engagement in these programs by Apartments and neighborhood children has been spotty. For example, the Boys and Girls Clubs of Northeast Ohio (BGCNEO) used to operate a club at Reach, but closed it in 2018 after 3 years due to dwindling participation. Similarly, Students With a Goal (SWAG) operates an after school mentoring program for students in grades 6-12 out of Reach and SLCC. When the program first started in 2013, it was specifically for students living in Summit Lake; however, due to the transient nature of the population and the desire to continue to serve students when their families move away from Summit Lake, SWAG’s program is now open to students throughout Akron.

Fig.27: Out of School Time Program Interest



Source: Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey

Beyond High School

There are 21 children aged 14 to 17 living in the Apartments.⁷ Some of the programs available to support high school students with making the transition from high school to college or career include the following:

- Stark State College - the fourth largest of the 23 public two-year colleges in the University System of Ohio, Stark State offer more than 230 associate degrees and certificates. Based out of Canton, Stark State opened an Akron campus approximately three years ago. The College is currently working to design its programming to address the needs of the community which may include trying new approaches and tailoring existing programs. For example, Stark State is launching a six-week enrichment program during the summer for high school students. To support post-high school aspirations, Stark State offers two programs in Akron:
 - Preparing Akron Students for Success (PASS) 2.0 Summer Bridge Program - in partnership with Akron Public Schools, Stark State offers the PASS program to graduating seniors who are unsure of their future pathway. For two weeks, students participating in this free program get college and career advising that provides information about different pathways that allow them to earn a wage while building a career; success tips for college and career; academic prep for placement exams for college, employment or military; connections to local employers who are hiring; and free tuition if they enroll in Stark State in the fall.
 - Focus on African-American Males in Education (FAME) - a pre-college program designed specifically for African-American men that provides mentoring, academic support and post-secondary preparation through test preparation, assistance with completing the FAFSA, college tours, a summer component, and pre-college advising. FAME is targeted to low-income, first generation 9th to 12th graders who want to go to college but do not know how to make it happen. Part of Stark State's strategic plan is to bring this program to Akron.
- Goodwill Industries of Akron - offers a 10-12 week Youth Employment Opportunities to Work (YEOW) program to youth ages 15 years 9 months to 17 years living in foster care or at-risk due to family or academic problems. Program provides career exploration, budgeting classes, and work experience.
- Students With A Goal (SWAG) - the SWAG program started in Summit Lake and is targeted to students in grades 6th through 12th who are struggling academically and lack the confidence gained through education to help them develop their potential for learning, leadership, life and loving relationships. Staff track student grades and daily attendance along with guiding them to create and meet biweekly goals, and are available to the students 24/7.

⁷ AMHA Demographic Data for Summit Lake Apartments - as of November 30, 2021

Housing

Since 2000, Summit Lake has lost 26% of its housing units, most of which were single-family detached homes. Despite the significant loss of units over the last decade, the vacancy rate in the neighborhood is still 27%, and single-family homes still dominate the housing stock. With less than 6% of the housing stock having been built since 2000 and a median housing age of 80 years, most of the homes are old, large, and difficult to maintain.

Even as the housing landscape has dramatically changed in Summit Lake, the percentage of owner-occupied units has remained relatively steady and currently stands at 33%. Home values are low and have continued to decline which is indicative of the age and condition of the housing stock. Median gross rents are also lower than the City's, but despite this greater affordability, 49% of Summit Lake renters are cost burdened. As the housing tenure map shows on the following page, owner and renter-occupied housing are intermixed throughout the neighborhood with most blocks having a mix.

Fig.28: Housing Indicators

Indicator	Summit Lake Target Neighborhood						City of Akron					
	2000		2010		2019		2000		2010		2019	
Total Housing Units	1,828		1,725		1,349		97,315		98,670		96,683	
1 Unit Detached	1,130	62%	1,112	64%	727	54%	64,790	67%	66,044	67%	63,785	66%
1 Unit Attached	80	4%	0	0%	40	3%	2,657	3%	3,294	3%	3,025	3%
2 to 4 Units	289	16%	348	20%	341	25%	12,257	13%	11,458	12%	11,374	12%
5 to 19 Units	294	16%	235	14%	228	17%	8,559	9%	9,404	10%	9,210	10%
20 to 49 Units	14	1%	15	1%	10	1%	3,303	3%	2,468	3%	3,315	3%
50 or More Units	15	1%	15	1%	3	0%	5,416	6%	5,585	6%	5,586	6%
Other Units Types	11	1%	0	0%	0	0%	283	0%	417	0%	388	0%
Median Year Structure Built	1940						1950		1952		1954	
Vacancy	277	15%	495	29%	366	27%	7,199	7%	12,635	13%	11,743	12%
Tenure of Occupied Housing												
Owner Occupied	553	36%	465	38%	321	33%	53,500	59%	48,715	57%	42,576	50%
Renter Occupied	998	64%	765	62%	662	67%	36,616	41%	37,320	43%	42,364	50%
Median Value	\$70,249		\$67,791		\$51,053		\$76,800		\$91,800		\$82,400	
Median Gross Rent	\$637		\$699		\$595		\$496		\$657		\$759	

Source: U.S. Census (2000, 2010), American Community Survey (2015-2019).



Housing Tenure

- Owner-occupied single-family detached
- Owner-occupied multi-family
- Rental housing
- Vacant housing

Fig.29: Housing Tenure

Housing Conditions

Housing condition data collected by the City of Akron in 2021 for their Land Use Study shows that while 26% of the housing is in overall good condition, the remainder are in some need of repair, which is a challenge for property owners, whether homeowners or investors. Only 1% of the houses were deemed unsafe, an indication that most of the worst buildings have already been demolished.



Examples of neighborhood housing, including single family detached, multifamily building and newer duplexes.

Summit Lake Apartments

In 1965, Summit Lake Apartments (Apartments), a 261-unit housing community, was built on the former Summit Beach Park site, and acquired by AMHA in 1976. Situated on the lake front and adjacent to the Towpath, the Apartments have a prominent presence in the Summit Lake community. With a repetitive design and superblock configuration, the Apartments are readily identifiable as public housing.

The Apartments suffer from significant structural issues due to the soils on which the units are built and can be traced back to its original construction. The buildings have been experiencing differential settlement for decades, and have caused brick exteriors to separate from the buildings and forced doors and windows out of alignment. In unit interiors, three- to four-inch gaps between the wall and floor are common. The settling was so severe that AMHA demolished 14 units in 1996 (8 additional units were also demolished to construct a laundry room and expand the community building). Today, with 239 units, structural issues continue to plague the site with 7 more buildings exhibiting signs of differential settlement. Despite the structural issues, the Apartments maintains a 98% or higher occupancy rate which speaks to the demand for affordable housing in the community.

While the Apartments were constructed nearly three decades after the first public housing was constructed in the United States, the style, form and function of the Apartments are still reflective of older public housing developments. Of the 26 residential buildings, only half are oriented with front doors facing the street. The remaining front doors face onto pedestrian-only spaces. There is only one through street with apartment buildings sited within two “superblocks” on either side of the street. This significantly reduces residents’ ability to have “eyes on the street” and physically and perceptually cuts Summit Lake residents off from the rest of the community. While there is some variability in building type – two story walk-ups, two-story townhouses, three-story buildings with two-story units above ground floor units, all structures feature the same building materials and color palette.



On the exterior, shifting foundations have led to cracks in the brick, forced doors and windows out of alignment, caused gaps to appear between the buildings and foundations. With no central air conditioning, the out-of-square windows are difficult to open to allow air to flow through the unit. In the interior, evidence of building settlement is apparent in foundation walls that are cracked and bulging. Within the units, gaps between the floor and the wall are common and cracks have started appearing in the ceiling. To ameliorate conditions within the units, AMHA has jacked up floors to level out the units, and re-mortared the brick and mounded dirt along the exterior walls of ground floor units to prevent water infiltration. However, all of these are temporary fixes. The structurally recommended fix - installation of steel piers - is financially infeasible for the agency.



Constructed in 1965, Summit Lake Apartments retains site design features found in older public housing developments. There is only one through street (Miller/West Miller Avenue) with buildings arranged in a superblock configuration on either side. While there is some variability in building type, they all feature the same materials and color palette, making it difficult to distinguish one building from the next.





Pedestrian-only courtyards with no delineation between public versus private space means that no one feels any ownership over the area and creates indefensible spaces. This is amplified for the units along the Ohio and Erie Canal Towpath Trail. While a tremendous amenity, there is no identifiable separation between residents' backyards and the public green space along the trail. To deter non-residents from entering Summit Lake Apartments from Lake Shore Boulevard, AMHA installed fencing between the buildings. While this has achieved the intended outcome, it also makes Apartments residents feel trapped in the development.



Quality of Life

Retail and Commercial Services

There are very few retail and commercial assets in Summit Lake and the lack of shopping was identified as the second biggest problem in the community by both Apartments and neighborhood residents. In fact, Summit Lake was a food desert for decades until a Save A Lot opened in a long vacant Kroger in 2015 on Old Main Street. Recently, the Save A Lot stopped accepting WIC benefits, which is problematic in a neighborhood with a high percentage of young children and families.

The continued loss of population combined with the lower income levels of the remaining households in Summit Lake poses real challenges to the ability to attract new neighborhood-serving retail. Unsurprisingly, there is significant unmet demand for pharmacy, restaurants and other eating places, and general merchandise and other retailers in the community.⁸

Business type	Number
Auto-related	11
Convenience Store	5
Services	3
Bar	2
Bank	1
Childcare	1
Office	1
Supermarket	1
Other commercial	2



8 ESRI 2017 Retail MarketPlace Profile for Summit Lake



2021 Commercial Services

Source: Summit Lake Planning Commission

- Road (major transportation)
- Restaurant
- Bar
- Retail
- Office
- Entertainment
- Hotel
- Service
- Government
- Other Commercial

Fig.30: 2021 Commercial Services

Crime and Safety

Summit Lake has experienced a crime rate that is double the City's (7.58 vs. 3.66 per 1,000 residents, respectively) over the last several years. However, when incidents of violent crime are mapped citywide, Summit Lake is not among the areas with the highest incidents (although the map does not take into account population density).

Among Apartments residents, high crime/not feeling safe was the most common concern with nearly 50% of the residents identifying lack of safety as a problem in the neighborhood. Over 50% of residents also feel that crime occurs on a daily or frequent basis (1 to 2 times a week), and only 17% allow their children to play outside their home on their own. Half (51%) will only allow children to play outside if they are with them; and nearly one-third (31%) do not allow their children to play outside at all.

One concerning issue that was raised by neighborhood residents is the high concentration of sex offenders living in Summit Lake. It is uncertain as to why this situation exists, but concerned citizens speculate it is because there are no schools in the community.

Fig.31: Part 1 Violent Crimes, 2017-2019

Part 1 Violent Crimes	2017	2018	2019
Summit Lake Target Neighborhood			
Homicide	2	1	4
Rape & Attempted Rape	4	7	7
Robbery & Attempted Robbery	14	9	11
Aggravated Assault	0	0	1
Total Part 1 Violent Crimes	20	17	23
Rate per 1,000 Residents	7.58	6.44	8.71
City of Akron			
Homicide	39	38	41
Rape & Attempted Rape	280	268	248
Robbery & Attempted Robbery	413	423	370
Aggravated Assault	12	19	22
Total Part 1 Violent Crimes	744	748	681
Rate per 1,000 Residents	3.76	3.78	3.44

Source: Akron Police Department

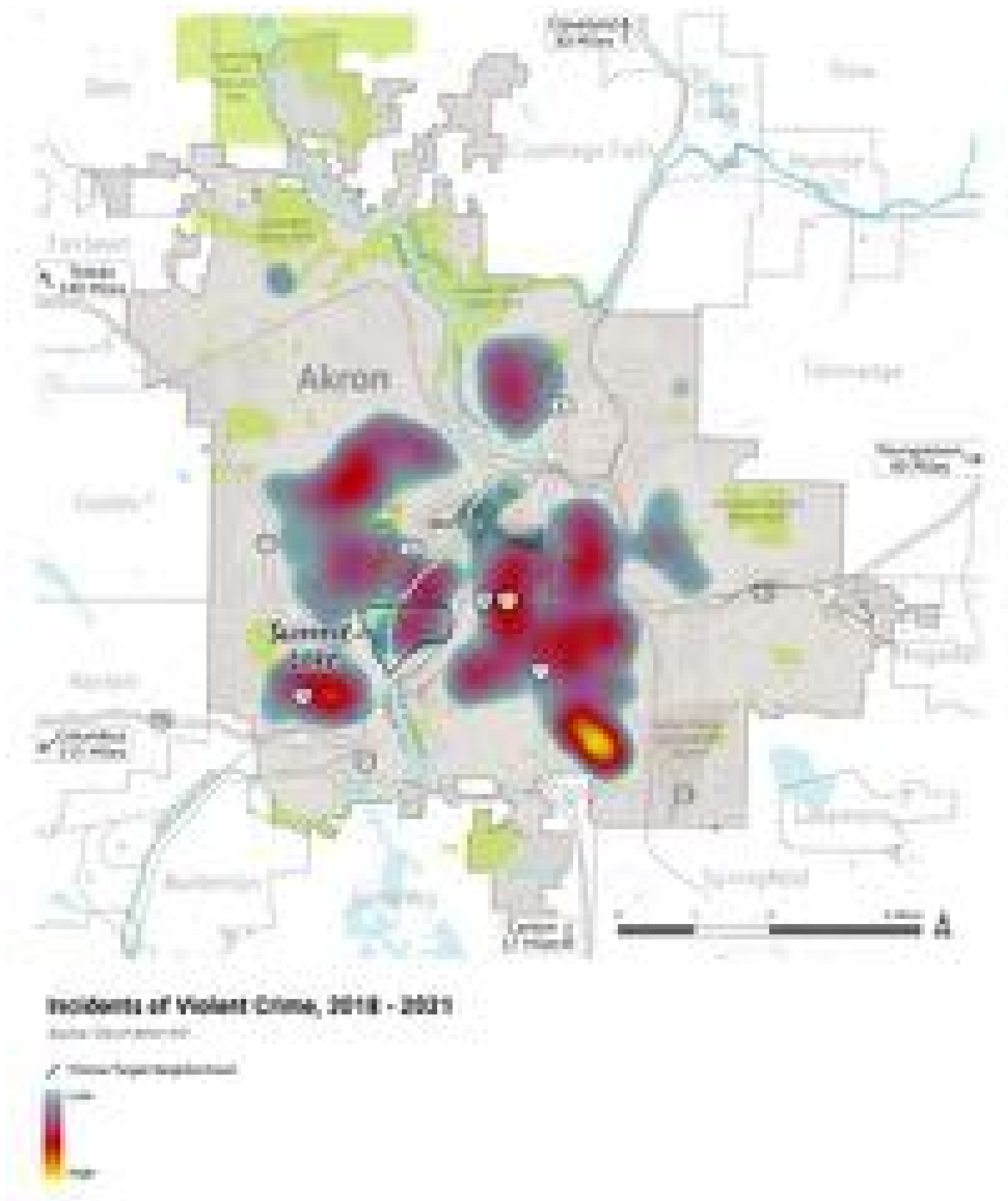
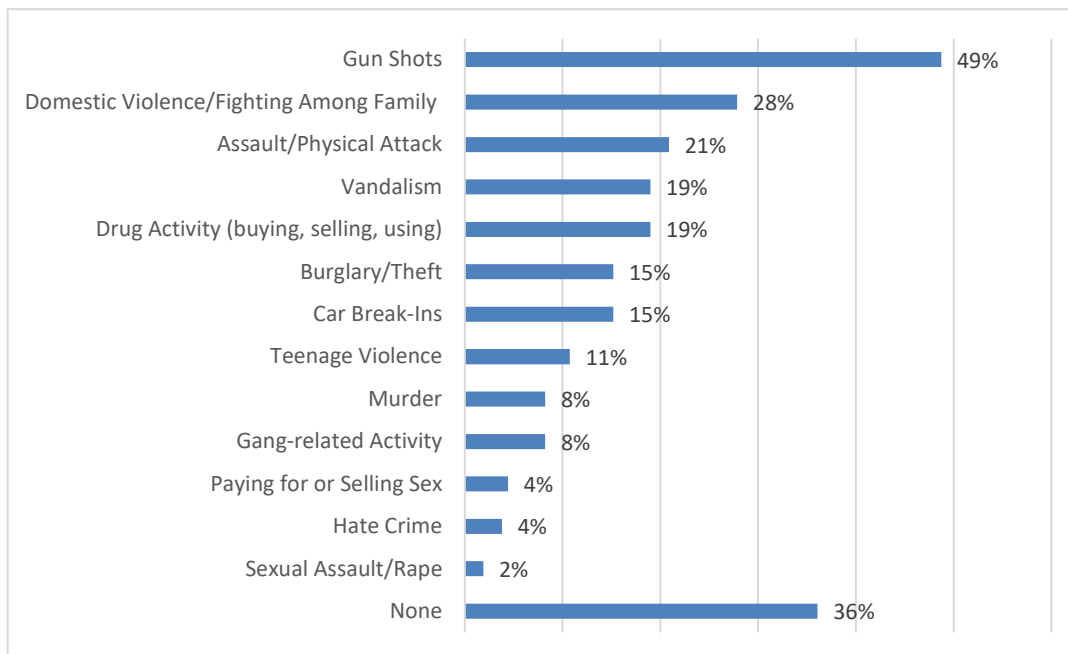


Fig.32: Incidents of Violent Crime, 2018-2021

Over half of Apartments residents have personally seen or been a victim of a crime while living in the neighborhood. The most common crime was hearing gun shots followed by domestic violence and fighting between family members.

Fig.33: Personally Seen or Been a Victim of Crime



Source: Summit Lake Apartments Resident Survey

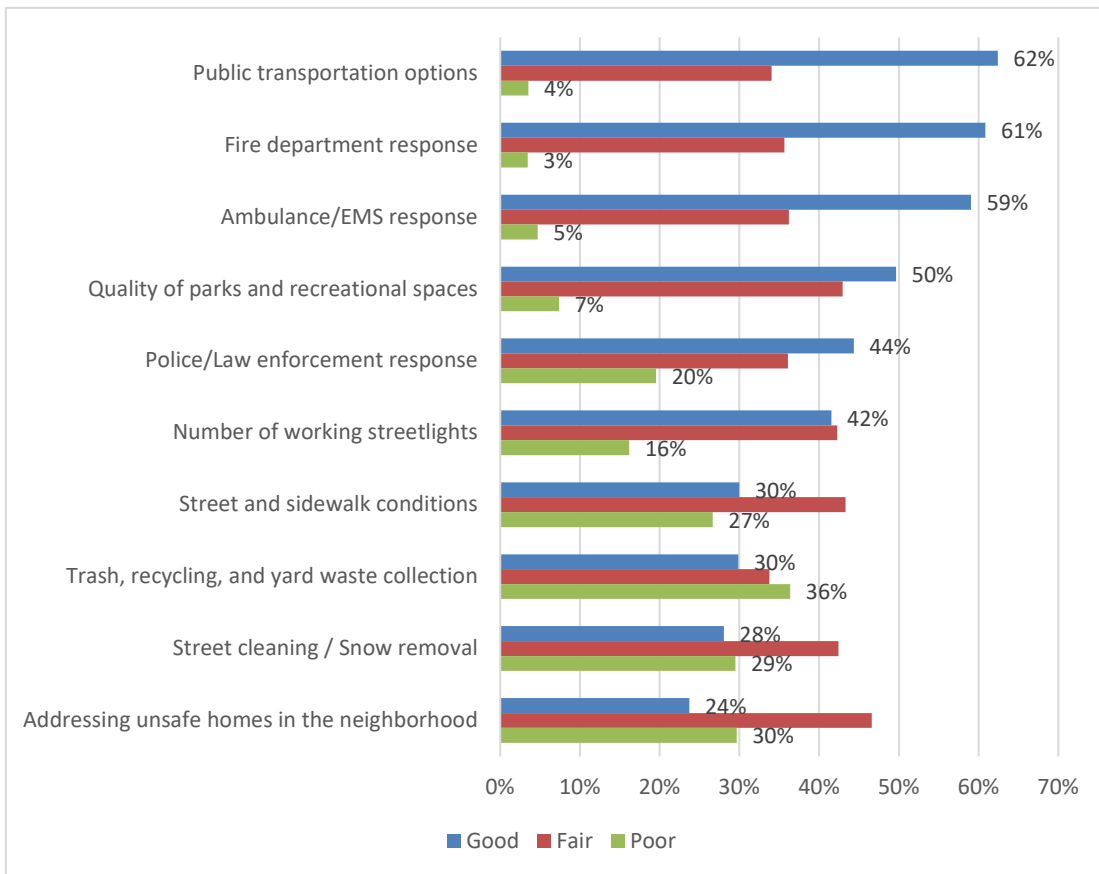
Residents feel most safe in their apartment/home, and least safe at night, whether in the neighborhood or walking around the lake, followed by walking to and from the Save A Lot or Aldi and traveling to and from the bus stop.

When crime in Summit Lake was discussed with the Akron Police Department, the police officers noted that crime in the community is better today than it used to be. The corner stores tend to be the locus of crime incidences today because of drugs, violence, and loitering. With regard to gun shots, the police department noted that call for shots fired is up across the city because of the proliferation of guns. While all police officers are trained in community policing, the Akron Police Department also has a Neighborhood Response Team (NRT) for each area that only respond to neighborhood problems, i.e. they do not answer calls for service. The NRT along with participation in programs hosted by AMHA is designed to build police-community relations. The success of this approach is reflected in the fact that 83% of Apartments residents see the police as someone to call when they need help.

Public Services

Residents, both Apartments and neighborhood, gave the highest public service ratings to public transportation options, fire department response, and ambulance/EMS response. On the other end of the spectrum, the lowest ratings were given to addressing unsafe homes in the neighborhood universally. Street cleaning/snow removal, street/sidewalk conditions and trash collection were also among the bottom four for both Apartments and neighborhood residents.

Fig.34: Rating of Public Services



Source: Summit Lake Apartments Resident Survey

Parks and Open Space

The Summit Lake neighborhood is anchored by its namesake, Summit Lake. The lake has been both a boon and a curse to the community - from its waters being used to support the rubber tire factories that drove Akron's growth and the site of "Akron's Million Dollar Playground", to the decline in its water quality due to factory pollution which mirrored the decline of tire industry and the adjacent neighborhood as families moved to the suburbs; and now its role as the catalyst for community-driven change and renewed investment for one of the most challenged neighborhoods in the City.

With the completion of the Ohio & Erie Canal Towpath Trail portion through Summit Lake in 2010, more than 2.5 million users annually traverse the Towpath, making it a regional destination for visitors and residents throughout the midwest. While the Summit Lake connection was an important milestone, the major shift from seeing the lake as something to be feared and avoided to valuing as an asset was the launch of the Akron Civic Commons in 2016 under the Reimagining the Civic Commons initiative funded jointly by the JPB, Knight, Kresge, and William Penn Foundations.

The initial Akron Civic Commons project in Summit Lake was the creation of a waterfront sitting area with picnic tables, grills, benches, and shade. Since then, several additional projects have come to fruition: a \$600,000 renovation former historic Summit Lake Pump House into the Summit Lake Nature Center by Summit Metro Parks; several volunteer-led shoreline clean-ups to remove dense underbrush, invasive species, and trash; demolition of vacant buildings along the northern shore of the lake including the Margaret Park Elementary School closed in 2008 by Akron Public Schools at a cost of nearly \$1 million; and the Summit Lake Community Portrait Project featuring photographs of community residents along the Towpath in Summit Lake.



Summit Lake Community Portrait Project



Summit Lake waterfront seating area

In 2018, the Akron Civic Commons completed the community-led Summit Lake Vision Plan. Phase 1, the 2.25 mile Ohio & Erie Canal Summit Lake Trail around the lake was awarded \$3 million by the City of Akron. The trail is in the final design stage with construction beginning in the spring/summer of 2022. Phase 2, the Summit Lake NorthShore Park was recently awarded \$2 million by the City using American Rescue Plan Act funding, and will begin design planning in 2022.

The amenities at Summit Lake that are being made possible through Akron Civic Commons, coupled with the Summit Lake Community Center including a playground, baseball fields and basketball court, and AMHA's Reach Opportunity Center, would appear to provide a plethora of park and open space for the enjoyment of the entire community. However, since all of the park space is located off of Lake Shore Boulevard and along the lake, over half of the neighborhood lives farther than a quarter mile, or 5 minute walk, from a park entrance. Aside from a number of community gardens, there are no other parks or playgrounds in the greater neighborhood.

The importance of the lake plus the Towpath Trail to residents cannot be understated. When residents were asked what they liked the most about the neighborhood, the parks and recreational spaces along with affordable housing were both among the top two things identified by both Apartments and neighborhood residents.



Ohio & Erie Canal Towpath Trail



Access to Parks

Walking Distance

- | | |
|----------------------------|-----------------------|
| Thruway Super Neighborhood | 5-10 min. Walking |
| Lakeview Park | 10-15 min. Walking |
| Lakeview Park | 15-20 min. Walking |
| Lakeview Park | 20-30 min. Walking |
| Lakeview Park | 30-45 min. Walking |
| Lakeview Park | 45-60 min. Walking |
| Lakeview Park | 60-75 min. Walking |
| Lakeview Park | 75-90 min. Walking |
| Lakeview Park | 90-105 min. Walking |
| Lakeview Park | 105-120 min. Walking |
| Lakeview Park | 120-135 min. Walking |
| Lakeview Park | 135-150 min. Walking |
| Lakeview Park | 150-165 min. Walking |
| Lakeview Park | 165-180 min. Walking |
| Lakeview Park | 180-195 min. Walking |
| Lakeview Park | 195-210 min. Walking |
| Lakeview Park | 210-225 min. Walking |
| Lakeview Park | 225-240 min. Walking |
| Lakeview Park | 240-255 min. Walking |
| Lakeview Park | 255-270 min. Walking |
| Lakeview Park | 270-285 min. Walking |
| Lakeview Park | 285-300 min. Walking |
| Lakeview Park | 300-315 min. Walking |
| Lakeview Park | 315-330 min. Walking |
| Lakeview Park | 330-345 min. Walking |
| Lakeview Park | 345-360 min. Walking |
| Lakeview Park | 360-375 min. Walking |
| Lakeview Park | 375-390 min. Walking |
| Lakeview Park | 390-405 min. Walking |
| Lakeview Park | 405-420 min. Walking |
| Lakeview Park | 420-435 min. Walking |
| Lakeview Park | 435-450 min. Walking |
| Lakeview Park | 450-465 min. Walking |
| Lakeview Park | 465-480 min. Walking |
| Lakeview Park | 480-495 min. Walking |
| Lakeview Park | 495-510 min. Walking |
| Lakeview Park | 510-525 min. Walking |
| Lakeview Park | 525-540 min. Walking |
| Lakeview Park | 540-555 min. Walking |
| Lakeview Park | 555-570 min. Walking |
| Lakeview Park | 570-585 min. Walking |
| Lakeview Park | 585-600 min. Walking |
| Lakeview Park | 600-615 min. Walking |
| Lakeview Park | 615-630 min. Walking |
| Lakeview Park | 630-645 min. Walking |
| Lakeview Park | 645-660 min. Walking |
| Lakeview Park | 660-675 min. Walking |
| Lakeview Park | 675-690 min. Walking |
| Lakeview Park | 690-705 min. Walking |
| Lakeview Park | 705-720 min. Walking |
| Lakeview Park | 720-735 min. Walking |
| Lakeview Park | 735-750 min. Walking |
| Lakeview Park | 750-765 min. Walking |
| Lakeview Park | 765-780 min. Walking |
| Lakeview Park | 780-795 min. Walking |
| Lakeview Park | 795-810 min. Walking |
| Lakeview Park | 810-825 min. Walking |
| Lakeview Park | 825-840 min. Walking |
| Lakeview Park | 840-855 min. Walking |
| Lakeview Park | 855-870 min. Walking |
| Lakeview Park | 870-885 min. Walking |
| Lakeview Park | 885-900 min. Walking |
| Lakeview Park | 900-915 min. Walking |
| Lakeview Park | 915-930 min. Walking |
| Lakeview Park | 930-945 min. Walking |
| Lakeview Park | 945-960 min. Walking |
| Lakeview Park | 960-975 min. Walking |
| Lakeview Park | 975-990 min. Walking |
| Lakeview Park | 990-1005 min. Walking |

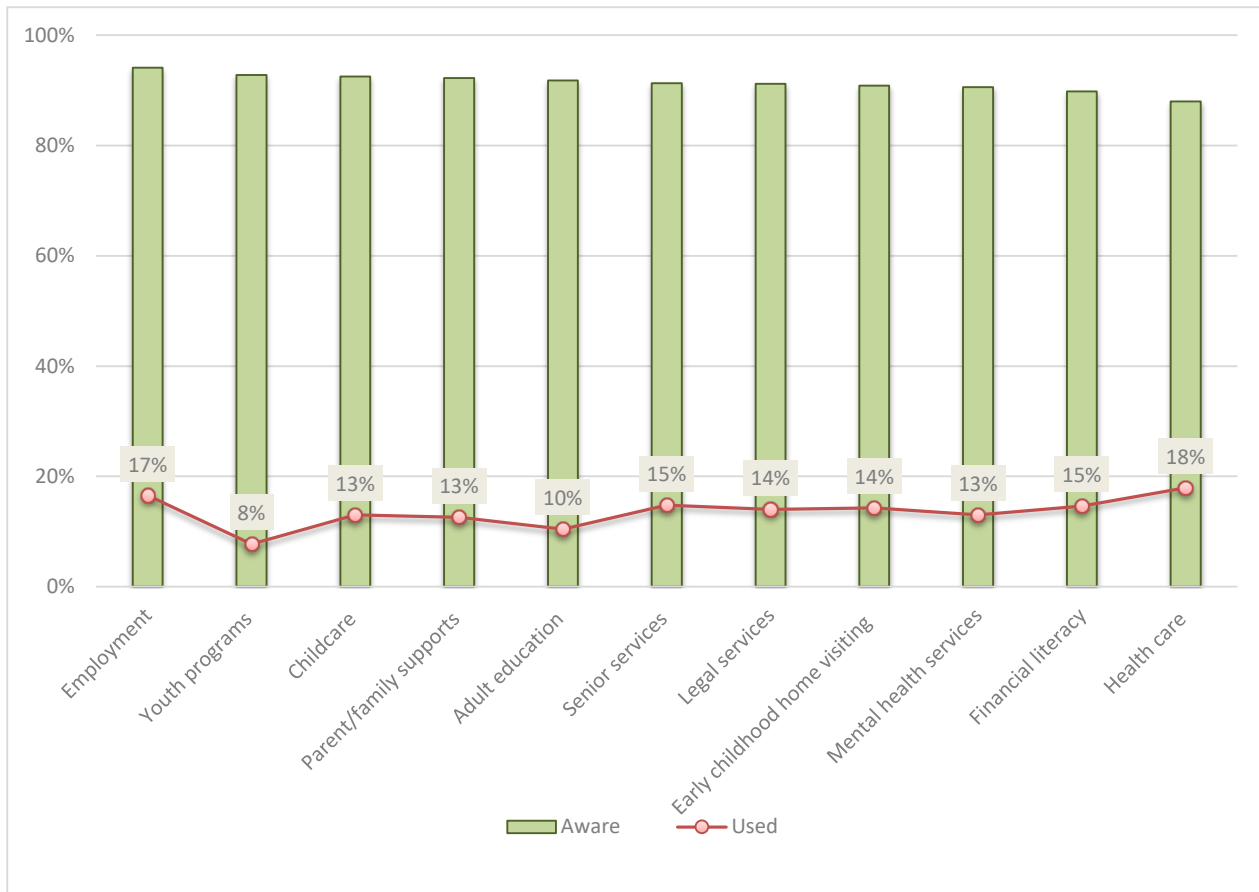
Fig.35: Access to Parks

Human Capital Services

Knowledge of different services and programs in the community was high among Apartments residents, but utilization of these services was low. When asked what makes it difficult to use the services that are available, over 50% said that there were no challenges and they had no trouble accessing the services that they need. Among those who did express challenges, the most frequent was that services are not being offered at times that works for the household followed by not knowing what services are available and transportation issues.

Given the high level of residents indicating that they had no problems accessing the services they need, it raises questions whether the services they really need are being offered or if they are unaware of the benefits that different services can offer for them and their family.

Fig.36: Knowledge and Use of Services

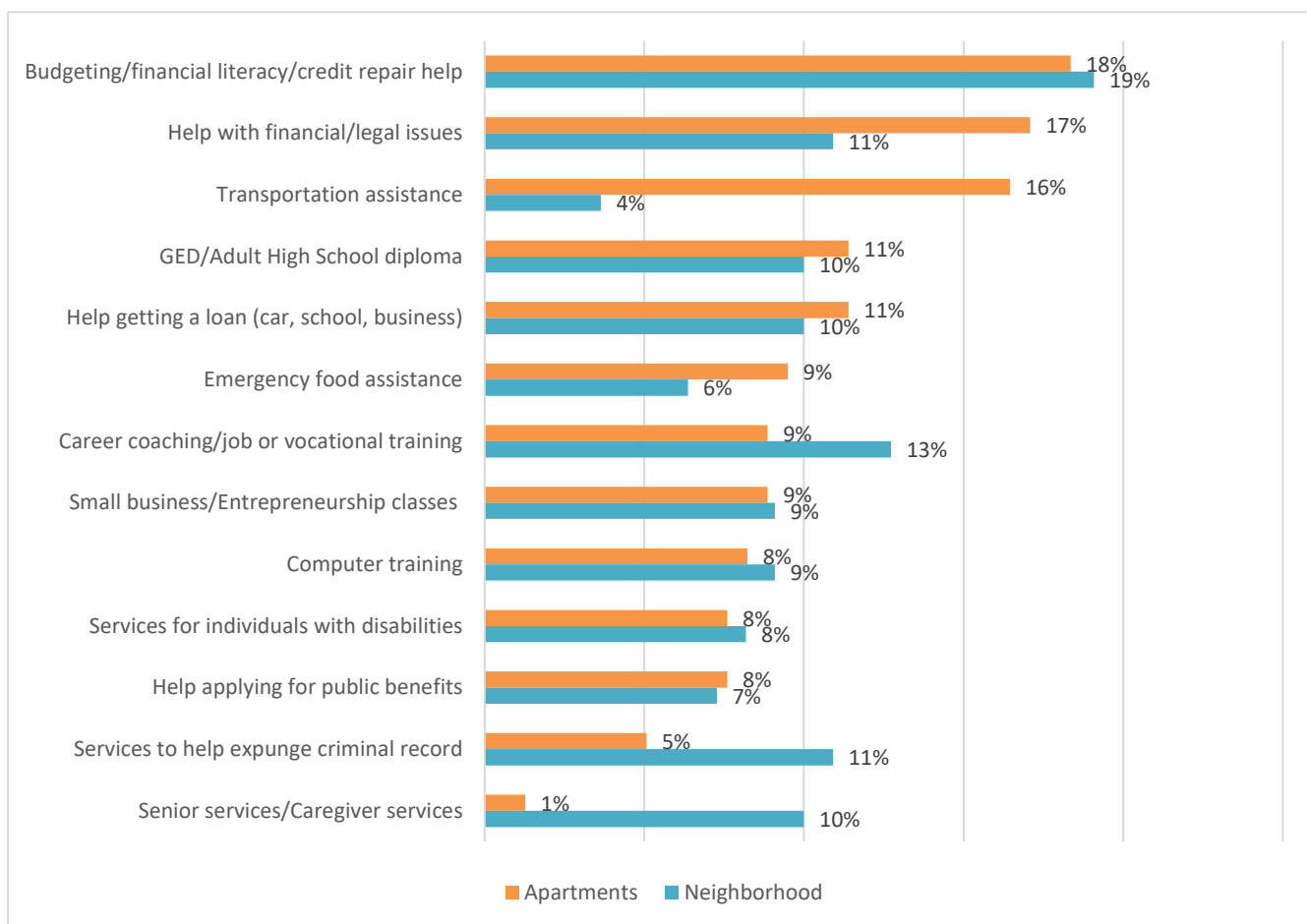


Source: Summit Lake Apartments Resident Survey

However, when looking at the knowledge and utilization rates against the services for which residents have expressed an immediate need, a disconnect becomes apparent. For example, 18% of Apartments residents expressed a need for financial literacy right now, yet there is low utilization of those programs even though there is high knowledge of the program availability.

The low utilization of different services across the board - early childhood programs, after school activities, computer classes, GED prep, job training, etc. - despite the expressed need for such services has raised questions among service providers about wanting to understand more about why residents are not using the services that are available to them.

Fig.37: Services with an Immediate Need



Source: Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey

Environmental Conditions

A recent publication by ProPublica has revealed the presence of an industrial facility that is emitting toxic air pollution just south of the Summit Lake neighborhood. Based on U.S. Environmental Protection Agency (EPA) data, this toxic hot spot is exposing residents living within the vicinity of these facilities to levels of excess cancer risk.⁹ While the Summit Lake neighborhood has an elevated level of risk, it is still considered within EPA's acceptable level of cancer risk (1 in 10,000), even though the agency has also said that ideally, the cancer risk from air pollution should be much lower at 1 in 1,000,000.

As shown in figure 38, the area immediately around Emerald Performance Materials LLC has a cancer risk of 1 in 5,300 or 1.9 times the EPA's acceptable risk. The area immediately north of the facility (shown in taupe on the map) which includes the southern portion of the Summit Lake neighborhood, the risk is 1 in 30,000 or 66% lower than the EPA's acceptable risk. Going further north (shown in light gray on the map) which includes the rest of the Summit Lake neighborhood, the risk goes down to 1 in 91,000 or 89% lower than the EPA's acceptable risk.

Community residents were alarmed by this new data that was published on November 2, 2021, and AMHA was able to obtain additional information about the facility from the Akron Regional Air Quality Management District. According to the District, Emerald Performance Materials operates in compliance with all State air quality and environmental requirements at this time.

AMHA did complete a Phase 1 Environmental Site Assessment of the Apartments in May 2021 (see Appendix C). The assessment revealed no evidence of "recognized environmental conditions" (RECs) in connection with the Apartments except for two items:

- A dry cleaning business was previously located on an adjacent property to the east (1135 Lake Shore Boulevard – currently the parking lot for the Lake Mini Mart across the street from the Apartments) between 1951 and 1957. Based on the types of chemicals used for dry cleaning at the time, there is potential for the contamination associated with the former dry cleaning site to have migrated onto to the Apartments property.
- Historical filling and grading have taken place during the development of the property. The fill composition is unknown, but at the time of filling and grading (estimated to be during the 1930s and 1940s), industrial fill was commonly used within the City of Akron.

AMHA commissioned a Phase 2 Environmental Site Assessment to do further investigations into the two RECs (see Appendix D). The study was completed in March 2022 and no discernable impacts were noted to be associated with the former adjacent dry cleaners or the historical grading and filling in the area that would affect future residential land use and construction activities on the site.

⁹ *The Most Detailed Map of Cancer-Causing Industrial Air Pollution in the U.S.* - accessed 12/10/21. www.projects.propublica.org/toxmap.

Fig.38: Toxic Hot Spot



Source: *The Most Detailed Map of Cancer-Causing Industrial Air Pollution in the U.S.* - accessed 12/10/21. www.projects.propublica.org/toxmap

Connectivity

Transportation

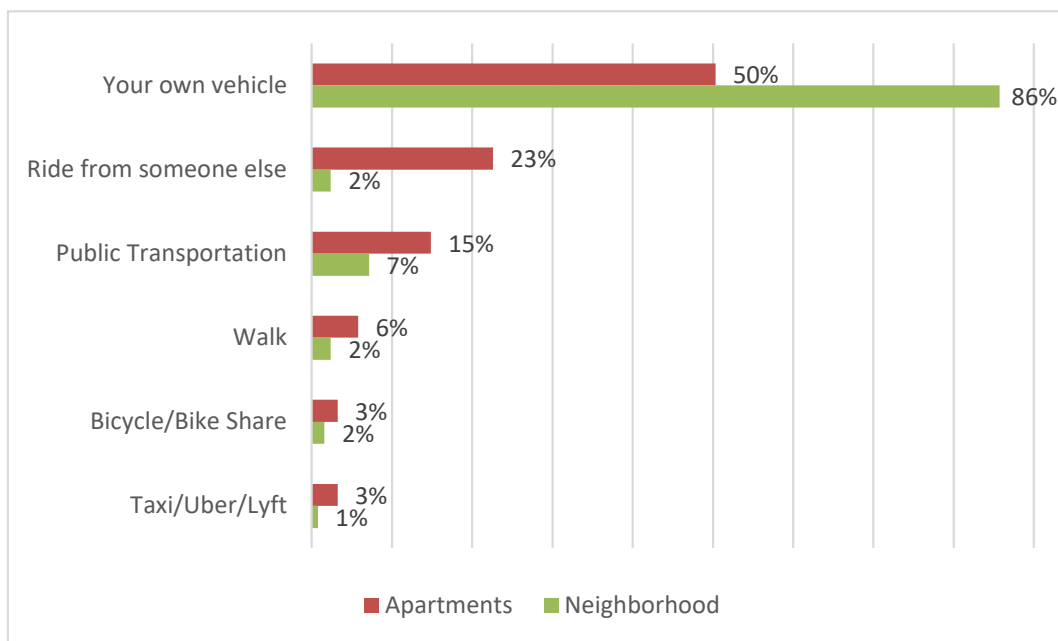
Car ownership within Summit Lake Apartments is low - 50% of households own a vehicle. As a result, a significant number of residents rely upon a ride from someone else or public transportation to get around. With unreliable transportation (only 42% said they always have access to transportation), transportation was frequently cited as a barrier for Apartments residents when trying to access services and quality health care, find and keep employment, and engage their children in out of school time activities.

Car ownership is higher in the neighborhood, but 7% of residents use public transit as the main way they get around.

The METRO Regional Transit Authority operates the public bus system in Summit County. Summit Lake is served by four bus routes:

- Route 8 Kenmore/Barberton (weekday - every 30 minutes; Saturday (until 10pm)/Sunday (until 7pm) - 30 minutes to hourly)
- Route 11 South Akron (weekday only - hourly, ends in the late afternoon/evening)
- Route 21 South Main (weekday only - hourly, ends in the late afternoon/evening)
- Route 24 Lakeshore (weekday - service ends by 6:30pm, Saturday - hourly with service ending by 5:30pm)

Fig.39: Mode of Transportation



Source: Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey



Transit Routes and Stops

- Route (dashed line)
- Stop (red square)
- Stop (blue square)

Fig.40: Transit Routes and Stops

Pedestrian Conditions

With low vehicle ownership, many residents have to walk, either to get to their final destination or to the bus stop. Sidewalk conditions vary widely across the neighborhood but much of the east side has very poor conditions, which include cracked and uneven sidewalks, overgrown sidewalks, and sections where the sidewalk just ends in the middle of the block. Some smaller streets do not have sidewalks at all. Because of the uneven quality of the sidewalks, pedestrians were frequently observed walking in the street instead. Crosswalks are also very rare in the neighborhood.

As noted previously, street and sidewalk conditions were rated amongst the lowest of the public services. During community workshops, this was only reinforced with participants frequently voicing concerns about speeding traffic, lack of crosswalks, and poor to non-existent sidewalks making it dangerous to walk around the neighborhood.



Examples of sidewalk conditions.



Pedestrian Conditions

Source: City of Summit Lake, 2021

- ✓ Thinner Target Neighborhood
- ✓ No Sidewalk
- ✓ High Sidewalk Condition

Fig.41: Pedestrian Conditions



Crash Incidents, 2016-2019

Source: Department of Transportation



Fig.42: Crash Incidents, 2016-2019

Crash Incidents

The dangerous conditions faced by pedestrians is only reinforced when looking at crash data. Between 2016 and 2019, 242 crashes were recorded in the Summit Lake neighborhood. Of these crashes, one was fatal and 47 resulted in injury. The fatal crash occurred at the intersection of Old Main Street and Miller Avenue, which had the highest number of crashes during this time period at 39 crashes. Other dangerous intersections included:

- Old Main Street between Bachtel Avenue and Miller Avenue with 25 crashes
- Miller Avenue and Lake Shore Boulevard with 16 crashes
- Kenmore Avenue and Lake Shore Boulevard with 8 crashes
- Miller Avenue and Princeton Street with 7 crashes
- Lake Street and Princeton Street with 6 crashes

Four crashes involved pedestrians and occurred at: Lake Shore Boulevard and Ira Avenue, Lake Shore Boulevard and Miller Avenue (injury), Main Street near the intersection of Long Street (injury), and Old Main Street near the intersection of Crosier Street (injury).

Long blocks east-west with intermittent homes has engendered an environment where cars speed down these streets and frequently ignore traffic signs. Data from Akron Police Department speed trailers support community identified speeding locations:

Fig.43: Speed trailer data

1112 Lake Shore Blvd (between Miller and Lake)		187 W. Miller Ave. (between Victory and Princeton)		307 W. Miller Ave. (between Lake Shore and Victory)	
4/6/21 to 4/20/21		6/22/18 to 6/29/18		6/10/20 to 6/23/20	
Posted speed limit	25 mph	Posted speed limit	25 mph	Posted speed limit	25 mph
Over the speed limit	44.6%	Over the speed limit	44.5%	Over the speed limit	31.9%
Average speed	24 mph	Average speed	23 mph	Average speed	20 mph
85th percentile	35 mph	85th percentile	30 mph	85th percentile	32 mph
Maximum speed	73 mph	Maximum speed	59 mph	Maximum speed	82 mph

Source: Akron Police Department

During community workshops and interviews, particular concern was expressed about Lake Shore Boulevard and vehicles that travel at a high rate of speed going north to south as they come over the hill at Long Street. The Ohio Department of Transportation (ODOT) is supposed to install a crosswalk, curb ramps and signs at the intersection of Lake Shore Boulevard and Long Street as a part of its Pedestrian Safety Program. This project was delayed from 2021 and is expected to be completed in 2022.

Neighborhood and Lake Access

When Interstate 76/77 was constructed in the late 1960s, it was constructed right through the middle of what was originally the Summit Lake neighborhood, bisecting it in half and displacing hundreds of mostly minority families. The area to the south of the interstate, the target neighborhood, was effectively spatially isolated by the highway to the north, the rail line to the south, and the lake to the west.

Within the neighborhood itself, most of the community is also disconnected from the lake. While the street grid on the west side extends to the lake, providing multiple access points and views with homes that face the lake. On the east side, the street grid ends at Lake Shore Boulevard with only four streets extending to the lake.



Fig.44: Neighborhood Barriers



The west side of Summit Lake where the streets continue to the lake.



Lake Access

- Lake Access Point
- Accessible Point
- Public Open Space
- Other and Unclassified Access Point
- Proposed Summit Lake Trail
- Roadway

The east side of Summit Lake where most streets end at Lake Shore Boulevard and there are few access points to the lake and Towpath Trail.



Fig.45: Lake Access

Civic Engagement

Despite the significant loss of population over the last two decades, Summit Lake retains a strong identity and community commitment among the residents who remain. They are very proud of their neighborhood and wary of any newcomers coming in who say they want to do something. The community has a long history of not being consulted and experiencing broken or empty promises.

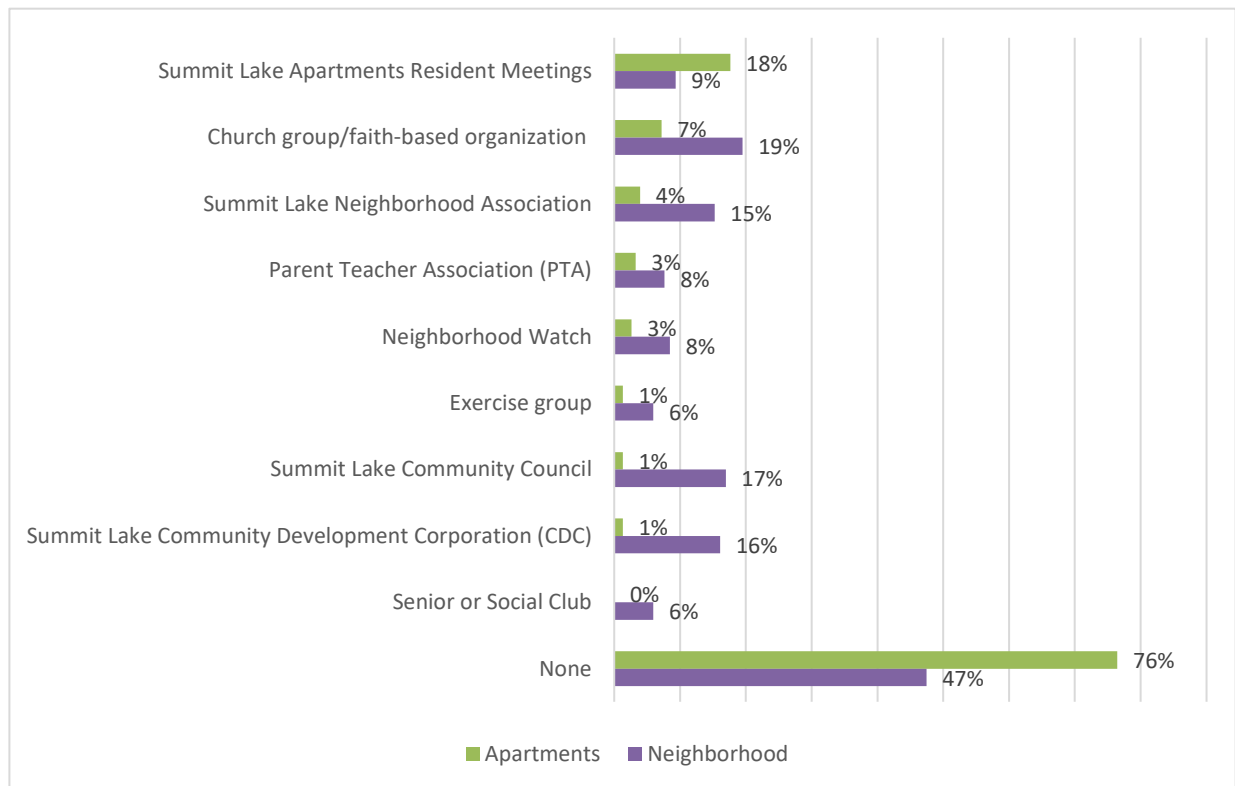
There are three community-led organizations operating in Summit Lake:

- Summit Lake Community Development Corporation (CDC) - a collectively resident-led organization that is broadly representative of Summit Lake, the CDC has no paid staff. Run by the board, the organization spends the majority of its time on community organizing followed by community development. Recently, the CDC is considering managing a neighborhood clean-up program that would be resident-driven with support from the CDC and the City. There is limited capacity at the CDC because it is 100% volunteer and would need to bring someone on board in a paid capacity to lead the organization.
- Summit Lake Neighborhood Association (SLNA) - founded by long-term residents in the neighborhood, the organization has not been active for several years. The Akron Civic Commons did work with the SLNA to hear community values and needs to inform their work, but this has not resulted in the reinvigoration of this organization.
- Summit Lake Community Council - started by the Akron Civic Commons, this organization is comprised of residents, civic entities, and non-profits, although the organization is more reflective of Summit Lake stakeholders versus residents. The group meets on a monthly basis to discuss neighborhood issues, points of specific engagement, and serves as a place where organizations can share or request information.

Unfortunately, the same level of community organizing is not happening at the Apartments. There is a minimally functioning Resident Council with only one active resident who is also very involved in the community. In interviews with Apartments residents, several expressed that they do not really know their neighbors and primarily keep to themselves. The Apartments are seen as one of the least desirable AMHA properties, so there is a significant amount of transience among the resident population - nearly three-quarters of the population has lived at the Apartments for less than 5 years; 25% of the residents have been there less than a year. The high turnover has contributed to the lack of community in the Apartments along with concerns of crime. Furthermore, with the Apartments set apart from the rest of Summit Lake and separated by Lake Shore Boulevard, the Apartments residents generally do not feel connected to the rest of the community and vice versa.

The difference in civic engagement is reflected in the fact that 76% of Apartments residents are not involved in the community, as opposed to 47% in the neighborhood.

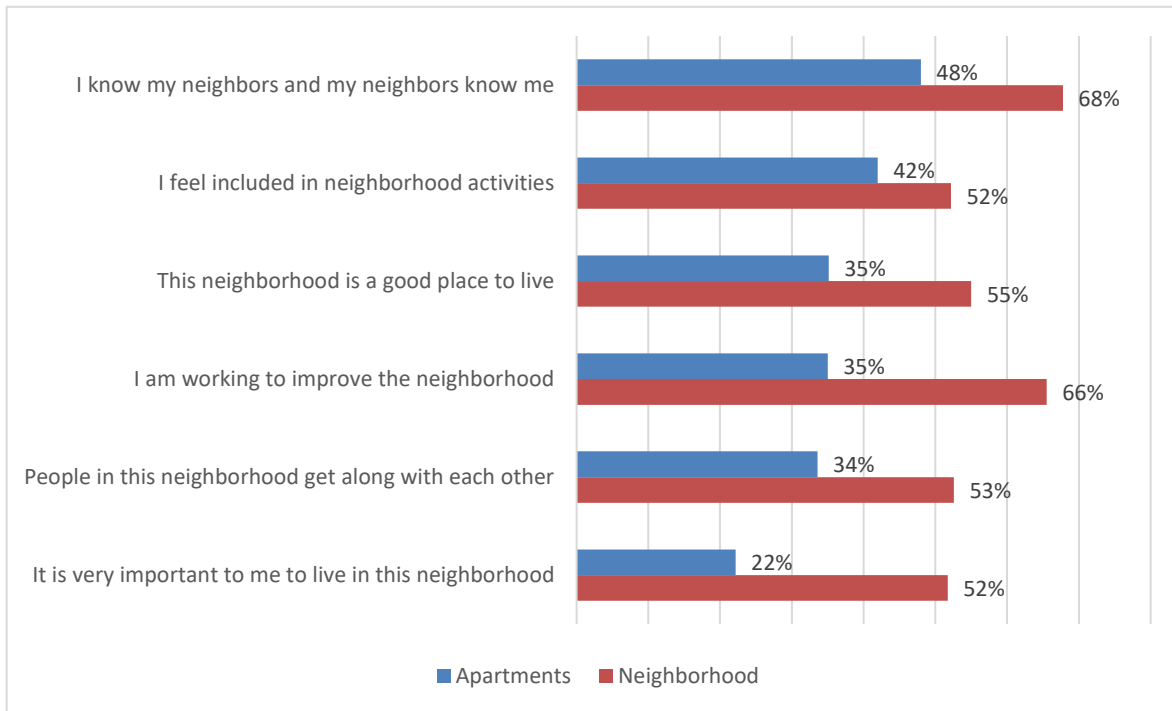
Fig.46: Civic Participation



Source: Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey

The lack of connection between Apartments residents and their lack of identity with the broader neighborhood is reflected in the lower percentage of Apartments residents agreeing with different statements about the neighborhood.

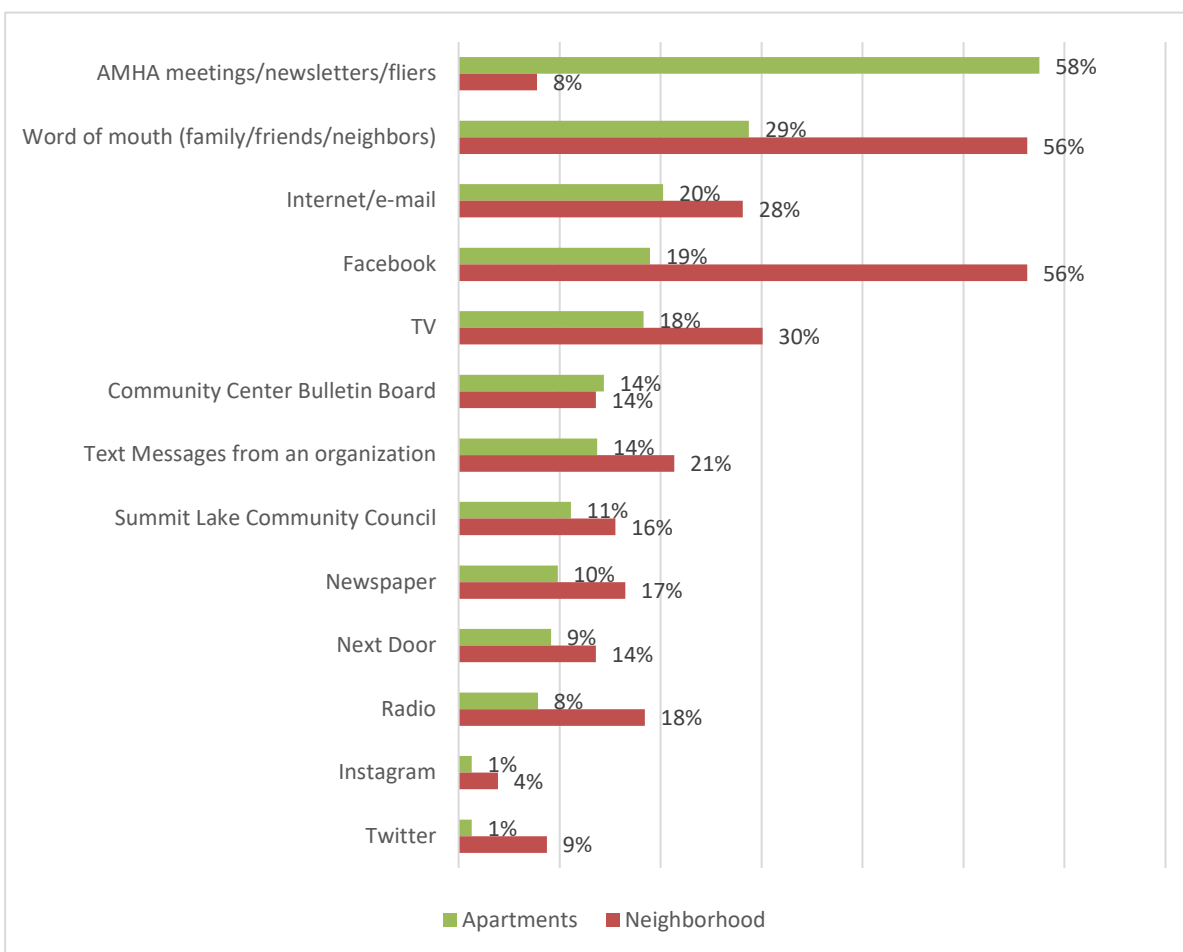
Fig.47: Community Connection and Perception



Source: Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey

Apartments and neighborhood residents have a variety of sources through which they obtain information about what is happening in the neighborhood. The preferred communication source for the Apartments was AMHA meetings/newsletters/fliers followed by text messages from an organization. On the other hand, neighborhood residents preferred Facebook and hearing things through word of mouth.

Fig.48: Sources of Neighborhood Information



Source: Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey

SUMMIT LAKE

CHOICE NEIGHBORHOODS

Data Book
Appendices

FINAL May 2022

appendices

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Appendix I

Stakeholder Interviews Summary

Between April and August 2021, the Choice Neighborhoods Planning Team conducted interviews with Summit Lake Apartments residents, Summit Lake neighborhood residents, community stakeholders and service providers. These interviews provided the Planning Team with the opportunity to learn more about the community and hear directly from participants their responses to a range of different topics. Individuals to be interviewed were identified by the Akron Metropolitan Housing Authority (AMHA) or City of Akron, or they were recommended by other interviewees. A list of the individuals interviewed is provided at the end of this summary.

Background

- Strong sense of community among residents, people who grew up here still live here, people know and trust each other. Akron has a porch culture.
 - ◊ Many long-time residents are invested but also need to bring in newer and younger residents who can carry on the work and do the on-the-ground work needed for community organizing.
 - ◊ Existing community organizations need additional development and capacity building to grow and increase their ability to serve the community - need paid staff vs. only volunteers - also need to build the capacity from within vs. outside the neighborhood.
- Suspicion and lack of trust – people feel exploited again and again. “Paranoia and distrust are embedded in some people in the community.”
 - ◊ Worry about gentrification.
 - ◊ A lot of questions about the vacant land and what the city intends to do with it. In the absence of information, people speculate.
 - ◊ City needs to be transparent and offer the opportunity for residents to ask questions.
 - ◊ Need to address what was done in the past and acknowledge what has happened before people can make the space to talk about what should happen in the future.
 - ◊ Need consistency in communication.
- To build trust in this process, do something visible and immediate and make it clear that it is coming from the planning process. A steady stream of improvements will build trust.
- Neighborhood was thriving in the past:
 - ◊ There were houses, stores, schools.
 - ◊ Lincoln School was the largest elementary school in Akron. It also had a pool. Without a school there is no place for parents to cross paths.
- Higher income residents around Front Porch Fellowship – mission to live in and help poor communities.
- 2 groups: poor and middle-class and they rarely interact
- It’s safer now than it used to be but there is still a perception of Summit Lake as a dangerous, transient place.

- Neighborhoods don't provide the same level of support that they used to - need to fabricate these social networks in non-traditional places
- Residents need to be intentionally invited to participate, otherwise they feel like it is not for them.

Summit Lake Apartments

Issues:

- Maintenance is slow to repair things, even slower during COVID.
- Heat/ventilation issues – wetness particularly in winter, ex. ceilings get moist, mold is an issue especially in bathrooms.
- Drug dealing in the complex perceived as a big problem. Lots of gunshots. Need more police patrol presence, hardly ever see a police car in the area. When they are called, very slow to respond.
- Need better communication between residents and management, ex. quarterly meetings or questionnaires. Management used to walk around and get to know residents, now no one ever sees them.
- Managers have dismissed residents concerned about safety, trash, building conditions - say that this is typical of what is found in other developments.
- So much trash, no one cares - “While we may live in the projects, it doesn't have to look like we are living in the projects.”
- Problems are caused by people who don't live here and come here to start trouble.
- Need playgrounds for both older and younger kids and better playgrounds with rubber surface versus wood chips.
- Laundry room is only open when the office is open which makes it difficult for people who work. Units need their own washer and dryer or hook ups that work.
- Only one-bedrooms are spacious; other size units are small. Kitchens can't fit a table and there is no storage.
- Want more privacy and own space - residents share a porch and a patio with a neighbor, feels like they are in each others business all of the time.
- Some parents don't monitor their kids at the playground and there is bullying and stealing. This causes tension with other families. “I'm parenting other kids that aren't mine.”
- Need better neighbor relationships, social opportunities. But at the same time, recognition that it is difficult to get residents to come out to activities.
- Residents used to know one another, but now no one knows anyone. Stay in your unit to stay out of trouble. People are always fighting and arguing outside.
- Would like to have a community room that can be rented out, vending machine, exercise room.
- Need more parking. Trouble finding parking if you come home after work and fights happen in the parking lot over parking space.
- Units are very hot and retain heat during the summer time. Units have few windows.

Ideas:

- Hose bibs for kiddie pools, gardening
- Air conditioning in all apartments
- Windowed bathroom would be good
- Closet space is great but would like doors
- Breakfast nook because kitchens are small
- Bike storage
- Better stairs – maybe carpet so it’s softer if you fall
- Wood floors rather than tiles
- Front or back porch – some kind of sitting area
- Play areas are for little kids (under 5), and ones for older kids
- More parking
- Brighter lights outside plus working cameras for safety
- Ability to paint walls
- Need social opportunities for residents to improve neighbor relationships

Neighborhood

Streets

- Physical barriers: Lake Shore Blvd, Highway
- Lots of speeding cars - dangerous to cross the street, drivers ignore traffic signs
- Doesn’t feel safe to walk from Summit Lake Apartments to Save A Lot on Miller Avenue - dark, lots of overgrown vacant lots, people hanging out
- Need for safer streets, slower traffic: especially on Miller, Ira, Lake Shore:
 - ◊ Better sidewalks
 - ◊ Better material for street painting at key intersections
 - ◊ Traffic signs
 - ◊ Russell/Manchester an important place to bridge the highway
 - ◊ Lots of people including kids cross Lake Shore to go to the convenience store
 - ◊ Need better crossings at Lake Shore and Crosier (crossing to Community Center), Miller and Ira (school buses, convenience store)

Quality of Life

- Address appearance: litter, maintenance of vacant properties
 - ◊ Could there be a clean up team like the Summit Lake team of youth who maintain the lake front areas? For litter and cutting back overgrowth?
 - ◊ “Make sure it doesn’t look like we’ve given up...make the neighborhood look like [the city] cares. This will help residents care more.”
- Vacancy:
 - ◊ Demolish vacant, blighted houses
 - ◊ Mow vacant lots

- Deal with nuisance properties:
 - ◊ Noise: loud music, motorcycles, dogs
 - ◊ Unkept yards
- Safety
 - ◊ Lower crime rate: neighborhood was the highest crime area in the city in the mid-90s – shootings, drugs. It's better now but still needs to improve.
 - ◊ Concentration of sex offenders here
 - ◊ Homeless camps
 - ◊ Drug dealing in convenience store parking lot on Lake Shore (other illicit activity around convenience stores)
 - ◊ Gunshots but no sirens mean there's no police response

Open Space

- Open M is the only real pocket park.
- Tearing down houses has resulted in more green space. Some people see the vacant land as opportunity for yards not just more housing.
- Let's Grow Akron, gardening is an important asset and community builder. Canning classes in the church kitchen (at Front Porch?). Good for socializing and also for cheap, healthy food. Multigenerational.
- The lake feels far for those further in the neighborhood. "Summit Lake feels so far away. If you don't live a block away, it feels so far away. You aren't connected. It's just far."
- Who is it for? Some residents feel like certain amenities and programs are not for them but for outside visitors.
 - ◊ The ball fields are used by outsiders. Not that many neighborhood kids play at the fields.
 - ◊ "Residents here don't enjoy the lake as much as visitors do."
 - ◊ Think about who the programming is for, ex. is the kayaking for black and brown people? Many of them don't know how to swim. [NOTE: black drowning deaths are a public health issue: see data from USA Swimming study and Centers for Disease Control]

Open space ideas:

- Pool, sprinklers, splash park
- More activities for kids and families are needed
- Ball fields and the playground have drainage issues. Puddles last for days.
- Natural spaces
- "Wouldn't it be cool to make one into a really nice chess park, something for older folks, go and sit and eat lunch with a neighbor that is not 'at their house'?"

Neighborhood Housing

- Hard to get a loan – Most banks won't lend unless a home mortgage is at least \$75K. "Lenders need to embrace this area."
- Getting land through the land bank is difficult – 2 year process

- Maintenance: rents are so low it encourages a lack of maintenance and homeowners are dealing with deferred maintenance – could there be a matching grant for homeowners?
- Akron housing policies have been very landlord friendly - once in eviction, you are evicted even if you have the money to pay - just passed legislation that renter can stay if back fees and rent are paid and keeps an eviction off of the tenant's record
- For eviction proceedings - how do we educate them on their rights sooner?
- Landlords are hungry for information and will participate in landlord workshops; tenants on the other hand only pay attention as to what their rights are after they get into trouble and are in court
- Landlords frequently don't have the money to make fixes, so if they are cited for a violation, they are more likely to evict the tenant and move a new one in versus fixing the problem
- Lead-based paint is prevalent in neighborhood homes especially rental properties - also given the condition of the homes, are they really adequate housing or another form of homelessness? - People need to feel good about where they live.
- City has also weakened the ability for housing inspectors to cite violations - went to Uniform Practice Code (UPC) which eliminated ability to write up certain violations, e.g. lead-based paint

Opportunities/challenges for developers:

- Redevelopment opportunities: former school sites
- City has single family home program
- Developers include East Akron Dev. Corp., Habitat, Alpha Phi Homes
- Can't build for less than \$200K or \$250K
- No programs for market rate housing

Other Development

- Neighborhood needs a school – kids travel quite a distance to go to school. “I used to put my baby in a stroller and bring them to Lincoln – all my kids went there. They had a pool....I want that for the next generation – you can walk to that school and get to your child.”
- Commercial services - “Everything is just too far” and “[neighborhood] needs an economic thrust – places where people can find employment and opportunity”
 - ◊ Some residents think corner stores are not good and prices are high: gambling, other illicit activity; others find them convenient
 - ◊ For groceries, residents go to Aldi, Walmart, Giant Eagle (about 45 min-1 hour on the bus). Some take a car service because the bus takes too long and you have to change buses.
 - ◊ Save-a-Lot does not seem popular. There is a sense they could be a better member of the community and contribute to community events. One resident said it was scary.
 - ◊ Financial services: No place to pay bills, get money orders. There is a fee to get cash.
 - ◊ Would be nice to have some stores on this side of the highway.

- Aspiration for entrepreneurial support and commercial kitchen for burgeoning food businesses (more emerging during the pandemic) through Summit Lake CDC
 - ◊ Would be good to have a commercial food enterprise at Community Center (Todd Clark) – could this be linked with local food providers, workforce? Ex. Ms. Julie’s on S. Main affiliated with Let’s Grow Akron

Programs/needs

Poverty/Jobs

- Ward 3 is the poorest in the County – “Many in Summit Lake are a step above homelessness.” “In America we have chronic poverty but treat it like crisis poverty.”
- Most people are living hand to mouth and work minimum wage jobs, multiple jobs. They don’t have extra time or bandwidth.
- There are barriers to employment like literacy – some people can’t fill out a job application.
- Take care of basic needs first: food, shelter. It’s hard to do anything else if these aren’t taken care of – residents are very low on Maslow’s hierarchy of needs, they are in survival mode and won’t get involved.
- It’s more expensive to be poor – everything costs more and takes more time.
- Approach to public assistance have become less friendly to those in poverty and there are clashing views of how resources should be provided - i.e. work requirements to receive food stamps, obtaining a GED no longer qualifies as an activity to be able to receive benefits, half-day early childhood programs are no longer in demand because the governor made it mandatory for parents to work to qualify.
- Challenges with childcare, benefits cliff, jobs without FMLA, low paying jobs, people who have need but don’t qualify for Medicaid because they make just above the level to access these resources.

Services

- As an area home rule state, county governments are pretty powerful - state can set the order, but the individual counties can decide how they carry out the action, which means that every county is a little different in how they deliver services and policies that are in place. Size of the county doesn’t matter, they all have the same power.
- Have a very fragmented approach to education - everyone has power to influence from superintendent to principal to teacher.
- In Akron, there is the desire to do things differently but people get stuck in the “plan” stage
- “Services” are passe – need to redefine the tools using an equity mindset.
 - ◊ Hands-on approach, ex. South St bike refurbishing
 - ◊ Services don’t lead to health and independence. They don’t ask enough of people.
 - ◊ Ask people what they want, lead with asking: “What do you need? What can we do to help you in what you’re doing?” That way you acknowledge that residents are working on things, they are not passive.
 - ◊ Programs available to kids are not the programs that they want today

- Food programs are popular: Good Samaritan food pick up, Salvation Army lunch. To interest people in other programs, food is necessary.
- Transportation is an issue. It takes people all day to do things if they are reliant on the bus. Getting to a lot of jobs require two buses.
 - ◊ Even if people have a vehicle, there are issues if the car breaks down or being able to pay for car insurance. Do have low/no-interest loans available, but issue is need to have a guarantor/co-signer on the loan.
- Need to have consistency of services: one-off events aren't convenient, take a lot of resources to advertise and won't gain traction; residents need real services with regular hours.
- Need mental health services, especially given the pandemic. But it needs to be presented as something other than mental health, for example make it about health or kids.
 - ◊ Grandparents had to step up to help grandchildren in remote school. Lots of children fell behind in 2020.
 - ◊ Feeling numb hearing about all the deaths, police shootings in the news.
 - ◊ Isolated and can't see friends, go to church or other normal sources of social support and comfort
 - ◊ Losing friends and family to COVID
 - ◊ Worry about health and COVID
 - ◊ Children are also in need of mental health services - seeing depression and trauma from isolation and lack of interaction with peers
- Medical services in the community are for low income, those without insurance. There are no doctor offices for those who have insurance.
- There is mistrust of the health care system within the black and brown communities
- Participation in programs is down across the board since COVID - move to virtual service delivery vs. in-person, lack of motivation due to increased public benefits, mental health issues, internet access.
- Access to childcare is even more difficult now than before - several centers are at lower capacity due to COVID restrictions or have not opened back up or don't offer the same hours of service (i.e. 24 hour or 2nd/3rd shifts)
- Programs that are available in Summit Lake have struggled with enrollment and use by local residents, whether Apartments or neighborhood - several providers have left over the years because of lack of use
- Trust overall is an issue - need time to build trust first before people are willing to engage or need people who are already trusted by the community to be your liaison
- Need a better level of connectivity and partnership across Akron among providers - so when you get someone who doesn't fit into your program, you can hand them off to a trusted partner who they do fit with - need to have a navigator who knows what all organizations do to help with that hand-off
 - ◊ Some organizations don't collaborate because they are competitive with each other for funding, also want to know what is in it for them

- ◊ Limitations on community impact because organizations are working in silos - want impactful collaboration, not just cooperation
- ◊ Providers are experiencing burn out, not taking care of themselves and frustrated at the system and ability to have true impact in the community
- Many partners are eager to know how they can help and do things differently to reach residents, willingness to be flexible and tailor programming for Summit Lake, meet residents where they are
- Akron is resource-rich, but nothing is connected and don't know what is effective, need a data system that connects everyone
 - ◊ Some providers are fearful of such a system because it will make things more transparent vs. seeing it as an opportunity to obtain more funding and training - outcomes need to be meaningful versus just numbers
- Group homes in Akron have very little oversight - there are two in Summit Lake that are not well run

Activities

- Fireworks over the lake have been great. Would like to see it continue.
- Used to be more parades – would like to see those come back, with drum corps.
- More multigenerational activities – there's a disconnect between younger and older generations. Canning is an example of a successful multigenerational activity.
- Had a group of former Summit lake residents that would come together over the summer and hold a barbecue at the Summit Lake Community Center and would invite the entire neighborhood

Reach Opportunity Center

- “A lot of people don't know what is offered at the Reach Center.”
- Computer lab well used. It is free, no time limit and free printing.
- Summit Lake Apartment residents don't use Reach services much except for Head Start and pre-k.

Summit Lake Community Center

- Community Center gets people looking for all sorts of services (like housing, homeless services) and makes referrals.
- Gym is in constant use
- Programming centered on basketball. LeBron James played there and alumni network is strong.
- Interested in diversifying programs but basic needs must be met first. To succeed programs must offer food.
- Hoping to do nature stewardship programs at Community Center to take advantage of the unique natural assets around the lake.
- Nature camp at the Nature Center with Dan Rice complements Metro Parks.

List of Interviewees:

- Aimee Budnik, Community Action Akron Summit, Pathways HUB
- Alexandra Poynter, Summit Lake Apartments resident
- Aretha Valentin, Boys and Girls Clubs of Northeast Ohio
- Bill Alford, Community Action Akron Summit
- Brenda Lowery, Summit Lake Apartments resident
- Carrie Miller, HFLA of Northeast Ohio
- Charles and Elizabeth Roe, Summit Lake neighborhood residents
- Christine Curry, OPEN M
- Colette Taylor, Boys and Girls Clubs of Northeast Ohio
- Courtney Hudson, Akron Children’s Hospital
- Desmond Roberts, Summit Lake Apartments resident
- Diana Kingsbury, Summit Education Initiative
- Dianne Debord, Summit Lake Apartments resident
- Drew Felberg, Stark State College
- Duane and Lisa Crabbs, Front Porch Fellowship, Summit Lake neighborhood residents
- Eleda Brooks, Summit Lake Apartments resident
- Eddie Crawford III, Summit Lake Apartments resident
- Elizabeth Tiltscher, Summit Lake Apartments resident
- Eric Nelson, Students With A Goal
- Grace Hudson, Summit Lake Apartments resident, Summit Lake Community Development Corporation
- Greg Freeman, Stark State College
- Greg Guarneri, Reach Opportunity Center
- Greg Morton, Goodwill Akron
- Heather Wuensch, Akron Children’s Hospital
- Holly Cundiff, Summit County ADM Board
- Jackie Vinzant, Summit Lake Apartments resident
- Jamara Ackles, Summit Lake Apartments resident
- Jawanda Lowe, Summit Lake Apartments resident
- Jess Rist, OPEN M
- Joe Tucker, South Street Ministry, Summit Lake Community Development Corporation
- Katie Carver, Akron-Canton Regional Foodbank
- Kellie Morehouse, AMHA JobsPlus
- Kenneth Starks, Summit Lake Apartments resident
- LaDonna Paul, OPEN M
- Marquita Mitchell, Project Learn of Summit County
- Michelle Collins, ConxusNEO
- Nan McClenaghan, Goodwill Akron
- Pamela Hickson-Stevenson, Akron-Summit County Public Library
- Patrick Mills, Summit Lake Apartments resident

- Quantella Smith, Summit Lake Apartments resident
- Renee Lester, Summit Lake neighborhood resident
- Robert Nation, Summit Lake Apartments resident
- Rochelle Cash, Summit Lake Apartments resident
- Samantha Formica, Akron Children's Hospital
- Sandra Saulsberry, Summit Lake neighborhood resident, Summit Lake Community Development Corporation
- Starleen Saulsberry, Summit Lake neighborhood resident
- Stephanie Leonardi, Summit Lake Build Corps
- Sue Cummings, Summit County Public Health Department
- Tee-Tee Donnie, Summit Lake Apartments resident
- Todd Clark, Summit Lake Community Center
- Tom Fuller, Alpha Phi Alpha Homes
- Tony Grimes, Akron Area YMCA
- Tracy Murry, Summit Lake Apartments resident
- Veronica Sims, Summit County Councilperson - District 5

Appendix II

Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey Results - December 2021

As a part of the FY2020 Choice Neighborhoods Planning process for Summit Lake, the Akron Metropolitan Housing Authority (AMHA) and the City of Akron conducted two surveys. One for Summit Lake Apartments residents and one for the greater Summit Lake community. The surveys were identical except that the Apartments survey included several additional questions as needed to inform the People strategy as a part of the Transformation Plan. This documents provides a summary of the survey results plus comparisons between Apartments and neighborhood respondents where applicable.

The Summit Lake Apartments Resident Survey was conducted between May and August 2021 and again between January and February 2022 using a variety of methods, including on-line, on paper and in person. AMHA hosted a series of "survey parties" across the housing site as well as went door-to-door to encourage residents to complete the survey. All Apartments households who complete the survey received a \$20 as a "thank you" for their time provided courtesy of Akron Civic Commons and AMHA. Additionally, the first 50 Apartments households to complete the survey were entered into a raffle for one \$50 gift card courtesy of AMHA. In total, 158 surveys out of 237 occupied units were completed for a 67% response rate. The distribution of completed surveys by household size was representative of the overall Apartments population.

Apartments Households

HH Size	Survey HHs	Percent	Total HHs	Percent
1 person	56	36%	87	37%
2 persons	44	28%	68	29%
3 persons	30	19%	47	20%
4 persons	19	12%	28	12%
5 persons	7	4%	7	3%
6 persons	0	0%	0	0%
Total	156		237	
Skipped	2			

The Summit Lake Neighborhood Survey was conducted between May 2021 and January 2022. The survey was conducted on-line and publicized through a variety of methods including social media, the Our Summit Lake and Akron Civic Commons Choice Neighborhoods web pages, during community events and workshops, and via lawn signs. Survey participants were entered into a bi-weekly raffle for a \$25 gift card courtesy of the City of Akron. In total, 140 neighborhood surveys were completed. Certain questions were asked only of neighborhood survey participants and a summary of those responses are below to provide a profile of neighborhood respondents.

How long have you lived in Summit Lake? (CHECK ONLY ONE RESPONSE)

	Count	Percent
Less than one year	12	8.9%
1-5 years	40	29.6%
6-10 years	26	19.3%
11-20 years	20	14.8%
More than 20 years	37	27.4%
Answered	135	
Skipped	5	

How old are you? (CHECK ONLY ONE)

	Count	Percent
18-24	7	6.9%
25-40	32	31.4%
41-54	24	23.5%
55-61	11	10.8%
62 or older	28	27.5%
Answered	102	
Skipped	38	

Why did you move to Summit Lake? (CHECK ONLY ONE RESPONSE)

	Count	Percent
Affordable place to live	40	30.3%
I was born/grew up here	30	22.7%
Close to where I work	24	18.2%
To be near family or friends	11	8.3%
Proximity to the Lake	6	4.5%
Safe place to live/low crime	2	1.5%
Other (please specify)	19	14.4%
Answered	132	
Skipped	8	

What is your annual household income, before taxes? (CHECK ONE)

	Count	Percent
Under \$10,000	14	14.1%
\$10,000 to \$29,999	33	33.3%
\$30,000 to \$49,999	30	30.3%
\$50,000 or more	12	12.1%
Prefer not to answer	10	10.1%
Answered	99	
Skipped	41	

What is your race / ethnicity? (CHECK ALL THAT APPLY)

	Count	Percent
Black/African American	44	42.7%
Caucasian/White	58	56.3%
Asian	2	1.9%
American Indian/Aleut/Eskimo/Alaska Native	3	2.9%
Native Hawaiian/Pacific Islander	2	1.9%
Hispanic/Latino	2	1.9%
Other (please specify)	0	0.0%
Answered	103	
Skipped	37	

What is your gender? (CHECK ONLY ONE)

	Count	Percent
Male	36	35.3%
Female	66	64.7%
Other	0	0.0%
Answered	102	
Skipped	38	

Do you currently rent or own your home? (CHECK ONLY ONE)

	Count	Percent
I rent my home	47	46.5%
I own my home	45	44.6%
Other (please specify)	9	8.9%
Answered	101	
Skipped	39	

Summit Lake Choice Neighborhoods

Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey Results - March 2022

Note: No Response, Not Sure, Don't Know and N/A are excluded from percent calculations.

GENERAL

Q1. First, are you 18 years or older and can answer questions about all members of your household?

	Response Percent	Response Count
Yes	100.0%	158
No	0.0%	0
Total		158

Q2. Are you a resident of Summit Lake Apartments?

	Response Percent	Response Count
Yes	100.0%	158
No	0.0%	0
Total		158

Q3. How many people live in your household including you?

	Response Percent	Response Count
1 person	35.9%	56
2 persons	28.2%	44
3 persons	19.2%	30
4 persons	12.2%	19
5 persons	4.5%	7
Total		156
No Response		2

Summit Lake Choice Neighborhoods

Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey Results - March 2022

SUMMIT LAKE NEIGHBORHOOD

Q4. What THREE things do you like MOST about the neighborhood?

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
Housing is affordable	69.0%	109	41.5%	44
Parks and recreational spaces (e.g. Towpath Trail, the Lake, Summit Lake Community Center)	57.6%	91	63.2%	67
Access to public transportation	27.8%	44	26.4%	28
Close to family/friends	23.4%	37	33.0%	35
Access to neighborhood social services (e.g. Reach Center, South Street Ministries, OPEN M)	20.3%	32	18.9%	20
Location (e.g. near downtown, Kenmore Business District, University of Akron)	17.7%	28	24.5%	26
Access to youth and early learning programs like Head Start	14.6%	23	3.8%	4
Available childcare options	8.2%	13	1.9%	2
Shopping/retail store options	7.0%	11	5.7%	6
Low crime/I feel safe here	5.7%	9	10.4%	11
Places of worship	1.3%	2	6.6%	7
School options	1.3%	2	5.7%	6
Nothing – I do not like anything about this neighborhood	7.6%	12	3.8%	4
Other (specify what you like)	0.6%	1	7.5%	8
Total		158		106
No Response		0		34

Other Responses (Apartments): Property management (1)

Other Responses (Neighborhood): Homeless Center P.M.C., Growing Mindz Memorial Garden, Neighbors (3), Historical, Beautiful, Grew up here

Q5. What THREE things are the biggest problems with the neighborhood?

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
High crime/I don't feel safe here	49.4%	78	31.1%	42
Lack of shopping/retail store options	37.3%	59	33.3%	45
Poor street lighting/poorly lit areas in neighborhood	28.5%	45	23.7%	32
Number of vacant/abandoned properties	14.6%	23	38.5%	52
Too few school options	12.7%	20	15.6%	21
Not enough childcare options	8.9%	14	4.4%	6
Not enough recreational facilities or parks	7.6%	12	3.7%	5
Lack of social services	6.3%	10	4.4%	6
Too few public transportation options	5.7%	9	3.0%	4
Lack of youth and early learning programs	3.8%	6	8.1%	11
Nothing - I like everything about this neighborhood	10.1%	16	14.1%	19
Other (specify other problem)	21.5%	34	5.2%	7
Total		158		135
No Response		0		35

Summit Lake Choice Neighborhoods

Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey Results - March 2022

Other Responses (Apartments):

A lot
Crime, rude people, people being loud
Daily gunshots in the complex and i do mean daily bike path behind apartments has bullet casings all over
Glass constantly all over the parking lot, numerous abandoned cars taking up parking spaces
High traffic (2)
I can never find parking when I come home - the parking lot is completely filled
I don't feel safe after dark, and people throw there trash on the ground and the dumpster area is filthy
I don't like to be out at night, presence of drug use and drug sales, some degree of bad influences on the youth
It is filthy
Lack of cleanliness
Lack of resident interest in making a positive difference
Lack of stuff to do
Lots of trash (2)
Loud music, dirty
My neighbors
Need security really bad
Neighbors are rude and disrespectful
No security around perimeters
No washer and dryer hook ups. Small apartment can barely fit us three into an apartment.
Noise level
Not clean , always shooting, things in my home fell apart
Nothing for children with special needs example medical and mental health services
Parks should be sterilized every couple of weeks
Residents not picking up their trash/playing loud music past 3am on weekdays.
Rodents, Mice, Housing needs rebuilt and modeled
The lack of disrespect people have for where we live.
The nasty dumpers in our parking lot
There used to be a visible police presence, especially after office hours/overnight. I have not seen that in a long time.
They need to unlock the gates
Too many gun shots
Too many late night parties
When I hear gun shots outside of my apartment. That's a little scary.

Other Responses (Neighborhood):

Menacing Neighbors
Metro parks trying to overrun the peaceful neighborhood.
No restrooms in parks
Property upkeep. Seems like lack of landlord oversight/neglect.
Sidewalk condition, absent landlords
There tends to be a lot of loose dogs in the area
Vacant lots need maintained, please securely board them up or tear down especially 132 W. South St.

Summit Lake Choice Neighborhoods

Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey Results - March 2022

Q6. How do you rate the following public services in the neighborhood?

Apartments

	Good		Fair		Poor		Total Responses	Not Sure
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count		
Public transportation options	62.4%	88	34.0%	48	3.5%	5	141	14
Fire department response	60.9%	70	35.7%	41	3.5%	4	115	42
Ambulance/EMS response	59.1%	75	36.2%	46	4.7%	6	127	31
Quality of parks and recreational spaces	49.7%	74	43.0%	64	7.4%	11	149	7
Police/Law enforcement response	44.4%	59	36.1%	48	19.5%	26	133	24
Number of working streetlights	41.5%	59	42.3%	60	16.2%	23	142	14
Street and sidewalk conditions	30.0%	45	43.3%	65	26.7%	40	150	8
Trash, recycling, and yard waste collection	29.9%	46	33.8%	52	36.4%	56	154	3
Street cleaning / Snow removal	28.1%	39	42.4%	59	29.5%	41	139	16
Addressing unsafe homes in the neighborhood (e.g. boarding up vacant homes, demolishing structures that are falling down)	23.7%	28	46.6%	55	29.7%	35	118	40
Comments:							11	
						Total	158	

Comments (Apartments):

Always picking up trash in my yard

I like it here!

I like the fact that I live in a secure building. I like it here.

Need to encourage more recycling habits in the neighborhood

Neighbors leave messes around parking lot and trash bin

No recycling at apartments

Old mice infested buildings need knocked down ASAP

Residents throw a lot of trash onto the ground and it is very unsightly. This is not the fault of those who maintain the neighborhood, but it is a problem.

Snow piles on the sidewalks in the winter in Summit Lake Apartments is horrible.

The trash cans

Trash in front of my door everyday

Summit Lake Choice Neighborhoods

Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey Results - March 2022

Neighborhood								
	Good		Fair		Poor		Total Responses	Not Sure
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count		
Fire department response	70.2%	80	26.3%	30	3.5%	4	114	11
Ambulance/EMS response	62.3%	71	30.7%	35	7.0%	8	114	12
Public transportation options	59.5%	69	36.2%	42	4.3%	5	116	9
Trash, recycling, and yard waste collection	55.4%	67	29.8%	36	14.9%	18	121	6
Quality of parks and recreational spaces	46.3%	57	43.9%	54	9.8%	12	123	1
Police/Law enforcement response	46.2%	54	41.9%	49	12.0%	14	117	8
Number of working streetlights	39.8%	47	45.8%	54	14.4%	17	118	7
Street cleaning / Snow removal	35.0%	42	44.2%	53	20.8%	25	120	3
Street and sidewalk conditions	23.0%	28	43.4%	53	33.6%	41	122	3
Addressing unsafe homes in the neighborhood (e.g. boarding up vacant homes, demolishing structures that are falling down)	21.7%	26	35.8%	43	42.5%	51	120	4
Comments:							12	
						Total	127	
						Skipped	13	

Comments (Neighborhood):

Too many vacant houses with squatters

Rather walk in street than on the sidewalk

Stop sign on Edison Ave and Long St. Street light repair on Edison Ave.

No public restrooms in parks

I believe that more city owned Receptacles should be placed at the corner of every street, and bus shelters should be at every stop on Lakeshore.

This survey is for residents only. Not for those who work here or a business or home owners. Another survey might be appropriate.

Our street which is W Long is always late getting plowed, also all the streets were resurfaced except W Long. It has a washboard effect. The house across the street has been prepared for teardown for months and it is still there. A house on Princeton and Long burned months ago it still not torn down

Litter is terrible

Positive note: I love the swings

Need 4 Way Stop and Trash Can on Corner of Edison and Long (3-Way is Safety Hazard; Tasty Carryout Convenience Store Trash)

The city properties are often full of trash.

A lot of horrible sidewalks

Summit Lake Choice Neighborhoods

Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey Results - March 2022

Q7. Please tell us if you agree with the following statements about your neighborhood:

Apartments

	Agree		Neither Agree nor Disagree		Disagree		Total Responses	Not Sure
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count		
I know my neighbors and my neighbors know me	48.0%	71	23.6%	35	28.4%	42	148	10
I feel included in neighborhood activities	42.0%	60	41.3%	59	16.8%	24	143	14
This neighborhood is a good place to live	35.1%	52	43.2%	64	21.6%	32	148	10
I am working to improve the neighborhood	35.0%	49	49.3%	69	15.7%	22	140	17
People in this neighborhood get along with each other	33.6%	47	43.6%	61	22.9%	32	140	17
It is very important to me to live in this neighborhood	22.1%	33	42.3%	63	35.6%	53	149	8
							Total	158

Neighborhood

	Agree		Neither Agree nor Disagree		Disagree		Total Responses	Not Sure
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count		
I know my neighbors and my neighbors know me	67.8%	82	19.8%	24	12.4%	15	121	3
I am working to improve the neighborhood	65.5%	76	29.3%	34	5.2%	6	116	7
This neighborhood is a good place to live	55.0%	66	34.2%	41	10.8%	13	120	3
People in this neighborhood get along with each other	52.6%	61	36.2%	42	11.2%	13	116	5
I feel included in neighborhood activities	52.2%	60	33.0%	38	14.8%	17	115	7
It is very important to me to live in this neighborhood	51.7%	60	38.8%	45	9.5%	11	116	5
							Total	124
						Skipped	16	

Summit Lake Choice Neighborhoods

Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey Results - March 2022

CRIME AND SAFETY

Q8. How safe do you feel in the following situations?

	Apartments									
	Very safe		Somewhat safe		Somewhat unsafe		Very unsafe		Total Responses	Don't Know
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count		
Inside your apartment/home	51.0%	79	37.4%	58	7.1%	11	4.5%	7	155	3
Walking to and from the Reach Opportunity Center and/or Summit Lake Community Center	41.7%	58	50.4%	70	5.8%	8	2.2%	3	139	17
Walking around the lake during the day	40.3%	58	45.8%	66	9.0%	13	4.9%	7	144	12
In the neighborhood during the day	37.5%	57	47.4%	72	13.8%	21	1.3%	2	152	5
Walking to and from the bus stop closest to your home	31.5%	39	41.1%	51	16.1%	20	11.3%	14	124	34
Walking to and from the Save A Lot or Aldi	25.0%	33	39.4%	52	20.5%	27	15.2%	20	132	25
In the neighborhood at night	14.1%	21	32.2%	48	28.9%	43	24.8%	37	149	7
Walking around the lake at night	8.6%	12	26.4%	37	27.1%	38	37.9%	53	140	16
								Total	158	

	Neighborhood									
	Very safe		Somewhat safe		Somewhat unsafe		Very unsafe		Total Responses	Don't Know
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count		
Inside your apartment/home	57.1%	56	40.8%	40	2.0%	2	0.0%	0	98	2
Walking around the lake during the day	47.3%	44	39.8%	37	9.7%	9	3.2%	3	93	10
In the neighborhood during the day	39.2%	40	51.0%	52	8.8%	9	1.0%	1	102	1
Walking to and from the Reach Opportunity Center and/or Summit Lake Community Center	37.2%	32	43.0%	37	12.8%	11	7.0%	6	86	17
Walking to and from the bus stop closest to your home	36.0%	31	41.9%	36	16.3%	14	5.8%	5	86	17
Walking to and from the Save A Lot or Aldi	32.9%	27	45.1%	37	13.4%	11	8.5%	7	82	20
In the neighborhood at night	24.0%	24	40.0%	40	24.0%	24	12.0%	12	100	1
Walking around the lake at night	19.8%	16	33.3%	27	18.5%	15	28.4%	23	81	22
								Total	104	
								No Response	36	

Summit Lake Choice Neighborhoods

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Q9. Have you personally seen or been a victim of any of the following crimes while living in the neighborhood? (CHECK ALL THAT APPLY)

	Response Percent	Response Count
Gun shots	48.7%	77
Domestic Violence/Fighting between family members	27.8%	44
Assault/Physical Attack	20.9%	33
Vandalism	19.0%	30
Drug activity (buying, selling, using)	19.0%	30
Burglary/Theft	15.2%	24
Car break-ins	15.2%	24
Teenage violence	10.8%	17
Murder	8.2%	13
Gang-related activity	8.2%	13
Hate Crime	4.4%	7
Paying for or Selling Sex	3.8%	6
Sexual assault/rape	1.9%	3
None	36.1%	57
Other (specify crime)	0.6%	1
Total		158

Other Responses: Young children bullying (1)

Q10. Do you allow your child(ren) to play outside your home?

	Response Percent	Response Count
Yes	17.4%	19
Yes, but only if I am outside with them	51.4%	56
No	31.2%	34
Total		109
No Children		49

Q11. How often do you feel crime occurs in the neighborhood?

	Response Percent	Response Count
Daily (every day)	16.9%	20
Frequently (1-2 times per week)	36.4%	43
Sometimes (1-2 times per month)	24.6%	29
Rarely (once every three months)	18.6%	22
Never	3.4%	4
Total		118
Don't Know		40

Summit Lake Choice Neighborhoods

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Q12. The following questions are about police and community relations:

	Yes		No		Total	Not Sure
	Response Percent	Response Count	Response Percent	Response Count		
Do you see the police as someone to call when you need help?	83.3%	110	16.7%	22	132	26
Do you feel safe providing information and evidence to the police?	76.0%	92	24.0%	29	121	36
Have you had a negative interaction with the police?	21.1%	31	78.9%	116	147	11
Have you ever felt threatened by the police?	26.4%	38	73.6%	106	144	14
				Total	158	

CONNECTIVITY AND ACCESS

Q13. How do you MOST OFTEN access the internet?

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
At home - I pay for my own internet connection using my own money	70.9%	112	78.3%	94
I do not have access to the internet	16.5%	26	4.2%	5
Use the service of a family or friend	4.4%	7	3.3%	4
At home – using a hot spot provided by AMHA thru the Connect Home	3.8%	6	5.0%	6
At the library	2.5%	4	4.2%	5
At a business like a coffee shop or restaurant with Wi-Fi	0.6%	1	0.8%	1
At a Community Center	0.6%	1	0.0%	0
Where I work or go to school	0.6%	1	3.3%	4
At a Community Organization	0.0%	0	0.8%	1
	Total	158		120
	No Responses	0		20

Q14. What device(s) do you use to access the internet? (CHECK ALL THAT APPLY)

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
Smartphone	85.4%	135	88.2%	105
Laptop computer (including Chromebook)	39.9%	63	52.9%	63
Tablet/iPad	27.2%	43	45.4%	54
Desktop computer	5.7%	9	25.2%	30
None – I do not access the internet	7.0%	11	2.5%	3
Other Device (please specify)	5.7%	9	2.5%	3
	Total	158		119
	No Response	2		21

Other Responses (Apartments): Wifi Spectrum (1), Cable (1), Playstation Console (1), TV (6)

Other Responses (Neighborhood): Amazon Alexa (2), TV (1)

Suggest connecting Summit Lake to nearby Involta Data Center infrastructure (191 E. Miller Ave.)

Summit Lake Choice Neighborhoods

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Q15. What form of banking do you use most often?

	Response Percent	Response Count
Checking account or savings account at a bank or credit union	44.87%	70
PayPal, Venmo or other electronic banking service	19.87%	31
Check cashing service	3.21%	5
A friend/family member cashes checks for me	0.64%	1
None, I don't use any banking service	31.41%	49
Total		156
No Response		2

Q16. What is the main way you get around?

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
Your own car/truck/vehicle	50.3%	78	85.7%	108
Ride from someone else	22.6%	35	2.4%	3
Public Transportation (e.g. Metro Bus)	14.8%	23	7.1%	9
Walk	5.8%	9	2.4%	3
Bicycle/Bike Share	3.2%	5	1.6%	2
Taxi or rideshare program like Uber or Lyft	3.2%	5	0.8%	1
Total		155		126
No Response		3		14

Q17. How much of a problem is transportation when trying to get to work, school, appointments, shopping, etc.?

	Response Percent	Response Count
No problem - I always have access to transportation	41.8%	66
Not very big - I usually have access to transportation	34.2%	54
Somewhat big - I have unreliable access to transportation	17.1%	27
Very big – I have no access to transportation	7.0%	11
Total		158

Summit Lake Choice Neighborhoods

Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey Results - March 2022

SERVICE UTILIZATION AND NEED

Q18. For each service listed, mark if:

- A. You are AWARE of the service/program
- B. If aware, you have USED the service/program
- C. If used, you were SATISFIED with the services received

	A. AWARE		B. If Aware, USED		C. If Used, SATISFIED	
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count
Employment programs (such as career counseling, on the job training, job readiness)	94.1%	127	16.5%	21	66.7%	14
Youth programs (such as after school, summer camp, arts, sports)	92.8%	116	7.8%	9	88.9%	8
Childcare services	92.5%	123	13.0%	16	43.8%	7
Parent/family supports (such as family counseling, parenting classes, new parent resources)	92.2%	119	12.6%	15	73.3%	11
Adult education programs (such as GED prep, computer classes, certification program)	91.8%	134	10.4%	14	42.9%	6
Senior services (such as benefits counseling, home visits, senior programming)	91.3%	115	14.8%	17	52.9%	9
Legal services	91.2%	114	14.0%	16	43.8%	7
Early childhood home visiting program (SPARK, Parents as Teachers, Nurturing Families)	90.8%	119	14.3%	17	82.4%	14
Mental health services	90.6%	115	13.0%	15	66.7%	10
Financial literacy (such as budgeting, credit repair)	89.8%	123	14.6%	18	50.0%	9
Health care services	88.0%	117	17.9%	21	61.9%	13
Other programs (specify program below)	85.5%	53	11.3%	6	133.3%	8
None	1.5%	2				
Total		158				

Other Responses (note only 3 write-in responses received): Resident Services (1), Nature Center (1), Mom and Me time and S.P.A. (1)

Summit Lake Choice Neighborhoods

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Q19. What makes it difficult for you to use the services that are available? (CHECK ALL THAT APPLY)

	Response Percent	Response Count
Nothing, I do not have any trouble getting the services I need	53.5%	83
Services are offered at times that do not work for me (such as work conflict, childcare issue)	16.1%	25
I do not know what services are available	15.5%	24
I don't have transportation or don't know how to get to the services I need	12.3%	19
There are too many expectations and tasks to follow up on when I get services	10.3%	16
It takes too long to get services; there is a waitlist	9.7%	15
The process to get services is confusing	6.5%	10
The services I need are not available	6.5%	10
The services are too expensive	3.9%	6
I don't trust the agencies or the process	2.6%	4
There are problems with the people who work at the service agencies (such as poor customer service)	2.6%	4
Other issue (please specify issue)	2.6%	4
Total		155
No Response		3

Other Responses: Feeling safe (1), Health limitations (2), Coronavirus (1)

Q20. What needs do you or a member of your household have right now? (CHECK ALL THAT APPLY)

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
Budgeting/financial literacy/credit repair help	18.4%	29	19.1%	21
Help with financial/legal issues	17.1%	27	10.9%	12
Transportation assistance	16.5%	26	3.6%	4
GED/Adult High School diploma	11.4%	18	10.0%	11
Help getting a loan (car, school, business)	11.4%	18	10.0%	11
Emergency food assistance	9.5%	15	6.4%	7
Career coaching/job training and/or vocational training	8.9%	14	12.7%	14
Small business classes	8.9%	14	9.1%	10
Computer training	8.2%	13	9.1%	10
Services for individuals with disabilities	7.6%	12	8.2%	9
Help applying for public benefits	7.6%	12	7.3%	8
Services to help remove/expunge criminal record	5.1%	8	10.9%	12
Senior services/Caregiver services	1.3%	2	10.0%	11
Immigration services	0.0%	0	0.9%	1
None	45.6%	72	36.4%	40
Other (Specify need)	2.5%	4	0.0%	0
Total		158		110
No Response		0		30

Other Responses (Apartments): Get my car fixed or help with another (1), Furniture (2), new housing (1)

Summit Lake Choice Neighborhoods

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EMPLOYMENT

Q21. What is the current employment status of the adult members of your household?

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
Unemployed and looking for work	28.1%	48	6.3%	14
Unemployed due to a disability or medical restriction	15.8%	27	9.8%	22
Full-time at one job (35+ hours/week)	14.0%	24	32.6%	73
Part-time at one job (<35 hours/week)	13.5%	23	12.1%	27
Unemployed and not looking for work (e.g., stay at home parent, caring for sick relative)	11.1%	19	5.8%	13
Unemployed and not looking for work for any other reason not listed above	6.4%	11	3.6%	8
Retired (and not working)	5.3%	9	16.1%	36
Multiple jobs	2.9%	5	7.1%	16
Unemployed because attending school or training/vocational program	2.3%	4	3.1%	7
Seasonally employed (i.e. only part of the year)	0.6%	1	3.6%	8
Total Adults		171		224
Total Responses		154		103
No Response		4		37

Q22. If you are working or looking for work, what makes it hard to keep or find work? (CHECK ALL THAT APPLY)

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
Nothing, I have no problems finding or keeping work	39.2%	47	53.3%	32
Affordable childcare/childcare in general	26.7%	32	10.0%	6
Lack of transportation	20.8%	25	6.7%	4
Disability or medical/health limitations	17.5%	21	8.3%	5
Lack of job skills/training/job experience	12.5%	15	10.0%	6
Lack of a high school diploma/GED	12.5%	15	6.7%	4
Criminal record	8.3%	10	10.0%	6
Caring for a family member who is sick or disabled	6.7%	8	10.0%	6
School or employment training limits hours available to work	5.8%	7	1.7%	1
Discrimination/racial bias	2.5%	3	1.7%	1
Difficulty with reading and/or math	1.7%	2	1.7%	1
Citizenship/Immigration status	0.8%	1	1.7%	1
Other (specify challenge)	2.5%	3	1.7%	1
Total Responses		120		60
Not working or looking for work		35		42
No Response		3		38

Other Response: COVID (1), increase in rent if income increases (1), inflexible hours at work (1)

Summit Lake Choice Neighborhoods

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Q23. What is the HIGHEST level of schooling each adult in your household has completed?

	Response Percent	Response Count
Less than High School	23.9%	39
High School Diploma/GED	48.5%	79
Some College, no degree	17.2%	28
Associate's degree	6.1%	10
Bachelor's degree or higher	4.3%	7
Total Adults		163
Total Responses		151
No Response		7

YOUTH AND EDUCATION

Q24. Do you have any children under 18 years old in your household?

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
Yes	60.8%	96	31.9%	38
No	39.2%	62	68.1%	81
Total		158		119
No Response		0		21

Q25. What childcare do you currently have for your child(ren) ages 0-5. (CHECK ALL THAT APPLY)

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
Cared for by yourself/parent/grandparent	58.3%	49	59.1%	13
Attends kindergarten	13.1%	11	18.2%	4
Attends a public preschool	8.3%	7	13.6%	3
Attends Head Start (3-5 year old)	7.1%	6	13.6%	3
Attends Early Head Start (0-2 year old)	4.8%	4	22.7%	5
Attends another professional childcare center (such as faith-based program, private preschool)	4.8%	4	18.2%	4
Cared for by a babysitter/nanny/friend	3.6%	3	9.1%	2
Goes to paid childcare in a private home	0.0%	0	13.6%	3
Total 0-5 Children		84		22
Total Responses		74		38
No 0-5 in HH		22		16

Summit Lake Choice Neighborhoods

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Q26. What early childhood, childcare, or preschool program(s) is your child(ren) attending?

Responses (note only 21 write-in responses received):

Head Start	6
Standards of Excellence	4
Reach Head Start	2
Akron Public Schools	3
Early Head Start	1
Cedar Head Start	1
Glover CLC	1
Five Points	1
Day Care	2

Q27. Do you have any school-age children (K-12) in your household?

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
Yes	51.0%	49	50.7%	20
No	49.0%	47	49.4%	6
Total		96		26

Summit Lake Choice Neighborhoods

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Q28. Which school(s) do the children in your household currently attend?

Responses (note only 59 write-in responses received from Apartments, 20 write-in responses from Neighborhood):

	Apartments	Neigh
McEbright CLC (Elementary)	15	2
Ohio Connections Academy (online)	6	0
North High School	3	0
I Promise (Elementary)	2	3
Kenmore-Garfield High School	2	2
Barberton (outside Akron)	2	0
Bridges (Middle School)	2	0
Case Preparatory (K-8 Charter)	2	0
Firestone Park Elementary	2	0
St. Augustine (Private outside Akron)	2	0
Wings of Change (therapeutic program)	2	0
Voris CLC (Elementary)	2	0
Leggett CLC (Elementary)	1	8
Jennings CLC (Middle)	1	6
Innes CLC (Middle)	1	2
On-line	1	1
Akron Early College (High)	1	0
Akron Preparatory (K-8 Charter)	1	0
Main Preparatory Academy (K-5 Charter)	1	0
Imagine Leadership Academy (1-6 Charter)	1	0
Buchtel CLC 6-8, 9-12 (Middle/High)	1	0
Crouse CLC (Elementary)	1	0
Glover CLC (Elementary)	1	0
Harris-Jackson CLC (Elementary)	1	0
Schumacher CLC (Elementary)	1	0
Lakeview (Stow outside Akron)	1	0
Dike School of the Arts (public outside Akron)	1	0
Sam Salem CLC (Elementary)	1	0
Summit Christian (private outside Akron)	1	0
NIHF Stem 6-8, 9-12 (Middle/High)	0	5
Robinson CLC (Elementary)	0	3
Helen Arnold CLC (Elementary)	0	2
King CLC (Elementary)	0	2
Chapel Hill Christian (Private Elementary)	0	1
Emmanuel Christian Academy (K-8 private)	0	1
Hyre CLC (Middle)	0	1
Lichtfield CLC (Middle)	0	1
Miller South (Middle School)	0	1
Private School	0	1
St. Anthony of Padua Elementary (Private)	0	1
St. Vincent-St. Mary (Private High)	0	1
The Brilliance School (K-8 Charter)	0	1
Towpath Trail (High School Charter)	0	1

Summit Lake Choice Neighborhoods
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Q29. How often do you participate in activities at your child(ren)'s school, for example, Back to School Night, report card conferences, Parent Teacher Association (PTA)?

	Response Percent	Response Count
Regularly (monthly)	34.7%	17
Occasionally (several times per year)	44.9%	22
Rarely (once a year)	14.3%	7
Never	6.1%	3
Total		49

Q30. How safe do you feel that your children are in the following situations?

	Very Safe		Somewhat Safe		Somewhat Unsafe		Very Unsafe		Total Responses	N/A
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count		
Walking to/from school or bus stop	18.9%	7	27.0%	10	29.7%	11	24.3%	9	37	11
On the school bus	31.6%	12	44.7%	17	18.4%	7	5.3%	2	38	10
While at school	62.8%	27	30.2%	13	4.7%	2	2.3%	1	43	4
While at their before or after school care program	60.9%	14	34.8%	8	0.0%	0	4.3%	1	23	21
While at their caregivers	76.0%	19	16.0%	4	4.0%	1	4.0%	1	25	19

Q31. Do your children participate in any organized after school programs (e.g. sports, dance, art, music, or other after school program)?

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
No	87.8%	43	70.3%	26
Yes (Please provide program name)	12.2%	6	29.7%	11
Total		49		37

Responses (Apartments: note only 4 write-in responses received): Soccer (2), Jiu Jitsu/Self-Defense (1), Art Sparks (1)

Responses (Neighborhood): Sports (3), Mentoring, Dance, Marching Band (2), Music (2), Salvation Army (1), Nature Club (1), SWAG (1), Math & Family Nights (1)

Q32. Why don't your children participate in afterschool programs? (CHECK ALL THAT APPLY)

	Response Percent	Response Count
I don't know what programs are available	32.6%	14
No reliable transportation to get to and from programs	23.3%	10
Program hours don't work with my schedule	16.3%	7
Programs cost too much	16.3%	7
Available programs don't address my child's interests	14.0%	6
I am concerned about gangs and/or neighborhood violence	9.3%	4
I have no need for or interest in activities for my children	2.3%	1
Other (specify reason)	9.3%	4
Total		43

Other Responses: Received forms but haven't signed up yet (1), Children are autistic (1), Not offered for their age group (2)

Summit Lake Choice Neighborhoods

Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey Results - March 2022

HEALTH & WELLNESS

Q35. In general, how would you rate the health of your household?

Apartments

	Excellent		Good		Fair		Poor		Total in Household
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	
Adults in household	28.2%	49	36.8%	64	27.0%	47	8.0%	14	174
Children in household	60.2%	50	33.7%	28	4.8%	4	1.2%	1	83
							Total Responses		154
							No Response		4

Neighborhood

	Excellent		Good		Fair		Poor		Total in Household
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	
Adults in household	28.6%	54	45.5%	86	18.0%	34	7.9%	15	189
Children in household	45.8%	22	45.8%	22	8.3%	4	0.0%	0	48
							Total Responses		114
							No Response		26

Q36. Do you have health insurance?

	Yes		No		Total in Household	Don't Know
	Response Percent	Response Count	Response Percent	Response Count		
Adults in household	90.56%	163	9.44%	17	180	4
Children in household	95.70%	89	4.30%	4	93	2
			Total Responses		155	
			No Response		3	

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Q37. Where do you (and your children) usually go when you are sick or need health advice?

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
My Primary Care Doctor/Pediatrician/Specialist	59.9%	91	69.6%	78
Hospital Emergency Room at Summa Health Systems, Cleveland Clinic Akron General and/or Akron Children's Hospital	23.7%	36	25.0%	28
Non-Emergency Services from Hospital	9.2%	14	6.3%	7
AxessPointe	2.6%	4	13.4%	15
Another Urgent Care Center or Minute Clinic	2.0%	3	3.6%	4
Faithful Servants Urgent Care	0.7%	1	2.7%	3
Community Health Center	0.0%	0	6.3%	7
Open M Health Services	0.0%	0	2.7%	3
Not receiving health services	2.6%	4	12.5%	14
Total		152		112
No Response		6		28

Other Responses: Nurse hotline (1)

Q38. In your household:

	Yes		No		Total Responses	Skipped
	Response Percent	Response Count	Response Percent	Response Count		
Have your children been immunized?	81.5%	75	18.5%	17	92	57
Do your CHILDREN get annual medical check-ups?	97.9%	95	2.1%	2	97	51
Do YOU get annual medical check-ups?	87.9%	124	12.1%	17	141	7
Have you or your children been to the Emergency Room more than once in the past 12 months?	40.6%	54	59.4%	79	133	15
If you or a household member are currently pregnant, are you/they receiving prenatal care?	16.9%	11	83.1%	54	65	80
				Total	155	
			No Response		3	

Q39. How do you rate the health care you receive?

	Response Percent	Response Count
Excellent	43.1%	66
Good	41.8%	64
Fair	14.4%	22
Poor	0.7%	1
Total		153
No Response		3
Not Applicable - Do not receive health services		2

Q40. What makes it hard for you to get quality health care? (CHECK ALL THAT APPLY)

Apartments Neighborhood

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Q40. What makes it hard for you to get quality health care? (CHECK ALL THAT APPLY)

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
Lack of transportation	38.5%	20	8.9%	4
Long waiting room times	32.7%	17	17.8%	8
Waitlist for services/Too long to get an appointment	30.8%	16	24.4%	11
Finding doctors that accept my health plan	30.8%	16	24.4%	11
Cost of services	19.2%	10	55.6%	25
Offices are not open when I need them	13.5%	7	20.0%	9
I don't know where to get services	13.5%	7	6.7%	3
I don't trust the health care services available	5.8%	3	11.1%	5
Lack of health insurance	5.8%	3	13.3%	6
Language or cultural barriers	0.0%	0	2.2%	1
Other (specify challenge)	9.6%	5	2.2%	1
Total		52		45
No Response		4		30
No Problems		102		65

Other Responses (Apartments): Need specialty services for transgender people (1), Coronavirus (1), Childcare (1), Racism of doctors (1), Trusting the Government (1)
Other Responses (Neighborhood): Mobility issues - hard to get in and out of the house

**Q41. (Apartments Question) Does anyone in your household have the following health conditions?
 If YES, are they being treated for that condition?**

	Apartments							
	ADULTS - N=161				CHILDREN - N=70			
	Have Condition		Being Treated		Have Condition		Being Treated	
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count
Depression	36.0%	58	65.5%	38	2.9%	2	100.0%	2
Extreme stress or anxiety	34.8%	56	66.1%	37	4.3%	3	100.0%	3
Weight problem	26.7%	43	39.5%	17	5.7%	4	50.0%	2
High blood pressure or hypertension	26.1%	42	66.7%	28	2.9%	2	100.0%	2
Asthma	25.5%	41	80.5%	33	30.0%	21	66.7%	14
Diabetes	12.4%	20	90.0%	18	1.4%	1	100.0%	1
Heart disease	8.7%	14	71.4%	10	1.4%	1	100.0%	1
Cancer	6.8%	11	63.6%	7	1.4%	1	100.0%	1
Lead poisoning/elevated blood lead level	5.0%	8	50.0%	4	1.4%	1	100.0%	1
Addiction/Substance abuse	3.7%	6	100.0%	6	1.4%	1	100.0%	1
Other health condition (specify below)	5.6%	9	77.8%	7	2.9%	2	100.0%	2
No known health conditions	20.5%	33			25.7%	18		
							Total Responses	136
							No Response	22

Other Responses (Apartments): ADHD (2), Learning Disability (1), Blood Disorders (1), Fibromyalgia (1), Gender Dysphoria (1), Hearing Impairment (1), Strokes (1), Mental Health (1), Gout (1), Tendinitis (1), COPD (1), CHF (1), Migraines (1)

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Q41. (Neighborhood Question) Does anyone in your household have the following health conditions? (CHECK ALL THAT APPLY)

Neighborhood	Response Percent	Response Count
High blood pressure or hypertension	47.2%	51
Weight problem	33.3%	36
Asthma	29.6%	32
Depression	24.1%	26
Extreme stress or anxiety	21.3%	23
Diabetes	19.4%	21
Cancer	10.2%	11
Heart disease	7.4%	8
Addiction/Substance abuse	3.7%	4
Lead poisoning/elevated blood lead level	0.9%	1
Other health condition (specify below)	5.6%	6
No known health conditions	32.4%	35
Total Responses		108
No Response		32

Other Responses (Neighborhood): ADD, Multiple Sclerosis, Long COVID, Osteoarthritis, COPD, Celiac Disease, Myasthenia Gravis and Bell's Palsy

Q42. If someone in your house is disabled, what services would help them with their day-to-day activities? (CHECK ALL THAT APPLY)

	Response Percent	Response Count
Accessible housing unit	21.2%	14
Better transportation options	12.1%	8
Home visits from a social worker	12.1%	8
Mental health counseling	12.1%	8
Homemaker services (cleaning, laundry, meal prep)	9.1%	6
Access to treatments/medication	6.1%	4
In home health assistance (nursing, bathing, dressing)	6.1%	4
Back-up generator	4.5%	3
None	56.1%	37
Other (specify service)	4.5%	3
Total		66
Not Applicable - No Disability		86
Skipped		6

Other Responses: Elevator access to unit (1), Life Coach (1), Ramps for power chair/walker (1)

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Q43. What are the main health needs of your household currently? (CHECK ALL THAT APPLY)

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
Eye care/Glasses	25.5%	38	43.1%	47
Weight loss assistance	20.8%	31	20.2%	22
Dental care/Orthodontics	18.8%	28	45.9%	50
Services to reduce stress, anxiety, depression	17.4%	26	18.3%	20
Physical fitness/exercise programs	14.1%	21	21.1%	23
Help with chronic health issues (e.g. asthma, diabetes, high blood pressure)	12.8%	19	25.7%	28
Primary health care	8.1%	12	13.8%	15
Stop smoking services	4.7%	7	8.3%	9
Pediatric care	3.4%	5	4.6%	5
Prenatal care	2.7%	4	2.8%	3
Getting health insurance	2.7%	4	4.6%	5
Substance abuse treatment	0.7%	1	1.8%	2
None	49.7%	74	32.1%	35
Other (specify need)	1.3%	2	0.0%	0
Answered		149		109
No Response		5		27
Don't Know		4		4

Other Responses (Apartments): Program to help with medically fragile children (1), Obtaining disability (1)

Q44. On average, how many days a week do you exercise for 30 minutes or longer (e.g., walking, biking, playing sports, gardening)?

	ADULTS - N=151		CHILDREN - N=72	
	Response Percent	Response Count	Response Percent	Response Count
Every Day (7 days/week)	17.2%	26	40.3%	29
5-6 days/week	7.3%	11	9.7%	7
3-4 days/week	18.5%	28	12.5%	9
1-2 days/week	33.1%	50	13.9%	10
Never	23.8%	36	23.6%	17
		Total Responses		150
		No Response		8

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Q45. What keeps you and your family from being physically active? (CHECK ALL THAT APPLY)

	Response Percent	Response Count
Too tired	25.7%	39
Health conditions (e.g. asthma)	17.1%	26
I don't have time	14.5%	22
Neighborhood is not safe for me/my children	11.2%	17
It is too expensive to join a gym/enroll in a fitness program	10.5%	16
Physical disability	9.2%	14
I need information on how to exercise and be healthy	7.2%	11
Parks/playgrounds in the neighborhood are in poor condition	5.9%	9
Gym/indoor recreational facilities in the neighborhood are in poor condition	3.3%	5
There is nowhere to walk or exercise in my neighborhood	2.6%	4
Nothing – I am as active as I want to be	44.1%	67
Other (specify challenge)	1.3%	2
Total		152
No Response		6

Other Responses: Lack of motivation (1), taking care of a baby (1)

Q46. During the past week, how many times did you eat fruits and/or vegetables?

	SELF - N=152		CHILDREN - N=83	
	Response Percent	Response Count	Response Percent	Response Count
Never	5.3%	8	3.6%	3
Once most days	22.4%	34	16.9%	14
Once every day	28.3%	43	24.1%	20
2 times/day	18.4%	28	15.7%	13
3-4 times/day	17.1%	26	24.1%	20
5+ times/day	8.6%	13	15.7%	13
			Total	152
			No Response	6

Q47. If you are not eating as many fruits and vegetables as you would like, what are the reasons? (CHECK ALL THAT APPLY)

	Response Percent	Response Count
Fruits and vegetables in local stores are of low quality	12.2%	18
Cost of fruits and vegetables	11.5%	17
Do not like fruits and vegetables	2.7%	4
They are not available in local stores, markets, or stands	1.4%	2
Do not know how to prepare fruits/vegetables	1.4%	2
No specific reason	73.0%	108
Other (Specify reason)	2.0%	3
Total		148
No Response		10

Other Responses: Children are picky eaters (1), Not able to shop weekly for fresh fruits & vegetables (1), GMO food isn't good (1)

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Q48. Where do you do most of your grocery shopping?

Note: Hard copy surveys frequently had multiple responses

	Response Percent	Response Count
Save a Lot	36.4%	56
Acme	24.7%	38
Walmart	22.7%	35
Giant Eagle	17.5%	27
Aldi	16.2%	25
Dave's Super Market	7.1%	11
Dollar Tree	5.8%	9
Corner/Convenience store	3.9%	6
Gas station	3.2%	5
Food Bank / Churches	2.6%	4
Target	3.2%	5
Farmer's Markets	1.9%	3
Drug Store/Pharmacy (e.g., Rite Aid, CVS)	1.3%	2
Specialty market	0.6%	1
Other (specify store):	2.6%	4
Total		154
No Response		4

Other Responses: Marc's (3), Sam's Club (1)

COVID-19

Q49. How has COVID-19 impacted you and your household? (CHECK ALL THAT APPLY)

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
I and/or a family member lost a job due to COVID-19	24.8%	37	26.0%	26
I have felt very isolated and lonely due to COVID-19	20.1%	30	15.0%	15
I am behind on my utility payments (water, gas, electric) due to COVID-19	18.8%	28	10.0%	10
My children went to 100% virtual schooling or hybrid learning (half in-person/half virtual)	17.4%	26	21.0%	21
I am concerned about my/a family member's mental health due to COVID-19	16.1%	24	10.0%	10
I have lost someone close to me due to COVID-19	11.4%	17	19.0%	19
I and/or a family member had to change jobs/professions due to COVID-19	7.4%	11	11.0%	11
I am behind on my rent/mortgage due to COVID-19	7.4%	11	7.0%	7
I lost childcare for my children ages 0-5	6.0%	9	3.0%	3
My family and I have regularly not had enough to eat due to COVID-19	4.7%	7	2.0%	2
I have not been impacted by COVID-19	36.2%	54	35.0%	35
Other (specify impact)	4.0%	6	1.0%	1
Total		149		100
No Response		9		140

Other Responses (Apartments): Lost work hours because of getting COVID (1), Hours were cut (1), Spending more on children needs (1), Received less health care (2), made me dislike other people (1)

Other Responses (Neighborhood): Case manager communication

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HOUSING AND RELOCATION

Q50. What are the top FIVE improvements that you want to see at Summit Lake Apartments?

	Response Percent	Response Count
Features like front porches, balconies, outdoor lighting, or fences	66.2%	100
Apartment features that are good for the environment (e.g. solar panels, energy efficient lights)	37.1%	56
More parking	36.4%	55
More recreational areas (walking/biking paths, sports courts, playgrounds, exercise room)	34.4%	52
Apartments that are affordable at different income levels	25.8%	39
More trees, bushes, grass, and flower/outdoor space	23.2%	35
Apartments specifically for seniors	18.5%	28
More indoor community space (e.g. community room, community center)	15.2%	23
Public art (e.g. murals and sculptures)	14.6%	22
Taller buildings (4 stories tall or more with an elevator)	11.9%	18
Smaller buildings (3 stories or less)	6.0%	9
Other (please specify)	23.4%	37
Total		151
No Response		7

Other Responses (Apartments):

- A place to work on our vehicles, and for security or police to actually ticket people who park in spots that aren't spots
- Air conditioning (3)
- Assigned parking
- Attractive buildings with a nice design
- Better apartments with a better maintenance team - these apartments have mold
- Better lighting in units
- Bigger apartments (4)
- Carpet (4)
- Everything on the list (2)
- Fixing things that need to be fixed and really fixing them
- Inside of units needs major repairs
- More privacy, no shared porches
- More washers and dryers I don't have one and it's kind of a hassle to go to the public washing place they have without a car or something
- New cabinets New everything
- No more mice in the apartments!
- Place to put my grill and to sit without noise
- Place we can bbq in the back
- Preservation of wildlife around the lake
- Ranch home, 2 BR, dining room, basement
- Rebuild these old houses
- Security to maintain the safety and behavior of children and adults especially 2pm-11pm
- Stronger action taken against those who break the law or have multiple police visits.
- The lake being clean
- Trash clean up (3)
- Updated appliances
- Washer and dryer hookups/personal washer and dryer (4)

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Q51. If you had to move temporarily to allow for Summit Lake Apartments to be improved, where would you want to go?

NOTE: Your answer to this question is not a commitment by you. This question is for informational purposes only.

	Response Percent	Response Count
Move into a unit with a Section 8 voucher elsewhere in Akron	38.6%	59
Move into a unit with a Section 8 voucher in the Summit Lake neighborhood	15.0%	23
Move into a unit with a Section 8 voucher outside of Akron	7.2%	11
Move into another AMHA family public housing site	7.8%	12
Move into an AMHA elderly/disabled public housing site	3.3%	5
I need more information before I can answer	28.1%	43
Total		153
No Response		5

Preferred AMHA site:

- Bon Sue
- Pinewood or Maplewood (2)
- Cuyahoga Falls (2)
- Dorothy Jackson Apartments
- Edgewood Apartments
- Edgewood Housing or multiple floor building there
- Portage Lakes
- Rhoulac Circle
- Saxon Village Joy Park
- Senior housing outside of Akron - Barberton Alpeter
- Single family home elsewhere in Akron
- Single Family Housing
- Summit Lake Apartments
- Depends if I have to take everything with me or not .
- I don't have anywhere to go

Q52. If Summit Lake Apartments is improved, would you be interested in returning to a new and improved unit?

NOTE: Your answer to this question is not a commitment by you. This question is for informational purposes only.

	Response Percent	Response Count
Yes, I would like to return to a new unit at Summit Lake Apartments	51.6%	79
No, I would not like to return to Summit Lake Apartments	15.0%	23
I need more information before I can answer	33.3%	51
Total		153
No Response		5

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Q53. Are you interested in purchasing a home or condominium in the future?

	Response Percent	Response Count
Very interested	54.6%	83
Somewhat interested	23.0%	35
Not interested	22.4%	34
Total		152
No Response		6

COMMUNITY INVOLVEMENT

Q54. Are you involved with the following associations/organizations in the community? (CHECK ALL THAT APPLY)

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
Summit Lake Apartments Resident Meetings	17.6%	27	9.3%	11
Church group/faith-based organization (specify below)	7.2%	11	19.5%	23
Summit Lake Neighborhood Association	3.9%	6	15.3%	18
Parent Teacher Association (PTA) at your child's school	3.3%	5	7.6%	9
Neighborhood Watch	2.6%	4	8.5%	10
Exercise group	1.3%	2	5.9%	7
Summit Lake Community Council	1.3%	2	16.9%	20
Summit Lake Community Development Corporation (CDC)	1.3%	2	16.1%	19
Senior or Social Club	0.0%	0	5.9%	7
None	76.5%	117	47.5%	56
Specify church name and/or other organization		7		24
Total		153		118
No Response		5		22

Other Responses (Apartments): Let's Grow Akron (2), New Trinity Missionary Baptist Church (2), Jobs Plus (1), First Glance (1), Summit Lake Community Center lunches (1), Bondage Breakers (1)

Other Responses (Neighborhood): Let's Grow Akron, Catholic Worker (3), The Church Akron, Front Porch Fellowship (4), South Street Ministries (3), Akron Civic Commons, Connect Church, Tower of Prayer, Build Akron, Summit Lake Build Corps, OPEN M, Summit Metro Parks, Community Friends Church

I have been trying in get involved with the CDC and have been given excuses why I can't right now. And i also want to be a part of other groups but get information after the fact, therefore, I assumed I'm not wanted, but I'm a newcomer and have only been here for five years.

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Q55. How do you get information about what is happening in the neighborhood? (CHECK ALL THAT APPLY)

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
AMHA meetings/newsletters/fliers	57.5%	88	7.8%	8
Word of mouth (family/friends/neighbors)	28.8%	44	56.3%	58
Internet/e-mail	20.3%	31	28.2%	29
Facebook	19.0%	29	56.3%	58
TV	18.3%	28	30.1%	31
Bulletin Board in front of the Community Center	14.4%	22	13.6%	14
Text Messages from an organization/group	13.7%	21	21.4%	22
Summit Lake Community Council	11.1%	17	15.5%	16
Newspaper	9.8%	15	16.5%	17
Next Door	9.2%	14	13.6%	14
Radio	7.8%	12	18.4%	19
Instagram	1.3%	2	3.9%	4
Twitter	1.3%	2	8.7%	9
None	12.4%	19	3.9%	4
Other source (please specify)	2.6%	4	1.0%	1
Total		153		103
No Response		5		37

Other Responses (Apartments): YouTube (1), Laundry house (1), Mail (1), Through work (1)

Other Responses (Neighborhood): Community Connector with over 25 years experience on where to locate the resources in summit County

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Q56. What is your preferred way to get information about what is happening in the community?

Note: Hard copy surveys frequently had multiple responses

	Apartments		Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
AMHA meetings/newsletters/fliers	36.6%	56	2.0%	2
Internet/e-mail	17.6%	27	10.9%	11
Text Messages from an organization/group	15.7%	24	3.0%	3
TV	12.4%	19	5.9%	6
Facebook	11.1%	17	33.7%	34
Word of mouth (family/friends/neighbors)	9.8%	15	20.8%	21
Summit Lake Community Council	6.5%	10	3.0%	3
Radio	5.2%	8	0.0%	0
Newspaper	4.6%	7	5.9%	6
Next Door	3.9%	6	4.0%	4
Bulletin Board in front of the Community Center	3.3%	5	2.0%	2
Instagram	0.7%	1	0.0%	0
Twitter	0.0%	0	1.0%	1
None	5.9%	9	4.0%	4
Other source (please specify)	1.3%	2	1.0%	1
Total		153		101
No Response		5		39

Other Reponse (Apartments): Laundry house (1), Mail (1)

Other Reponse (Neighborhood): Mail

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PARTING THOUGHTS

Q57. What is the one thing you like and one thing you dislike the MOST about the neighborhood?

What I like MOST (Apartments):

A lot of children
Able to let kids go fishing and ride on the canal path
Activities for children
Affordable housing (5)
At times its peaceful
Basketball court and parks
Being next to the water (7)
Children friendly (2)
Close to family
Close to child's school
Closer to friends
Close to my job
Close to playgrounds for my son
Crafts
Different type of parks
Ease of access to shopping of all kinds.
Ecosystem and wildlife
Enough space for family to live
Everything
For me, I have to use public transportation, I have a place to live
Friendly neighbors. A roof over my head.
Grocery store around the area
Has a park
Having somewhere to call home
How quiet it is (5)
How quiet it is during the day
I know people in the area
I like getting fliers
I like how the little store is right there
I like my apartment (3)
I like the ability to get to the Reach Center
I like the location on the lake and activities. It is convenient to family, doctors and pantries.
I like the scenery and some of my neighbors
I like the wide open spaces of the neighborhood
I'm unbothered
I'm close to the office
Is quiet and how they keep it clean
It's quiet at night
Lake (5)
Lake and the towpath (3)
Laundry convenience
Less crime than where I'm from

What I dislike MOST (Apartments):

4th of July fireworks last a whole month
Abandoned houses
Neighbors who let their dogs run around
All the gun shots (8)
Always someone shooting ,trash everywhere, kids can't just play cause it's not safe
Apartment is too small (3)
Apartment maintenance
Apartments
Apartments are connected
Mice in the homes
Not enough restaurants
Apartments are old and outdated (4)
Bad kids
Consistent glass and trash all over the parking lot, abandoned cars
Crime (13)
Crime and trash
Crime at night
Crime, people who don't care about where we live
Crime, shootings
Crime, super small apartment, not enough parking
Disruptive neighborhood i.e music, gun violence
Ducks
Everything
Frogs
Geese
Hearing my neighbors arguing and slamming doors
How loud it is at night
I don't know anyone
I live in front of a dumpster
I would like a closer gym, we don't have one.
Kids playing on playground after dark
Lack of parking spaces (4)
Loud blasting music in the AM from cars
Loud people
Neighbors get drunk and are noisy
Neighbors that have no respect for anyone (6)
Neighbors under a family unit
No laundry hook up
No personal space outside for my family (2)
No pool for the kids
No window in the bath
Noise and not enough parking in my lot

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More things to do with kids, events, and programs, more social here
My kids get along with everyone
My neighbors (13)
My neighbors and the lake tremendously
Nearness of a park
Neighborhood stay clean
Nice family (2)
Not in Cleveland
Not far from my appointments
Not too bad on crime
Not too much going on down here .
Out back view
Outside is kept clean
Park and lake
Parks (2)
Peaceful (2)
Playground. Close to family .
Playgrounds and trails for my children
Quiet for the most part (3)
Quiet, nice, clean
That the apartments are not stacked above each other (2)
The apartments are on the bus line (3)
The building set up I live in (5)
The families
The farmers market
The help
The light
The location near the lake and trail.
The natural environment
The neighborhood is looking more and more like a neighborhood
The office people are polite (2)
The parks
The Reach Center
The trail (6)
They are friendly
View of the lake and the trails

What I like MOST (Neighborhood):

Affordable (8)
Close to family (6)
Close to the expressway
Familiarity
I have lived here since 1948 - Its HOME
It is improving
Living by the lake and Towpath Trail
Location (7)

Not enough lights (2)
Not enough space for garbage or parking (3)
Not having enough play areas for the kids
Nothing (10)
Parents not watching their children (3)
People don't appreciate the wildlife
People living here who are rude, being loud, breaking glass and stuff of that nature.
Poor lighting
Repair of the gutters
Rodents
Shooting, fighting, paper in yard, trash, rats
Terrible area
The crime (lifestyles) and loud music at all hours day and night.
The danger and also the neglect of the units
The environment of people lack common sense
The gun shots at night
The lack of quiet during the night hours, gun violence, fighting, and trash/littering.
The large bushes outside my building always has spiders
The mean kids
The noise when you just want quiet, partying after midnight (neighbors)
The steps!
The traffic
The trash (11)
The way I've been treated here
The way people disrespect our area and condition of the parks for the children
There is a lot of crime and shootings here, its very unsafe!!!
Snow build up makes it difficult to take trash to the dumpster
They need to help families that need help
Trash in parking lot and dumpster
Trash in parks
Vacant lots, not enough lighting, drug trafficking and gangs in nearby areas
Weekends are horrible (people partying, no parking, trash everywhere, loud)
When its a lot of unnecessary drama
Youth violence

What I dislike MOST (Neighborhood):

Abandoned homes (9)
Bad neighbors (7)
Community is going downward
Crime (16)
Everything
Insular Community
Lack of communication (2)
Lack of community
Lack of schools
Lack of things to do (2)

Summit Lake Choice Neighborhoods
Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey Results - March 2022

Lots of kids (3)
My neighbors (22)
Quiet (5)
Save A Lot (1)
Scenery (2)
School options (1)
The lake (10)
The parks (1)
The people, the lake - the spirit - far too many things i like to say just one. history location
Towpath Trail (2)
Transportation (2)

No fishing
No stores (2)
No true walking path around the lake on the westside
Noise
Not enough amenities
Number of registered pedophiles (2)
Poor lighting
Pot holes
Poverty (2)
Properties not maintained (5)
Property owners who don't live in the neighborhood (2)
Speeding cars (2)
Trash (9)
Vacant lots (3)

Summit Lake Choice Neighborhoods

Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey Results - March 2022

Q58. Do you have any questions about the City's Land Use or AMHA's Choice Neighborhoods planning efforts?

Responses (Apartments):

Are they planning to fix up the apartments better?
Bad foundation
How can I continue to be involved?
I asked questions and gave my suggestions during the neighborhood walk on 5/27/21
I need help or information into getting my section 8
I see too much trash on a lot of the AMHA parking lots and dumpsters
I'd like to learn more about this and if possible, see if I can be a homeowner very soon
Make more kid friendly, little kids too
More about the landscape info/follow up. Knowing what the plan is in general.
Not sure - hope to understand more
What is it?
What is next?
What is the City's Land Use? What is AMHA's Choice Neighborhood planning efforts?
When are they rebuilding Summit Lake Apartments and where will we be placed when they do?
When will this be done and will you move us somewhere that is not safe?
When will it begin?

Responses (Neighborhood):

What is being done to make housing safe (no lead) and affordable to crack down on slumlords or big companies buying up houses + charging residents too much?
Will you address red lining?
How could I obtain another empty lot to put a small play area for the children in the area closer to Princeton / Kenyon St.?
Will you leave the west side of the lake alone?
What is happening with the clean up and tree removal along Summit Lake Blvd?
"NYC" Summer jobs for youth are needed
Yes. What can be done to include the surrounding neighborhood?
How we're going to move forward with the rehab of this community
Leave the west side of Summit Lake alone. Thanks for your consideration.
Is anyone doing anything about how the banks have redlined this area and made it impossible for our neighbors to get mortgages?
New housing development efforts in the future
We need jobs and more stores to shop over here
Oh. I hope the price of the house will be reduced. Because I'm afraid I can't afford a house for my children
Are you considering Community Solar? Tree planting? Working with Alpha Phi Alpha Homes on the former Lincoln School property to add mixed use buildings?
When can we apply to buy vacant lots next to our homes? We would like to purchase one and develop it.
A real walking path along the lake on the west side. Yes the streets are walkable when you are not being attacked by loose dogs. A dog park near the baseball field.
The paramount importance of working together for the improvement of this valuable resource - it is our public legacy - the lake needs to be treated as the precious resource it is. Maintain affordability of housing in this

Summit Lake Choice Neighborhoods

Summit Lake Apartments Resident Survey and Summit Lake Neighborhood Survey Results - March 2022

Q59. Is there any other information you would like to share?

Responses (Apartments):

Apartments should be mold free and have carpet and there should be no basement level apartments I'm in one now and it's horrible it

I enjoy living in the Summit Lake Apartments

I feel many residents need counseling or help with their children. Depression is hitting hard here.

I like it here, its been a blessing. I'd also like to move on up in life.

It would be nice to see more flowers and plant's on the properties

Keep up the great work

Kids need a yard

Make it more family and kid like, add cameras, more parking, garbage space, activities and bigger apartments

People not talking about their trouble

Thank you for letting me be a resident

The bus stops are unsafe! The grass is 4-5 feet high and NO lighting for safety. I try to make my home welcoming, happy, clean,

The cement floors are awful.

There is a mice problem in these apartments and it is driving me crazy

There a mouse and roach problem but we can't have pets unless we pay and y'all made us give up our dog because the kind it was but the people in the next complex got one

Units need to be updated badly

Want more spacious apartment, I like my neighbors

Wish there was a better way to get information delivered to me

Would like more flowers outside of apartment. staff said it would be too much work.

Responses (Neighborhood):

Kids need more playgrounds, basketball courts, etc. We need more trash cans. Too many speeding vehicles down Princeton St. Where's our speed bump??

It is calm, quiet and safe on the west side of the lake. This is a neighborhood, not a park. Please leave it that way. Thank you.

Please place a stop sign on Edison and Long St.

More safe needs to around the lake. Sharing information and bring community together.

Have community gardens in vacant lots

Why is community center closed on weekends

Leave Summit Lake ALONE!

Although I don't live in the developments, I would like to see all of the trash picked up in every area daily. The trash takes away the beauty for me and I think that have large trash bins on the end of every driveway and corner may help.

I do not think adding more Amha housing will help make summit lake a safer neighborhood

I don't want this area to gentrify and make it difficult for working class families to stay here.

I would like to see some of the empty lots used for crafts or day camps

Make more jobs and shopping like on state road area fairlawn eatery more choices

Oh. I hope the price of the house will be reduced. Because I have children. I'm afraid I can't afford it.

Think climate improvement & social justice in all decisions. Check out what Cleveland is doing.

I absolutely love that this neighborhood is getting better and the city and these organizations are trying to better the community. This neighborhood has potential to be great

Need more improvements on homes, less trash in yards

Summit Lake has so much potential. However, we would like to work with the City of Akron and other key stakeholders to avoid the negative aspects of gentrification as Summit Lake transitions to a mixed income neighborhood.

Please fix the sidewalks to improve safety for the children

Seniors and Gap folks should not to be overlooked. They have home repair needs and are afraid of being ripped off. They do their best to get their properties looking its best

Would the current homeowners get financial help on new housing or rebuilding their current homes?

Strengthen opportunities for people to become homeowners. Need to crack down on property tax delinquents who operate as landlords here - there are many out of state

Appendix III

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**SUMMIT LAKE APARTMENTS
9 PLATO LANE
AKRON, SUMMIT COUNTY, OHIO**

May 17, 2021

Prepared for:

Akron Metropolitan Housing Authority
100 West Cedar Street
Akron, Ohio 44481

Prepared by:



1234 Weathervane Lane ♦ Suite 110
Akron, Ohio 44313

A21016

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EXECUTIVE SUMMARY

During March and April 2021, HZW Environmental Consultants, LLC (HZW) conducted a Phase I Environmental Site Assessment (ESA) of Summit Lake Apartments, Akron, Summit County, Ohio (the Property). This study was conducted in accordance with HZW's proposal dated March 3, 2021, which was also authorized by Ms. Carla Horton, Contracting Officer with the Akron Metropolitan Housing Authority, on March 15, 2021. This assessment was conducted in general accordance with the "Standard Practice for Environmental Site Assessment Process" as set forth by ASTM International (ASTM) in ASTM Designation "E 1527-13", as outlined in the terms of the proposal. Any exceptions to, or deletions from, this practice are described in **Sections 1.4** and **11.0** of this report. The primary purpose of this assessment was to identify "recognized environmental conditions" in connection with the Property, as this term is used and defined in ASTM Practice E 1527-13.

According to the current tax map, the Property is associated with the following Permanent Parcel Numbers (PPNs) 6701400, 6701396, 6701397, 6837019 and 6701249 and is associated with the addresses of 345, 346 and 441 West Miller Avenue, 1152 Lakeshore Boulevard and 365 Ira Avenue. The Property is developed with 26 multi-unit residential buildings with an office/community room built circa 1992 and a laundry built circa 1998. The multi-unit housing units were constructed between 1965 and 1967. According to the aerial photographs reviewed, the Property consisted of amusement park property in at least 1938 until 1957 prior to its development as multi-family housing. Land use surrounding the Property consists of a city park to the north; private residence housing to the east; private residential housing to the south; and summit lake to the west. This assessment revealed no evidence of "recognized environmental conditions" in connection with the Property except for the following:

"Recognized Environmental Conditions"

1. According to the Environmental Data Resources report and city directories, Pearl Cleaners was located on an eastern adjacent property and is included on the EDR Historical Cleaners database.
2. Historical filling and grading have taken place during Property and regional development as evident by the Summit County Soil Survey and historical aerial photographs.

1.0 INTRODUCTION

During March and April 2021, HZW Environmental Consultants, LLC (HZW) conducted a Phase I Environmental Site Assessment (ESA) of Summit Lake Apartments, Akron, Summit County, Ohio (the Property). This study was conducted in accordance with HZW's proposal dated March 3, 2021, which was also authorized by Ms. Carla Horton, Contracting Officer with the Akron Metropolitan Housing Authority (AMHA) (the Client), on March 15, 2021. This assessment was conducted in general accordance with the "Standard Practice for Environmental Site Assessment Process" as set forth by ASTM International (ASTM) in ASTM Designation "E 1527-13", as outlined in the terms of the proposal. Any exceptions to, or deletions from, this practice are described in **Sections 1.4** and **11.0** of this report. The primary purpose of this assessment was to identify "recognized environmental conditions" in connection with the Property, as this term is used and defined in ASTM Practice E 1527-13.

1.1 Purpose

The primary purpose of this assessment was to identify "recognized environmental conditions" in connection with the Property. The term "recognized environmental condition(s)," as used in ASTM Practice E 1527-13, is defined as:

"The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

It is the intent of this assessment to permit the User of this Phase I ESA to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner or bona fide prospective purchaser limitations of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

1.2 Detailed Scope-of-Services

As stated above, this Phase I ESA was conducted in accordance with ASTM Practice E 1527-13. Elements of a Phase I ESA as outlined by this standard were used by HZW as a guideline in performing this assessment and are presented below.

1. A review of information provided by the Client (user provided information) to aid in the identification of potential *recognized environmental conditions* in connection with the Property. This information includes, but is not limited to, the following:
 - Environmental cleanup liens that are filed or recorded against the site.
 - Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry.
 - Recorded Title and Judicial Records including all deeds, liens, activity and use limitations, leases and easements that have been recorded on the Property since its first developed use.

- Reason for Significantly Lower Purchase Price (Valuation Reduction for Environmental Issues), if any, associated with the Property.
 - Specialized Knowledge or Experience that is material to *recognized environmental conditions* in connection with the Property.
 - Commonly known or reasonably ascertainable information about the Property.
 - Any obvious indications of the presence or likely presence of contamination at the Property.
 - Previous site assessment investigations (environmental assessments, real estate appraisals, etc.).
2. A review of *reasonably ascertainable* physical setting sources to obtain information related to general topographic, geologic, hydrogeologic and hydrologic conditions in the area of the Property. These sources include but are not limited to the following:
- United States Geological Survey (USGS) 7.5 Minute Topographic Map
 - USGS and/or State Geological Survey Groundwater Maps
 - USGS and/or State Geological Survey Bedrock Geology Maps
 - USGS and/or State Geological Survey Surficial Geology Maps
 - USGS and/or State Geological Survey Hydrologic Maps
 - Soil Conservation Service Soil Survey Maps
 - State Geological Survey Oil and Gas Well Maps
3. A review of the most recent version of the following required standard federal and state environmental record sources to aid in the identification of *recognized environmental conditions* in connection with the Property.
- The Federal National Priorities Listing (NPL) sites list for the Property and all sites within an approximate minimum search distance of 1.0 mile.
 - The Federal *Delisted* National Priorities Listing (NPL) sites list for the Property and all sites within an approximate minimum search distance of 0.5 miles.
 - The Federal Superfund Enterprise Management System (SEMS) list for the Property and all sites within an approximate minimum search distance of 0.5 miles.
 - The SEMS Archive sites list for the Property and all sites within an approximate minimum search distance of 0.5 miles.
 - The Federal Resource Conservation and Recovery Act (RCRA) Corrective Action Sites Lists (CORRACTS) for the Property and all sites within an approximate minimum search distance of 1.0 mile.
 - The Federal RCRA non-CORRACTS treatment, storage, and disposal (TSD) facilities list for the Property and all sites within an approximate minimum search distance of 0.5 miles.
 - The Federal RCRA generators list for the Property and adjacent properties.
 - Federal institutional control/engineering control (IC/EC) registries for the Property.
 - The Federal Emergency Response Notification System (ERNS) list for the Property.
 - The Ohio EPA's Master Sites List (MSL)/Division of Emergency and Remedial Response (DERR) Database and tribal-equivalent for the Property and all sites within an approximate minimum search distance of 1.0 mile.

- State and tribal-equivalent NPL for the Property and all sites within an approximate minimum search distance of 1.0 mile.
- State and tribal-equivalent SEMS for the Property and all sites within an approximate minimum search distance of 0.5 miles.
- The Ohio EPA's spills database and tribal-equivalent for the Property and all sites within an approximate minimum search distance of 0.25 miles.
- State and tribal-equivalent landfill and/or solid waste disposal site list for the Property and all sites within an approximate minimum search distance of 0.5 miles.
- BUSTR's Leaking Underground Storage Tank (LUST) list and tribal-equivalent for the Property and all sites within an approximate minimum search distance of 0.5 miles.
- BUSTR's Registered Underground Storage Tank (UST) list and tribal-equivalent for the Property and adjacent properties.
- State and tribal-equivalent IC/EC registries for the Property.
- State and tribal-equivalent voluntary cleanup program (VCP) sites for the Property and all sites within an approximate minimum search distance of 0.5 miles.
- State and tribal-equivalent Brownfield sites for the Property and all sites within an approximate minimum search distance of 0.5 miles.

In addition to the required standard federal and state environmental record sources, additional *reasonably ascertainable* state and/or local environmental record sources may be reviewed to enhance or supplement the federal and state sources identified above. These additional state and/or local environmental record sources include, but are not limited to the following:

- State and/or local emergency release reports
 - Local fire department
 - Local electric utility companies (for records relating to polychlorinated biphenyls (PCBs))
 - Local building department
4. A review of required *reasonably ascertainable* standard historical sources to develop a history of the previous uses of the Property and surrounding area, in order to help identify the likelihood of past uses having led to potential *recognized environmental conditions* in connection with the Property. The standard historical sources required by ASTM Practice E 1527-13 include a review of the following:
- Property Tax Files
 - Insurance Maps
 - Aerial Photographs
 - Street Directories
 - Topographic Maps
 - Zoning/Land Use Records

In addition to the required standard historical sources, other *reasonably ascertainable* historical sources that identify past uses of the Property may be reviewed. Other historical sources include, but are not limited to, personal knowledge of the Property

owner and/or occupants, miscellaneous maps, newspaper archives, internet sites, community organizations, local libraries and historical societies.

5. Performing a site reconnaissance of the Property to obtain information indicating the likelihood of identifying *recognized environmental conditions* in connection with the Property. The site reconnaissance involves a visual and physical observation of the Property and any structure(s) located on the Property to the extent not obscured by bodies of water, adjacent buildings or other obstacles. The site reconnaissance consists of an evaluation of the following to the extent visually and/or physically observed:
 - Current and past use(s) of the Property with emphasis on any uses likely to involve, or have involved, the use, treatment, storage, disposal or generation of hazardous substances and/or petroleum products.
 - Current and past use(s) of adjoining properties that are likely to indicate *recognized environmental conditions* in connection with the adjoining property or the Property.
 - Current or past uses in the surrounding area that are likely to indicate *recognized environmental conditions* in connection with the Property.
 - General geologic, hydrogeologic, hydrologic and topographic conditions of the Property and surrounding area compared to conditions identified through a review of physical setting sources.
 - General description of structures or other improvements on the Property including number of buildings, number of stories each, approximate age of buildings, ancillary structures (if any), etc.
 - Means of heating and cooling of the buildings on the Property including the fuel source (heating oil, gas, electric, radiators from steam boiler fueled by gas, etc.), and the source of potable water and sewage disposal.
 - Location of adjoining public thoroughfares and any roads, streets and/or parking facilities on the Property.
 - Hazardous substances and petroleum products in connection with identified uses and/or hazardous substance and petroleum product containers not necessarily in connection with identified uses including identification of material (or indicated as unidentified), approximate quantities involved, types of containers (if any) and storage conditions.
 - Aboveground storage tanks and/or underground storage tanks and/or vent pipes, fill pipes or access ways indicating underground storage tanks including content, capacity and age.
 - Electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs including electrical transformers, hydraulic lifts, elevators, etc. Note: ASTM Practice E 1527-13 does not require identification of fluorescent light ballasts that likely contain PCBs.
 - Engineering controls or physical modifications (i.e., capping, slurry walls, or point of use water treatment) used to reduce or eliminate the potential for exposure to contaminants in the soil or groundwater.
 - Strong, pungent or noxious odors including their source, if identified.
 - Floor drains, pools of liquid including standing surface water or sumps.
 - Stains or corrosion on floors, walls or ceilings and stained soil or pavement.

- Pits, ponds and lagoons on the Property and adjoining properties with emphasis on waste disposal or waste treatment.
 - Stressed vegetation from causes other than insufficient water.
 - Solid waste including areas that are apparently filled or graded by non-natural causes (or filled by fill of unknown origin) suggesting trash or other solid waste disposal, or mounds or depressions suggesting trash or other solid waste disposal.
 - Wastewater or other liquid (including storm water) or any discharge into a drain, ditch or stream on or adjacent to the Property.
 - Wells including dry wells, irrigation wells, injection wells, abandoned wells, oil/gas wells or other wells and septic systems or cesspools.
6. Conducting interviews with occupants and local government officials to obtain information relative to potential *recognized environmental conditions* in connection with the Property. Individuals/agencies subject to interview include, but are not limited to the following:
- key site manager
 - occupants
 - local fire department

1.3 Significant Assumptions

This Phase I ESA was conducted in accordance with ASTM Practice E 1527-13. The information presented in this Phase I ESA report is based on a limited visual reconnaissance of the Property, interviews with “knowledgeable persons” and a review of “practically reviewable” and “reasonably ascertainable” resources. HZW assumes all information obtained and reviewed as part of this investigation is reliable and accurate; however, HZW assumes no responsibility for conditions not revealed as part of our review of this information as they pertain to “recognized environmental conditions”. No *environmental site assessment* can wholly eliminate uncertainty regarding the potential for *recognized environmental conditions* in connection with a *property*. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for *recognized environmental conditions* in connection with a property, and this practice recognizes reasonable limits of time and cost.

1.4 Limitations and Exceptions

There were no limitations or exceptions to the ASTM Practice E 1527-13 in this report.

1.5 Special Terms and Conditions

The findings of this Phase I ESA are based upon conditions at the Property as identified during the May 7, 2021, physical site inspection. Should land use or site conditions change, the conclusions of this report may no longer be applicable.

1.6 User Reliance

This Phase I ESA was prepared for the exclusive use of AMHA. AMHA, their affiliates, legal counsel, successors and assignees (including their financial lenders) may rely upon the information provided. Reliance on this report by a third party without the express written consent of HZW shall be at such party's sole risk.

2.0 SITE DESCRIPTION

2.1 Locations and Legal Description

The Property consists of approximately 14.29 acres and is comprised of the following Permanent Parcel Numbers (PPNs) and associated addresses: 6701400 (345 W. Miller Avenue), 6701396 (346 W. Miller Avenue), 6701397 (441 W. Miller Avenue), 6837019 (2263 Lakeshore Boulevard) and 6701249 (365 Ira Avenue). A current tax map is available from the Summit County GIS website (<http://summitmaps.summitoh.net/ParcelViewer2.0/>). A copy of the current tax map showing the general location of the Property is included as **Appendix A**. It should be noted that the Property is developed with the Summit Lake Apartments, which are also referred to by the address of 9 Plato Lane.

2.2 Site and Vicinity Characteristics

The Property is developed with the Summit Lake Apartments complex, which is comprised of 26 multi-unit residential buildings, an office building, and a laundry building. The Property is located in a mixed residential/commercial area. The multi-family structures have multiple apartment/units in each and consist of one, two or three bedrooms. Only six of the units have full basements.

2.3 Current Use of the Property

The Property is used as an apartment complex and is developed with 26 buildings with multifamily residential housing apartments, an office/community room building and a laundry building.

2.4 Description of Structures, Roads and Other Improvements

The Property is developed with 26 buildings with multifamily residential housing apartments, an office/community room building and a laundry building. According to Summit County resources, the office/community room building was constructed in 1996 and the laundry building was constructed in 1989. The multi-unit residential buildings were constructed between 1965 and 1967. The buildings are constructed from concrete, tile, wood and carpeted floors; and wood, brick, aluminum/vinyl siding and drywall walls. Electricity is provided to the Property by the Ohio Edison and natural gas is provided by Dominion East Ohio. The Property utilizes the City of Akron water and sanitary sewer services.

2.5 Current Uses of the Adjoining Properties

Land use surrounding the Property consists of City of Akron Clearview Park to the north. Further north, interstate highway with residential housing further north. Land use adjoining to the east is residential housing. Similarly, to the south land use is residential. Summit Lake is situated to the west of the Property.

3.0 USER-PROVIDED INFORMATION

The following information was provided by Ms. Joanna Rist and Mrs. Erin Myers , the Client and User of this Phase I ESA. Additionally, Historical Information Gatherers, Inc. (HIG), of Hopkins, Minnesota, was contracted to conduct a search of judicial records for any environmental liens or activity and use limitations recorded for the Property. A copy of the user provided information is included as **Appendix B**.

3.1 Environmental Liens or Activity and Use Limitations

Ms. Rist and Mrs. Myers are unaware of any environmental liens or activity and use limitations associated with the Property. In addition, none were mentioned in the environmental liens or activity and use limitations report provided by HIG.

3.2 Specialized Knowledge

Ms. Rist and Mrs. Myers indicated that AHMA has no specialized knowledge associated with the Property.

3.3 Commonly Known or Reasonably Ascertainable Information

Ms. Rist and Mrs. Myers stated that the Property has always been used a multi-family residential. They are unaware of any spills, chemical releases or environmental cleanups on the Property.

3.4 Valuation Reduction for Environmental Issues

Ms. Rist and Mrs. Myers indicated that the purchase price for the Property is supported by an appraisal and based on no known contamination.

3.5 Reason for Performing the Phase I ESA

Ms. Rist and Mrs. Myers stated that the Phase I ESA is being performed as part of the Grant for the Property.

3.6 Other User Provided Information

Ms. Rist and Mrs. Myers did not provide HZW with any other Information.

4.0 RECORDS REVIEW

As part of this Phase I Environmental Site Assessment, Environmental Data Resources Inc. (EDR), Shelton, Connecticut, was contracted to conduct a search of standard federal and state environmental record sources, as required by ASTM Practice E 1527-13. In addition to the required environmental record sources, HZW also reviewed additional state and/or local environmental records that were deemed “reasonably ascertainable”. Listings of the required federal and state environmental records and additional environmental record sources reviewed are presented in the following subsections. A copy of the EDR report is also provided in **Appendix C**.

4.1 Standard Environmental Record Sources

The required standard federal environmental record sources reviewed as part of this investigation included the most recent version of the following:

- The Federal NPL sites list for the Property and all sites within an approximate minimum search distance of 1.0 mile.
- The Federal Delisted NPL sites list for the Property and all sites within an approximate minimum search distance of 0.5 miles.
- The Federal SEMS list for the Property and all sites within an approximate minimum search distance of 0.5 miles.
- The SEMS Archive sites list for the Property and all sites within an approximate minimum search distance of 0.5 miles.
- The Federal RCRA CORRACTS for the Property and all sites within an approximate minimum search distance of 1.0 mile.
- The Federal RCRA non-CORRACTS TSD facilities list for the Property and all sites within an approximate minimum search distance of 0.5 miles.
- The Federal RCRA generators list for the Property and adjacent properties.
- Federal IC/EC registries for the Property.
- The Federal ERNS list for the Property.

The required standard state environmental record sources reviewed as part of this investigation included the most recent version of the following:

- The Ohio EPA’s MSL/DERR Database for the Property and all sites within an approximate minimum search distance of 1.0 mile.
- State and tribal-equivalent NPL for the Property and all sites within an approximate minimum search distance of 1.0 mile.
- State and tribal-equivalent SEMS for the Property and all sites within an approximate minimum search distance of 0.5 miles.
- The Ohio EPA’s spills database for the Property.
- State and tribal landfill and/or solid waste disposal site list for the Property and all sites within an approximate minimum search distance of 0.5 miles.
- BUSTR’s LUST list and tribal leaking storage tanks for the Property and all sites within an approximate minimum search distance of 0.5 miles.

- BUSTR's Registered UST list and tribal registered storage tanks for the Property and adjacent properties.
- State and tribal IC/EC registries for the Property.
- State and tribal VCP sites for the Property and all sites within an approximate minimum search distance of 0.5 miles.
- State and tribal Brownfield sites for the Property and all sites within an approximate minimum search distance of 0.5 miles.

4.1.1 The Property

The Property not listed on any of the ASTM required databases. However, the address of 1164 Lakeshore Boulevard is included on the LEAD database. This address is presumably associated with the Property, based on the eastern adjacent properties being associated with even addresses on Lakeshore Boulevard. The LEAD database is associated with lead inspections under the Department of Health. These inspections are typically associated with lead-based paint and therefore not within the scope of an ASTM Phase I ESA.

4.1.2 Properties within Minimum Search Distances

According to the EDR report, multiple facilities located within the minimum search distances of the Property were identified on the federal and state databases reviewed. Facilities that are situated topographically cross- or downgradient (lower elevations) from the Property are not believed to pose an environmental concern to the Property due to their cross- or downgradient locations relative to the Property. Facilities that are situated topographically upgradient (higher elevations) of the Property have the potential to pose an environmental concern to the Property, as contaminants are most likely to travel from higher to lower elevations. After a review of the topographically upgradient facilities listed in the EDR report, the following were determined to potentially pose an environmental concern to the Property. These are discussed further in **Section 8.0**.

Pearl Cleaners, 1135 Lakeshore Boulevard, is an eastern adjacent property that is identified on the EDR Historical Cleaners database. This database contains listings of potential dry cleaner sites that were available to EDR researchers. The categories of sources reviewed included, but were not limited to, dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. The EDR report indicates that Pearl Cleaners was a dry cleaner in 1951 and 1957.

Summit Lake Akron, 380 W. Crosier Street, is a northern and western adjacent property that is identified on the DERR and VCP databases. The DERR database contains sites from all of Ohio that are in the Division of Environmental Response and Revitalization (DERR) database, which is an index of sites for which district offices maintain files. The database is NOT a record of contaminated sites or sites suspected of contamination. Not all sites in the database are contaminated, and a site's absence from the database does not imply that it is uncontaminated. The VCP database includes sites included in the Voluntary Action Program (VAP). Summit Lake Akron is identified on the DERR database associated with the VAP and included on the VCP database associated with VAP Technical Assistance.

4.2 Additional Environmental Record Sources

4.2.1 Akron Building Department

As part of this investigation, on March 25, 2021, HZW requested to review records associated with the Property and the eastern adjacent property that was previously occupied by a dry cleaner (1135 Lakeshore Boulevard) on file with the Akron Building Department (ABD). The ABD provided building permits associated with the Property. The building permits are summarized below and are included as **Appendix D**.

345 W. Miller Avenue: Was previously known as 1090 Lakeshore Boulevard and was re-addressed as 345 W. Miller Avenue in October 1966; and a water heater change out occurred 6/20/1986.

346 W. Miller Avenue: is referred to as 346-370 W. Miller Avenue.

365 W. Ira Avenue: is referred to as 365-371 W. Ira Avenue.

441 W. Miller Avenue: Was previously known as 1320 Lakeshore Boulevard and re-addressed as 441 W. Miller Avenue on October 3, 1966; a certificate of occupancy was issued on November 15, 1995 for the remodel of existing prefabricated apartments.

1152 Lakeshore Boulevard: is referred to as 1152-1166 Lakeshore Boulevard.

1135 Lakeshore Boulevard: This address is indicated as being owned by John Ball in 1956 and consisting of a dwelling and owned by Herman Smith and consisting of a residential dwelling.

4.2.2 Summit County Public Health

As part of this investigation, HZW contacted Summit County Public Health (SCPH) to request any available information pertaining to the Property. According to a March 25, 2021, electronic mail response from Ms. LeeAnn Hinkle, Registered Sanitarian with the SCPH, Environmental Health Division, SCPH has no records on file for the Property. A copy of the correspondence from the SCPH is included as **Appendix E**.

4.2.3 Akron Fire Department

As part of this investigation, HZW contacted the Akron Fire Department (AFD) to request any available information pertaining to the Property and the eastern adjacent property that was previously occupied by a dry cleaner (1135 Lakeshore Boulevard). According to an email from Administrative Assistant with AFD Rachel Taylor, does not have any records on file for the Property associated with hazardous materials or petroleum products. A copy of the correspondence from the AFD is included as **Appendix F**.

4.2.4 Bureau of Underground Storage Tank Regulations (BUSTR)

As part of this investigation, HZW performed a search on BUSTR's Ohio Tank Tracking & Environmental Regulations (OTTER) website (<https://apps.com.ohio.gov/fire/OTTER>) for UST incidents associated with the Property; no information was found. HZW also contacted Ms. Kelley Snedegar from the Ohio Department of Commerce, Division of State Fire Marshal, BUSTR office to request similar information. Ms. Snedegar provided HZW with a "no records found" letter from BUSTR for the Property. A copy of the BUSTR "no records found" letter is included as **Appendix G**.

4.2.5 ODNR Oil and Gas Well Map

The Summit County, Ohio, quadrangle USGS 7.5 minute oil and gas well map obtained from the ODNR Interactive Oil and Gas Well Map website (<https://gis.ohiodnr.gov/MapViewer/?config=oilgaswells>) was reviewed. No oil and/or gas wells are depicted on the Property or in the vicinity of the Property.

4.3 Physical Settings Sources

4.3.1 Topography

According to the 2013 Akron West, Ohio, quadrangle USGS 7.5-minute topographic map, the topography of the Property is situated at an approximate elevation of 970 feet above National Geodetic Vertical Datum (NGVD). Surface topography in the vicinity of the Property slopes to the west towards Summit Lake. A copy of the USGS topographic map representing the Property is included as **Appendix H**.

4.3.2 Additional Physical Settings Sources

Bedrock Topography

The 1983 (Revised 1996), North Canton, Ohio, Bedrock Topography Map quadrangle, published by the Ohio Department of Natural Resources (ODNR), indicates bedrock beneath the Property is located at approximately 650 feet above NGVD. Bedrock topography in the vicinity of the Property is level.

Soil Survey Map

According to the Soil Survey Map of Summit County, Ohio, published by the United States Department of Agriculture and obtained from the Web Soil Survey website (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>), the Property is underlain by Jimtown-Urban land complex (Ju). A brief description of this soil type is presented below.

Ju-Jimtown-Urban Land Complex. This mapping unit consists of areas where most of the original soils has been destroyed or covered by grading and digging. Borrow or fill areas make up 50 to 75 percent of the mapping unit.

No streams, bodies of water, and/or wet areas are depicted on the Property; however, a large body of water (Summit Lake) is depicted to the west of the Property on the Soil Survey.

4.4 Historical Use Information Associated with the Property

Historical land use of the Property was determined through a review of “practically reviewable” and “reasonably ascertainable” resources. Further discussion of historical land use of the Property is presented in separate subsections below and historical research documentation is included as **Appendix I**.

4.4.1 Historical Ownership

A current tax map is available from the Summit County GIS website. According to the current tax map, the Property consists of PPNs 6701400, 6701396, 6701397, 6837019 and 6701249. Current and limited historical ownership records are available on the Summit County Auditor website (<http://fiscaloffice.summitoh.net/index.php/property-tax-search>). However, only current ownership is listed for the parcels comprising the Property. All parcels are currently owned by AMHA.

4.4.2 Fire Insurance Maps

As part of this investigation, HZW contacted EDR to request available historical Sanborn fire insurance (Sanborn) maps for the Property. According to EDR, historical Sanborn fire insurance maps are available for the years 1916, 1940, 1951 and 1986. Historical land use of the Property, as depicted on the available Sanborn maps, is discussed below.

1916

According to the 1916 Sanborn map, the northern portion of the Property is developed with a building designated “billiards”, a building designated “shooting gallery” and “penny arcade” and a building that is designated as “dancing” on the second floor.

1940 and 1951

According to the 1940 and 1951 Sanborn maps, the Property is developed with the Summit Beach Park, an amusement park. The park includes several rides as well as a roller coaster. Additional structures include stores, a roller-skating rink (a portion of), swimming pool (a portion of), dance hall (a portion of), photo booth, rifle range, arcade, shelter, band stand and an office.

1986

According to the 1986 Sanborn map, the Summit Beach Park and all associated buildings have been razed and Summit Lake Apartments have been constructed. Summit Lake Apartments consist of numerous apartment buildings, parking lots and an office.

4.4.3 Aerial Photographs

Historical aerial photographs available for the Property were provided from EDR for the years 1938, 1952, 1957, 1970, 1979, 1994, 2001, 2006, 2010, 2013 and 2017. Historical land use of the Property, as depicted on the available aerial photographs, is discussed below.

1938, and 1952

According to the 1938 and 1952 aerial photographs, the Property is developed with numerous buildings, a round structure that corresponds to a Merry-Go-Round depicted in Sanborn maps and a roller coaster.

1957

According to the 1957 aerial photograph, several of the numerous structures previously depicted have been razed.

1970, 1979, 1994, 2001, 2006, 2010, 2013 and 2017

According to the 1970, 1979, 1994, 2001, 2006, 2010, 2013 and 2017 aerial photographs, all of the former structures previously depicted have been razed and numerous linear buildings, parking areas and landscaped areas are situated throughout the Property. These buildings correspond to the apartment buildings observed during site reconnaissance activities.

4.4.4 City/Street Directories

City directories were provided by EDR from the following sources for the years indicated: Cole Information Services for the years 1994, 1999 and 2004 through 2017 (not inclusive); Haines & Company Inc. for the year 2002; The Polk Company for the year 1998; R. L. Polk & Co. Publishing for the years 1990 and 1994; and the Burch Directory for the years 1920 through 1984 (not inclusive). According to Summit County resources and the Akron Building Department records, the Property is associated with street addresses of 345 through 441 West Miller Avenue, 1090 through 1166 Lakeshore Boulevard (even addresses only) and 365 through 371 Ira Avenue (odd addresses only). In addition, Summit Lake Apartments are associated with the address of 9 Plato Lane. The majority of city directory listings indicate the Property was occupied by private individuals, Historical occupancy of the Property, aside from private individuals as indicated in the city directories provided, are presented below.

<i>371 Ira Ave</i>	
<u>Occupant</u>	<u>Dates of Occupancy</u>
Earl Hotel	1946-1961

441 West Miller Avenue	
Occupant	Dates of Occupancy
Sara Jane Cleaners Sara Whitehouse	1980

4.4.5 Zoning/Land Use Records

According to the Summit County Fiscal Officer’s website, the parcels comprising the Property is assigned land use code of “Exempt”.

4.5 Historical Use Information Associated with the Adjacent Properties

Historical land use of the adjacent properties was determined through a review of “practically reviewable” and “reasonably ascertainable” resources. Further discussion of historical land use of the adjacent properties is presented in separate subsections below. Refer to **Appendix I** for copies of historical research documentation reviewed.

4.5.1 Fire Insurance Maps

The same Sanborn maps referenced in **Section 4.4.2** of this report were reviewed to evaluate historical land use of the adjacent properties. Historical land use of the adjacent properties, as depicted on the Sanborn maps, is discussed below. It should be noted that the northern adjacent property is not depicted on any of the Sanborn maps.

<u>Direction</u>	<u>Years</u>	<u>Land Use</u>
North	1916	Not depicted
East*	1916	A store, residential dwellings and vacant lots
	1940	A dance hall, three (3) stores, dwellings/flats and vacant lots
	1951	A store, two (2) restaurants, dwellings/flats and vacant lots
	1986	Apartments, a vacant former furniture store, dwellings/flats and vacant lots
South*	1916	No developed
	1940-1986	Firestone Tire and Rubber Co. (pump house, domestic water) and dwellings
West	1916	Not depicted
	1940-1951	A boat house and docks, and portions of a roller-skating rink, a dance hall and a swimming pool. In addition, a portion of a roller coaster in 1951
	1986	Not developed with any structures

*The Property is bordered to the east by a public thoroughfare. The information presented includes the land located across this public thoroughfare.

4.5.2 Aerial Photographs

The same historical aerial photographs referenced in **Section 4.4.3** of this report were reviewed to evaluate historical land use of the adjacent properties. Historical land use of the adjacent properties, as depicted on the historical aerial photographs, is described below.

Direction	Years	Land Use
North	1938-1979	Wooded land and a trail or path
	1994-2017	A basketball court, grassy land and trees
East*	1938-1952	Several small buildings, presumably residential dwellings in the central portion, one small building in the northern portion, and vacant land in the southern portion
	1957	Several small buildings, presumably residential dwellings in the central portion, and vacant land in the northern and southern portions
	1970-2017	Several small buildings, presumably residential dwellings in the central portion, a small building in the northern portion and two (2) linear buildings in the southern portion
South	1938-2017	Several small buildings, presumably residential dwellings and a larger building in the western portion, which corresponds to the Firestone Rubber and Tire pumphouse, depicted in Sanborn maps
West	1938-1957	Portions of buildings that are also located on the Property and grassy and/or barren land.
	1970-2017	Grassy land; from 2010-2017 there is also a trail or path depicted

*The Property is bordered to the east by a public thoroughfare. The information presented includes the land located across this public thoroughfare.

4.5.3 City/Street Directories

The same city directories referenced in **Section 4.4.4** of this report were reviewed to evaluate historical occupancy of upgradient and cross gradient adjacent properties. The city directories were reviewed for historical suspect occupants (i.e., commercial or industrial listings which may include the use of petroleum products or hazardous substances) of the adjacent properties. The following suspect occupants for adjacent properties were indicated in the city directories.

East

<i>1135 Lakeshore Boulevard</i>	
<u>Occupant</u>	<u>Dates of Occupancy</u>
Pearl Cleaners Ball J Go Geo Andrasko	1951
Pearl Cleaners Harry Ball Zimmerman	1957

South

<i>411 Ira Avenue</i>	
<u>Occupant</u>	<u>Dates of Occupancy</u>
Pumping Station	1930-1935
Firestone Pumping Station	1940-1990

4.5.4 Zoning/Land Use Records

Land use of the adjacent properties, as indicated on the Summit County Fiscal Officer's website is summarized below.

Direction	Land Use
North	Exempt
East*	Exempt (11 parcels), residential (4 parcels) and commercial (1 parcel)
South	Exempt (1 parcel), residential (7 parcels)
West	Exempt

*The Property is bordered to the east by a public thoroughfare. The information presented includes the land located across this public thoroughfare.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

Mr. Craig Kowalski, HZW Akron, conducted a physical site inspection of the Property. Mr. Kowalski was escorted on the Property by Joanna Rist Assistant Property Manager and Erin Myers Property Assistant Manager of Real Estate Acquisition for AMHA. The inspection consisted of a general survey and walkover of the Property and a general survey of the surrounding area from the Property to identify suspect conditions on adjacent properties. A photographic log of the Property depicting site conditions at the time of the site inspection was prepared during the physical site inspection and is included as **Appendix J**. A site diagram identifying the pertinent interior and exterior features at the Property is presented in **Appendix K**.

At the time of the site inspection, mostly sunny conditions prevailed, with an ambient air temperature of approximately 60 degrees Fahrenheit. With the exception of a majority of the units being occupied we were able to inspect a few of the unoccupied units. no other limiting conditions were observed at the Property during the physical site inspection.

5.2 General Site Setting

The Property consists of approximately 14.29 acres and is comprised of the following Permanent Parcel Numbers (PPNs) and associated addresses: 6701400 (345 W. Miller Avenue), 6701396 (346 W. Miller Avenue), 6701397 (441 W. Miller Avenue), 6837019 (2263 Lakeshore Boulevard) and 6701249 (365 Ira Avenue).

The Property is developed with 26 buildings with multifamily residential housing apartments, an office/community room building and a laundry building. The office/community room was built circa 1992 and a laundry built circa 1998. The multi-unit housing buildings were all constructed in 1965 and 1967.

In general, local topographic conditions encountered during the site inspection were similar to those identified on the USGS 1994 Akron West topographic map, with the Property and the surrounding land sloping primarily to the west/southwest.

5.3 Interior Observations

As noted above, the Property is developed with 26 buildings with multifamily residential housing apartments, an office/community room building and a laundry building with concrete parking lot surrounding the buildings. The main structures are multi-family housing. These buildings are composed of concrete block with a concrete floor and asphalt shingle over wooden joist. There is some limited office space in each of the spaces. In general, they are finished with drywall, paneling, floor tile, etc.

5.4 Exterior Observations

The remainder of the Property consists of a concrete parking area including driveways throughout the property. It was observed the properties to the east and south are residential properties. Property to the west is occupied by Summit Lake and farther west is residential properties. North of the site is located the City of Akron Clearview Park, beyond the park is an interstate highway / express way.

During physical site inspection activities, a visual inspection of the surrounding area was conducted from the Property to identify suspect conditions on adjacent properties. No suspect conditions were identified on the adjacent properties during the site inspection. The site diagram included as **Appendix K** depicts pertinent features of the surrounding area as well.



6.0 INTERVIEWS

As part of this Phase I Environmental Site Assessment, interviews were conducted to obtain information indicating recognized environmental conditions in connection with the Property.

6.1 Interview with Owner

An interview was conducted with Ms. Joanna Rist, Assistant Manager and Erin Myers Property, Assistant Manager of Real Estate Acquisition of AMHA. Ms. Rist and Mrs. Myers accompanied HZW during the site visit. Ms. Rist and Mrs. Myers indicated that the Property was on municipal water and sewer. Gas was supplied by Dominion Energy and electric by Ohio Edison.

6.2 Interview with Site Manager

Refer to **Section 6.1** for an interview with the Assistant Site Manager and Assistant Manager of Real Estate Acquisition for AMHA

6.3 Interviews with Occupants

See Section 6.1 for an interview with the assistant site manager and assistant manager of real estate acquisition.

6.4 Interviews with Others

No additional interviews were conducted as part of this Phase I ESA.

7.0 FINDINGS

The findings of the Phase I ESA are presented below.

1. According to the EDR report and city directories, Pearl Cleaners was located on an eastern adjacent property at 1135 Lakeshore Blvd. and is included on the EDR Historical Cleaners database.
2. Historical filling and grading have taken place during Property and regional development.
3. Summit Lakes Akron, a northern and western adjacent property is included on the DERR and VCP databases.
4. According to Sanborn maps and city directories, Firestone Tire and Rubber pump house was located south of the Property from 1940 through 1990.
5. According to Sanborn maps, a rifle range was located on the southeast portion of the Summit Beach Park in 1940 and 1951. A shooting gallery was identified in the northeast corner of the Property in 1916.
6. According to city directories, the address of 441 West Miller Avenue was occupied by Sara Jane Cleaners in 1980.



8.0 OPINION

A discussion of the findings of this Phase I ESA is presented below.

1. According to the EDR report, Pearl Cleaners, an eastern adjacent property located at 1135 Lakeshore Boulevard, is included on the EDR Historical Cleaners database. This database contains listings of potential dry cleaner sites that were available to EDR researchers. The categories of sources reviewed included, but were not limited to, dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. The EDR report indicates that Pearl Cleaners was a dry cleaner in 1951 and 1957. City directories also indicate that this location, 1135 Lakeshore Boulevard, was occupied by Pearl's Cleaners in 1951 and 1957. Based on the nature of chemicals used in dry cleaning at the time, the persistent nature and the proximity of the site to the Property, and the potential for contamination associated with the easterly adjacent property to have migrated onto the Property is considered to be a "recognized environmental condition" associated with the Property.
2. Historical filling and grading have taken place during Property and regional development as evident by the Summit County Soil Survey and historical aerial photographs. The fill composition is unknown, but at the time of filling and grading (e.g., 1930s and 1940s) industrial fill was common within the City of Akron. The uncertainty of the fill material composition is considered to be a "recognized environmental condition" associated with the Property. The uncertainty of the fill material composition is considered to be a "recognized environmental condition" associated with the Property.
3. According to the EDR report, Summit Lakes Akron, a northern and western adjacent property is included on the DERR and VCP databases. The inclusion of this facility on these databases is associated with the VAP as well as VAP Technical Assistance. Based on Ohio EPA e-doc files, the technical assistance was associated with sampling of sediment and water from Summit Lake as part of U.S. EPA Brownfield grant funding. Historical contamination associated with Summit Lake sediment has been well documented and is associated with industrial development near and around the lake. Based on the Property boundaries and the nature of the contaminants, it is unlikely to have migrated onto the Property and thus is not considered to be a "recognized environmental condition" associated with the Property.
4. According to Sanborn maps, a rifle range was located on the southeast portion of the Summit Beach Park in 1940 and 1951. A shooting gallery was identified in the northeast corner of the Property in 1916. Based on the nature of park and the size of the facilities, the gallery and range were most likely carnival style ranges, and as such the shooting range and gallery are not considered to be a "recognized environmental conditions" associated with the Property.
5. According to Sanborn maps and city directories, Firestone Tire and Rubber pump house was located south of the Property from 1940 through 1990. The Sanborn maps indicated the pump house was associated with domestic water. This location is not identified on any environmental databases. Based on the Firestone Tire and Rubber pump house being

associated with domestic water, the potential for contamination associated with the southern adjacent property to have migrated onto the Property is not considered to be a “recognized environmental condition” associated with the Property.

6. According to city directories, the address of 441 West Miller Avenue was occupied by Sara Jane Cleaners in 1980. This address is located within the Summit Lakes Apartments. Due to the apartments being residential in nature and Ms. Rist and Mrs. Myers indicating that no businesses have operated from the apartments, including a dry cleaning operation. Moreover, the name suggests that it may have been the residence of a sole proprietor house cleaner. As a result, the former occupancy of 441 West Miller Avenue with a cleaning company is not considered to be a “recognized environmental condition” associated with the Property.

9.0 DATA GAPS

In accordance with ASTM E 1527-13 Section 12.7, the Phase I ESA report “shall identify and comment on significant *data gaps* that affect the ability of the [Environmental Professional] to identify *recognized environmental conditions* and identify the sources of information that were consulted to address the *data gaps*.” The following data gaps were identified by the Environmental Professional.

1. The history of the Property was traced back to 1916 through Sanborn maps. No reasonably ascertainable historical resources, as outlined in **Section 1.2**, were available to identify past uses of the Property prior to 1916. Therefore, the Environmental Professional was limited to assessing the Property for “recognized environmental conditions” subsequent to 1916.

According to the 1916 Sanborn map, the northern portion of the Property was developed with buildings designated billiards, shooting gallery, penny arcade and dancing. Based on the Property being developed with commercial entertainment buildings and not industrial buildings, it is unlikely that “recognized environmental conditions” would be associated with the Property prior to 1916.

2. According to the 1940 and 1951 Sanborn maps, the Property was developed with Summit Beach Park, an amusement park. The park includes several rides, a swimming pool and several buildings. It is unknown whether the former buildings had a basement and what type of heating systems was used (i.e., natural gas, oil, etc.). There may be fill material and/or oil tanks on the Property where the structures were razed as well as where the swimming pool was located. No information is available regarding the fill material used to fill the potential basement or to determine the type of heating that was used in the building. The lack of information regarding potential fill material and type of heating source associated with these former buildings is considered to be a “data gap” associated with the Property.



10.0 CONCLUSIONS

HZW has performed this Phase I Environmental Site Assessment of 345, 346 and 441 West miller Avenue, 1152 Lakeshore Boulevard and 365 Ira Avenue, Akron, Summit County, Ohio (the Property), in conformance with the scope and limitations of ASTM Practice E 1527-13. Exceptions, deletions, or additions regarding this practice are described in **Sections 1.4, 9.0** and **11.0** of this report. This assessment revealed no evidence of “recognized environmental conditions” in connection with the Property except for the following:

“Recognized Environmental Conditions”

1. According to the EDR report and city directories, Pearl Cleaners was located on an eastern adjacent property and is included on the EDR Historical Cleaners database.
2. Historical filling and grading have taken place during Property and regional development as evident by the Summit County Soil Survey and historical aerial photographs.



11.0 DEVIATIONS

“In accordance with ASTM E 1527-13, all deletions and deviations from this practice (if any) shall be listed individually and in detail, including client-imposed constraints and all additions should be listed.”

- No deviations were encountered while conducting this Phase I ESA.



12.0 REFERENCES

A bibliography of references reviewed, and a list of individuals/agencies contacted as part of this Phase I ESA is presented in separate subsections below.

12.1 Bibliography

1. 1938, 1952, 1957, 1970, 1979, 1994, 2001, 2006, 2010, 2013 and 2017 aerial photographs, provided by EDR, Shelton, Connecticut.
2. 1916, 1940, 1951 and 1986 Sanborn maps, provided by EDR
3. *Bedrock Topography Map*, North Canton, Ohio Quadrangle, Ohio Department of Natural Resources, 1983 (Revised 1996).
4. BUSTR's Ohio Tank Tracking & Environmental Regulations (OTTER) website (<https://apps.com.ohio.gov/fire/OTTER>)
5. *City Directories research from:* Cole Information Services for the years 1994, 1999 and 2004 through 2017 (not inclusive); Haines & Company Inc. for the year 2002; The Polk Company for the year 1998; R. L. Polk & Co. Publishing for the years 1990 and 1994; and the Burch Directory for the years 1920 through 1984 (not inclusive), provided by EDR.
6. *Environmental Data Resources, Inc. Report*, Shelton, Connecticut, March 16, 2021.
7. Historical ownership records, Summit County Auditor website (<http://fiscaloffice.summitoh.net/index.php/property-tax-search>)
8. *Oil and Gas Well Map*, Summit County, Ohio, ODNR Oil and Gas Well Interactive Map website (<http://www.dnr.state.oh.us/website/geosurvey/oilgas/disclaimer.htm>).
9. *Soil Survey of Summit County, Ohio*, United States Department of Agriculture, <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.
10. *Topographic Map*, United States Geological Survey; 7.5 Minute Series, North Canton, Ohio Quadrangle, 2013.
11. Tax Map, Summit County GIS website (<http://summitmaps.summitoh.net/ParcelViewer2.0/>)

12.2 Individuals/Agencies Contacted

Akron Fire Department
Email: akronfire@akronohio.gov

Akron Building Department
Email: plans&permits@akronohio.gov

Summit County Public Health
Contact via website: <https://www.scph.org/contact>

State Fire Marshal/BUSTR
8895 East Main Street
Reynoldsburg, Ohio 43086
<https://apps.com.ohio.gov/fire/otter/>

13.0 QUALIFICATIONS

This Phase I ESA was conducted by Mr. Kevin Reaman, Akron Office Manager, Ms. Rebecca Florjancic, Phase I ESA Group Leader and Mr. Craig Kowalski, Environmental Scientist all of HZW. The physical inspection of the Property was conducted on May 7, 2021, by Mr. Craig Kowalski. Mr. Reaman, Ms. Florjancic and Mr. Kowalski were responsible for ensuring that this study was conducted, and this report prepared in accordance with the requirements of ASTM E 1527-13. Mr. Reaman, Ms. Florjancic, and Mr. Kowalski are considered environmental professionals as they meet the definition of an “environmental professional” as provided in the ASTM E 1527-13 standard. Resumes for Mr. Reaman and Ms. Florjancic are included as **Appendix L**.

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Kevin M. Reaman
Digitally signed by
Kevin M. Reaman
Date: 2021.05.17
15:39:07 -04'00'

Kevin Reaman
Akron Office Manager

Rebecca Florjancic

Rebecca Florjancic
Phase I ESA Group Leader

Craig Kowalski

Craig Kowalski
Environmental Scientist

NOTE:

The Appendices to the Phase 1 Environmental Assessment are available upon request from AMHA.

Appendix IV



March 23, 2022

Ms. Erin Palmisano-Myers
Assistant Manager, Real Estate Development
Akron Metropolitan Housing Authority
100 W. Cedar Street
Akron, Ohio 44307

Subject: *Findings of a Screening Level Phase II Environmental Site Assessment Activities Focused on the Real Property Associated with the Summit Lake Apartments Located in the City of Akron, Summit County, Ohio.*

Dear Ms. Palmisano-Myers:

HZW Environmental Consultants, LLC (HZW) has prepared this report that presents the findings of a screening-level Phase II Environmental Site Assessment (ESA) associated with the Summit Lake Apartments) located in Akron, Summit County Ohio (hereinafter "the Property"). **Figure 1** presents a general site location map. According to the current tax map, the Property is associated with the following Permanent Parcel Numbers (PPNs) 6701400, 6701396, 6701397, 6837019 and 6701249 and is associated with the addresses of 345, 346 and 441 West Miller Avenue, 1152 Lakeshore Boulevard and 365 Ira Avenue. **Figure 2** depicts a site plan map.

The screening level Phase II ESA was completed at the request of the Property owner, Akron Metropolitan Housing Authority (or AMHA). AMHA is seeking to demolish the existing apartment units and rebuild an updated apartment complex. In March and April 2021, HZW completed a Phase I ESA in accordance with ASTM International (ASTM) Practice E 1527-13 on behalf of AMHA for the Property. Based on the assessment, two (2) recognized environmental conditions as defined by ASTM 1527-13 were associated with the Property. These recognized environmental conditions included Pearl Cleaners which was located on an eastern adjacent property and identified within historical city directories and the EDR's Historical Cleaners database. Additionally, historical filling and grading have taken place during regional and Property development as evident by historical information

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sources. **Section 1.0** of this report describes the Phase II ESA activities. **Section 2.0** discusses the results. **Section 3.0** presents the conclusions of the investigations.

1.0 PHASE II ESA ACTIVITIES

The overriding objective of HZW's ESA was to evaluate soils and potentially shallow groundwater for the presence of chemicals of concern (COC), if any, at the Property. Phase II ESA activities commenced with a visit conducted at the Property by HZW and AMHA personnel on February 15, 2022. The Property visit was for access and planning purposes as well as tentatively identifying the general boring and sampling locations. Utility location prior to boring activities was assisted by OUPS personnel under ticket number A206600745.

1.1 Soil Boring Installation and Sampling

Soil boring installation and sampling was conducted on March 10, 2022. As indicated on **Figure 2**, a total of nine (9) soil borings (identified as SB-1 through SB-9) were positioned on the Property. Three (3) of the soil borings (i.e., SB-1 through SB-3) were installed along the eastern side of the Property to evaluate potential contaminant migration from the former Pearl Cleaners facility identified at 1135 Lakeshore Boulevard. The remaining soil borings (i.e., SB-4 through SB-9) were otherwise spatially distributed across the Property to evaluate potential COC associated with historical grading and filling in the area (refer to **Figure 2**).

All borings were installed via direct push technology using a track mounted Geoprobe® soil core sampling apparatus with 2.0-inch I.D. and 4.0-foot long tube soil samplers to depths generally ranging from 15.0-feet to 20.0-feet below ground surface (bgs).

Soil samples were collected continuously in 2.0-foot intervals and split in half for field screening of volatile organic vapors using a calibrated MiniRae Photo Ionization Detector (PID) and potential laboratory analysis. Samples for potential laboratory analysis were placed in clean glass jars and packed on ice for potential laboratory analysis. Soil descriptions and field screenings were recorded on the boring logs presented in **Attachment A**. Upon completion of soil sampling, several soil borings were allowed to remain open for potential groundwater sampling to evaluate conditions associated with the former dry cleaning operations and the former filling and grading activities. The remaining borings were sealed upon completion.

Soil samples submitted for laboratory analysis were based on screening results (i.e., PID response) and/or field observations pertaining to geologic conditions (e.g., staining and odor, samples above confining layers of soil or above the soil/groundwater interface). The selected soil samples were submitted to Summit Environmental Technologies (SET) for analysis of potential COC. Specifically, a total of eight (8) soil samples were submitted for analysis of one (1) or more of the following COC suites including volatile organic compounds (VOC) using U.S. EPA Method 8260, polyaromatic hydrocarbons (PAH) using U.S. EPA Method 8270, polychlorinated biphenyls (PCB) using U.S. EPA Method 8082 and Resource Conservation and Recovery Act (RCRA) metals using U.S. EPA 6000/7000 series methods. A complete list of analyses for each soil sample is contained on the chain of custody with the laboratory analytical report provided in **Attachment B**.

1.2 *In-Situ Grab Groundwater Sampling*

Upon completion of the soil borings, a temporary well was installed in soil borings SB-1, SB-3, SB-5, SB-7 and SB-8 (refer to **Figure 2**) to observe potential groundwater inflow and collection of an in-situ grab shallow groundwater sample (i.e., without developing, purging, etc.). The temporary well was constructed utilizing polyvinylchloride (PVC) screen and riser to assist in water accumulation and prevent the open borehole from collapsing. An in-situ grab water sample was collected at each of the aforementioned boring locations on March 10, 2022, using a dedicated disposable bailer and filling the appropriately preserved containers. A new pair of nitrile gloves was used between boring locations to prevent cross contamination. Each sample was immediately placed in a cooler with ice upon collection. The samples were submitted to SET for analysis of VOC using U.S. EPA Method 8260 with appropriate chain of custody documentations (refer to **Attachment C**). Upon completion of in-situ grab groundwater sampling, the PVC materials were removed, and each boring was subsequently plugged with an appropriately hydrated granular bentonite grout mixture.

2.0 **DISCUSSION OF RESULTS**

The following sections discuss the sample results for the specific media collected and analyzed as part of this investigation. **Attachment B** contains a copy of the soil laboratory analytical results. In-situ-grab groundwater laboratory analytical reports are presented in **Attachment C**.

2.1 *Discussion of Soil Sample Results*

In general, soil materials penetrated at boring locations SB-1 through SB-3, installed on the eastern portion of the Property, consisted of primarily silts and sands and mixtures of the two until boring terminus or 20-feet bgs. The remaining borings, or those borings installed closer to Summit Lake, depicted fill materials ranging from approximately 3.0-feet thick at SB-6 and SB-9 to approximately 15.0-feet thick at SB-7 in the southwest portion of the Property. Silts and sands or mixtures thereof, underlaid the fill materials to boring terminus. A 3.0-foot-thick peat-like layer was identified at boring SB-8. Shallow groundwater was typically encountered at a depth between 10 and 15 feet bgs. A shallower depth to groundwater was noted at boring locations SB-7 and SB-8. Boring logs are provided in **Attachment A**.

Soil sample analytical data for the COC detected are summarized in **Table 1**. The laboratory analytical report is presented in **Attachment B**. A review of the data indicates that no PCBs were detected in the soil samples. A single low-level VOC was detected within the samples submitted for analysis. The sample at SB-4/2-4' recorded a detectable concentration of the VOC 1,2,4-trimethylbenzene just above the detection limit of 0.00159 milligram per kilogram (or mg/kg).

One (1) or PAH constituents were detected within five (5) of the eight (8) soil samples submitted for laboratory analysis. In addition, each soil sample submitted for analysis contained one (1) or more of the RCRA metals including arsenic, barium, cadmium, chromium, lead and mercury (refer

to **Table 1**).

The data, as applicable, were preliminarily compared to the Ohio EPA's Voluntary Action Program (VAP) risk-based generic numerical direct contact soil standards (or GNDCSS) for the residential land use category and construction activities category as promulgated under the Appendix A to rule 3745-300-08 of the Ohio Administrative Code (OAC) and effective October 17, 2019 as well as the Ohio EPA's Supplemental Criteria as provided in the Chemical Information Database and Applicable Regulatory Standards (or CIDARS) dated October 17, 2019. The Ohio VAP soil GNDCSS are listed on the data tables for the COC detected as part of this effort (refer to **Table 1**). Direct contact includes ingestion, dermal and inhalation of respirable size particles.

It should be noted that with exception of lead and total petroleum hydrocarbons (or TPH), the Ohio VAP GNDCSS are for single chemicals and must be adjusted for the presence of multiple COC if detected on a property. Additionally, although the data were preliminary compared to the Ohio VAP direct contact standards, not all demonstrations in the Ohio VAP were completed pursuant to the Ohio VAP as promulgated in rules 3745-300-01 through 15 of the OAC. Those demonstrations are considered well beyond the scope of this screening level investigation. Nevertheless, a review of all soil COC detected indicates that no COC exceeds the Ohio VAP GNDCSS for residential land use and construction activities. The Ohio VAP GNDCSS are tabulated in **Table 1**.

2.2 Discussion of In-Situ Grab Groundwater Sample Results

As mentioned above, groundwater was typically encountered at a depth between 10 and 15 feet bgs. A shallower depth to groundwater was noted at boring locations SB-7 and SB-8. A review of the groundwater analytical report contained in **Attachment C**, reveals no VOC was detected within any of the samples submitted for analysis.

3.0 CONCLUSIONS

In March 2022, HZW installed nine (9) soil borings as part of screening-level Phase II ESA activities at the real property owned by AMHA and associated with the Summit Lake Apartments located in Akron, Summit County, Ohio. The focus of the Phase II ESA was to evaluate potential impacts to the Property (if any) associated with two (2) recognized environmental conditions as defined by ASTM 1527-13. These recognized environmental conditions included Pearl Cleaners which was located on an eastern adjacent property and identified within historical city directories and the EDR's Historical Cleaners database. Additionally, historical filling and grading have taken place during regional and Property development.

The screening-level Phase II ESA effort consisted of the laboratory analysis of eight (8) soil samples for one (1) or more of the following parameters including VOCs, PAHs, PCBs and the RCRA metals. In addition, five (5) in-situ grab groundwater samples were analyzed for VOCs. All detected soil COC were at or below the Ohio VAP GNDCSS for residential land use and construction activities. No VOCs in groundwater were detected. Drinking water is supplied through municipal sources. Based on the data collected, no discernable impacts were noted to be associated with the former adjacent dry cleaners or the historical grading and filling in the area.

Ms. Palmisano-Myers
March 23, 2022
Page 5

HZW appreciates the opportunity to provide technical assistance to AMHA. Please do not hesitate to contact the undersigned should you have any questions regarding the information presented herein.

Respectfully submitted,
HZW Environmental Consultants, LLC



Craig A. Kowalski
Geologist



Kevin M. Reaman, CPG, Ohio VAP CP
Akron Office Manager

Attachments



NOTE:

The Appendices to the Phase 2 Environmental Assessment are available upon request from AMHA.

SUMMIT LAKE

CHOICE NEIGHBORHOODS

Transformation Plan
DRAFT June 16, 2022

Analysis of the Residential
Market Potential for
Summit Lake
Appendix B

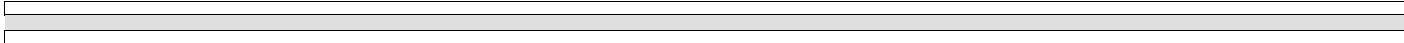
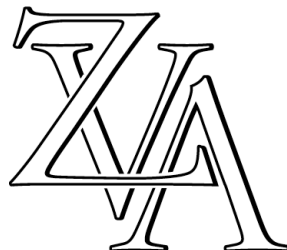
AN ANALYSIS
of
RESIDENTIAL MARKET POTENTIAL

For the
The Summit Lake Study Area

The City of Akron,
Summit County, Ohio

November, 2021

Conducted by
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Residential Market Analysis Across the Urban-to-Rural Transect

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Residential Market Analysis Across the Urban-to-Rural Transect

AN ANALYSIS OF RESIDENTIAL MARKET POTENTIAL

The Summit Lake Study Area
City of Akron, Summit County, Ohio

November, 2021

INTRODUCTION

The purpose of this study is to determine the optimum income mix for new mixed-income dwelling units and the optimum market position for the market-rate component within the Summit Lake Study Area located in the City of Akron, Summit County, Ohio. The optimum income mix is derived from the housing preferences, financial capacities, and lifestyle characteristics of the target households. In addition to the target household characteristics, the optimum market position for the market-rate component is also predicated on: the location, visibility and physical attributes of the Study Area suitable for mixed-income development; the rental housing market context in the Akron market area; and Zimmerman/Volk Associates' extensive experience with mixed-income urban development and redevelopment.

The Summit Lake Study Area is generally bounded by Interstates 76/77 to the north, South Main Street to the east, Ira Avenue and Kenmore Boulevard to the south, and Summit Lake Boulevard and Manchester Road to the west (*see map following this page*). The Akron Metropolitan Housing Authority has been awarded a Choice Neighborhood Planning Grant to redevelop the Summit Lake Apartments, a 239-unit family public housing property located adjacent to Summit Lake in the western section of the Study Area, as well as the multiple blocks to the east, which, over time, have been in significant decline, with dozens of vacant lots and deteriorated single-family detached houses.

The Summit Lake Study Area
City of Akron, Summit County, Ohio

November, 2021



Most of the investment to date in the Study Area has been adjacent or in close proximity to Summit Lake, with the grand opening of the Summit Lake Nature Center earlier this year and the ongoing development of the Summit Lake Trail. Summit Lake has been one of three focus areas of the Akron Civic Commons, a community collaboration of residents and partners that has assisted in making improvements to the lake and its surroundings for the benefit of the residents. The Summit Lake Community Center and the Reach Opportunity Center are located at the northeastern side of the lake, and are surrounded by several playing fields: the George Sister baseball field, the Penn soccer field, and St. Marys Stadium. The SoDo District, focused on Old South Main Street is located at the easternmost edge of the Study Area.

SUMMARY OF FINDINGS

—DRAW AREAS AND MARKET POTENTIAL—

Target market analysis determined the specific target markets for the Study Area by filtering the overall market as follows:

1. Identifying the annual market potential for the City of Akron.
2. Including the full economic range of potential renter and buyer households—from those qualified for public housing to households that can afford market-rate units.

Where are the potential renters and buyers of new and existing housing units in the City of Akron likely to move from?

The most recent Summit County migration and mobility data—as derived from taxpayer records compiled by the Internal Revenue Service from 2014 through 2018 and from the most recent American Community Survey for the City of Akron and for Summit County—shows that the draw areas for new and existing housing units located in the City of Akron include the following:

- The local draw area, covering households who live in the City of Akron.
- The county draw area, covering households with the potential to move to the City of Akron from the balance of Summit County.
- The regional draw area, covering households with the potential to move to the City of Akron from Cuyahoga, Portage, Stark, and Medina Counties, Ohio.
- The national draw area, covering households with the potential to move to the City of Akron from all other U.S. counties.

As derived from the migration, mobility and target market analyses, then, the draw area distribution of market potential (those households of all incomes with the potential to move within or to the City of Akron each year over the next five years) is shown on the table on the following page.

The Summit Lake Study Area
City of Akron, Summit County, Ohio
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Annual Average Market Potential by Draw Area
City of Akron, Summit County, Ohio

City of Akron:	54.2%
Balance of Summit County:	14.3%
Cuyahoga, Portage, Stark, and Medina Counties:	16.5%
Balance of the U.S.:	<u>15.0%</u>
Total:	100.0%

SOURCE: Zimmerman/Volk Associates, Inc., 2021.

*How many households have the potential to move within
and to Akron each year over the next five years?*

As determined by the target market methodology, which accounts for household mobility within the City of Akron as well as migration and mobility patterns for households currently living in all other counties, an annual average of 13,105 households of all incomes represent the potential market for new and existing housing units within Akron each year over the next five years. Over 45 percent of the annual potential market will be moving to the city from outside the city limits.

*Where are the potential renters and buyers of new and existing housing units
in the Summit Lake Study Area likely to move from?*

After discounting for those segments of the potential market that have preferences for new or existing housing in suburban and rural areas, the distribution of draw area market potential for new units that could be developed within the Summit Lake Study Area in the City of Akron is summarized on the following table:

Annual Average Market Potential by Draw Area
The Summit Lake Study Area
City of Akron, Summit County, Ohio

City of Akron:	67.5%
Balance of Summit County:	9.3%
Cuyahoga, Portage, Stark, and Medina Counties:	13.3%
Balance of the U.S.:	<u>9.9%</u>
Total:	100.0%

SOURCE: Zimmerman/Volk Associates, Inc., 2021.

The Summit Lake Study Area
City of Akron, Summit County, Ohio

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How many households have the potential to move to new and existing housing in the Summit Lake Study Area each year over the next five years?

Based on the analysis, which accounts for household mobility within the City of Akron and the balance of Summit County, as well as migration and mobility patterns for households currently living in all other cities and counties across the country, an annual average of 1,765 younger singles and couples, empty nesters and retirees, and traditional and non-traditional families represent the potential market for new and existing housing units of any type or tenure, rental or for-sale, located in the Summit Lake Study Area each year over the next five years.

What are their housing preferences in aggregate?

The tenure and housing preferences of the draw area households are outlined on the following table (see also Table 1 following the text):

Average Annual Potential Market for New and Existing Housing Units
The Summit Lake Study Area
City of Akron, Summit County, Ohio

HOUSING TYPE	NUMBER OF HOUSEHOLDS	PERCENT OF TOTAL
Multi-family for-rent (lofts/apartments, leaseholder)	963	54.6%
Multi-family for-sale (lofts/apartments, condo/co-op ownership)	106	6.0%
Single-family attached for-sale (townhouses/live-work, fee-simple/ condominium ownership)	179	10.1%
Single-family detached for-sale (houses, fee-simple ownership)	<u>517</u>	<u>29.3%</u>
Total	1,765	100.0%

SOURCE: Zimmerman/Volk Associates, Inc., 2021.

—TARGET MARKETS—

Who are the households that represent the potential market for new housing units within the Summit Lake Study Area?

As determined by the target market analysis, then, the general market segments by lifestage that represent the potential market for new and existing rental units in the Summit Lake Study Area include (*see also* Table 2 *following the text*):

- Younger singles and childless couples—46.7 percent;
- Empty nesters and retirees—29.2 percent; and
- Traditional and non-traditional family households—24.1 percent.

Approximately 28 percent of the younger households have incomes below 30 percent AMI, 24.4 percent have incomes ranging between 31 and 60 percent AMI, 12.7 percent earn between 61 and 80 percent of the AMI, and the remaining 34.9 percent have annual incomes at or above 81 percent of the AMI and up.

In general, the older singles and couples (empty nesters and retirees) have higher annual incomes than the younger singles and couples: just 22.3 percent have annual incomes that fall below 30 percent AMI, 21.2 percent between 31 and 60 percent AMI, 11.5 percent between 61 and 80 percent AMI, and 45 percent earn more than 81 percent of the AMI.

The family-oriented households that represent the potential market are a mix of smaller, compact families and non-traditional families. Approximately 25.9 percent have incomes below 30 percent AMI, 22.4 percent between 31 and 60 percent AMI, 12.7 percent between 61 and 80 percent AMI, and 39 percent at 81 percent AMI and higher.

—THE MARKET CONTEXT—

What are their current residential alternatives?

In October 2021, Zimmerman/Volk Associates compiled data from a variety of sources, including telephone interviews and individual property and rental websites, on nine selected rental properties, representing nearly 1,200 rental apartments in Downtown Akron and the Middlebury and Fairlawn Heights neighborhoods. These are the most recent rental properties in the city closest to the Study Area. (See Table 3 following the text.) Other than the Summit Lake Apartments, the public housing property that is the focus of the Choice Neighborhood redevelopment, rentals in the Study Area itself are primarily existing single-family houses, carrying rents of approximately \$750 to \$1,000 per month.

Few of the properties have units with asking rents that are within the reach of the target households with incomes between 61 and 80 percent of the AMI. Based on HUD recommendation, a single-person at 60 percent of the AMI (an income of \$33,700 per year) should pay no more than 30 percent of gross income for rent and utilities, or approximately \$840 per month. With a starting rent of \$880 per month, only the East End Residences in Middlebury has one-bedroom apartments even close to being affordable. None of the properties have posted rents that are within the reach of the target households with incomes below 60 percent of the AMI. Two of the properties—401 Lofts and Canal Square Lofts in Downtown—cater to University of Akron students.

Redfin’s Walk Score has been included with each property listing. Although Walk Score measures only distance, and metrics such as intersection density and block lengths to grade the walkability of a specific address or neighborhood, it has grown in importance as a value criterion. Walk Scores above 90 indicate a “Walker’s Paradise,” where daily errands do not require a car. Walk Scores between 70 and 90 are considered to be very walkable, where most errands can be accomplished on foot, and Walk Scores between 50 and 69 are regarded as somewhat walkable, where some errands can be accomplished on foot. Walk Scores below 50 indicate that most or almost all errands require an automobile.

The impact on housing values of walkability as calculated by Walk Score only begins to be measurable when Walk Scores reach 70 or above. Four of the five surveyed rental properties in Downtown Akron have Walk scores above 70, very walkable. Outside of Downtown, only one surveyed property, the 797 building on East Market Street in Middlebury, scored above 70.

Base rent, unit sizes and rents per square foot for those properties included in the survey are summarized on the following pages.

—*Studio Units (4 properties)*—

- Rents for studios range from \$1,049 per month at the student-oriented 401 Lofts at 401 South Main Street to \$1,392 per month at The Bowery District at 156 South Main Street.
- Studio units range in size from 419 square feet at 401 Lofts to 663 square feet at The Bowery District.
- Studio rents per square foot range between \$1.81 at The East End Lofts on East Market Street in Middlebury to \$2.50 at 401 Lofts.

—*One-Bedroom Units (7 properties)*—

- As noted above, the lowest rent for a one-bedroom, one-bath apartment in the surveyed properties is \$880 per month at East End Residences on East Market Street in Middlebury, and the highest rent is \$2,341 per month for a one-bedroom penthouse at The Bowery District. The Bowery District also has the highest rent for a non-penthouse one-bedroom—\$1,676.
- One-bedroom units range in size from 483 square feet at The Bowery District to 1,330 square feet at East End Residences.
- One-bedroom rents per square foot range between \$0.90 at the East End Residences to \$2.50 for a furnished unit at the 797 Building on East Market Street in Middlebury. The highest unfurnished one-bedroom rent per square foot is \$2.02 for a non-penthouse unit at The Bowery District; a one-bedroom penthouse there has rents per square foot up to \$2.18.

—*Two-Bedroom Units (all 9 properties)*—

- Two-bedroom apartments include one, one-and-a-half, or two bathrooms; two properties also lease two-bedroom townhouses. Rents for two-bedroom flats range from \$1,145 per month for a two-bedroom, two-bath unit at the 27-unit Miller 171 Apartment Homes on South Miller Road in Fairlawn Heights, to \$2,672 per month for a two-bedroom penthouse at The Bowery District. Both the East End Residences and The East End Lofts have the top rent of \$2,600 for non-penthouse two-bedroom flats. The two-bedroom, one-bath townhouses at 159 Main on South Main Street in Downtown rent for \$2,050 to \$2,500 per month; the two-bedroom, two-bath townhouses at East End Residences lease for \$2,250 per month.
- Two-bedroom, two-bath apartments range in size from 731 square feet at 401 Lofts to 1,454 square feet at The Standard on East Exchange Street in Downtown Akron. The two-bedroom, one-bath townhouse at 159 Main contains 837 to 1,242 square feet of living space, and the largest two-bedroom—at 1,414 square feet and two baths—is at The East End Residences.
- Two-bedroom rents per square foot fall between \$0.93 for a two-bedroom, one-bath apartment at East End Residences and \$2.32 for a two-bedroom, two-bath unit at 401 Lofts. The two-bedroom, one-bath townhouses 159 Main lease for \$2.01 to \$2.45 per square foot, considerably higher than the townhouses at East End Residences at \$1.59 per square foot.

—*Three-Bedroom Units (5 properties)*—

- Three-bedroom units include two- and three-bath flats; only one property, East End Residences, has a three-bedroom townhouse, leasing for \$2,300 to \$2,800 per month. Rents for three-bedroom apartments range between \$1,400 per month for three bedrooms with two baths at Miller 171 Apartment Homes and \$3,130 per month for a three-bedroom, three-bath penthouse at The Bowery District. East End Residences has the highest rent for a non-penthouse three-bedroom flat—\$2,800.
- Three-bedroom apartments range in size from 1,023 square feet at 401 Lofts, to more than 3,100 square feet for The Bowery District penthouse. East End

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Residences has the largest non-penthouse three-bedroom flats at 1,547 square feet. The townhouses at East End Residences have 1,810 to 1,816 square feet of living space.

- Three-bedroom rents per square foot fall between \$1.00 at The Bowery District penthouse and \$2.23 at The 401 Lofts. The lowest rent per square foot for a non-penthouse three-bedroom flat, \$1.19, is at Miller 171 Apartment Homes. The rent-per-square-foot range for the East End Residences three-bedroom townhouses falls between \$1.27 and \$1.54.

The rental market in Akron is very tight, with few vacant units, and nearly all of the rental properties included in the survey that were willing to share the information report they are still in the initial lease-up phase or are at 100 percent occupancy. Community amenities provide a full range of activities, including fitness centers, business centers, clubhouses or residents' lounges, yoga studios, pools, picnic areas, and sports fields.

—*Single Family Detached For-Sale Properties*—

The single-family housing market in Akron has been comparatively active, with houses selling on average 23 days after being placed on the market, compared to 32 days in 2020. Redfin reports that 403 houses sold in Akron in September 2021, a significant increase over the 325 detached houses sold in September 2020. However, house prices are down very slightly year-over-year, and the median sales price is currently \$122,500.

Very few new houses are on the market in the City of Akron or other cities in the county. (*See Table 4 following the text.*) The range of prices of new construction houses on the market in October 2021 started at \$248,860 for a 1,439-square-foot, three-bedroom, two-bath house in the K. Hovnanian subdivision Aspire at Auld Farms on Diagonal Road (\$173 per square foot) and reached \$356,990 for a four-bedroom, two-bath house containing more than 2,750 square feet of living space (\$129 per square foot) at the Enclave at Forest Lakes on Tabs Drive in Green.

Of the more than 800 existing single-family houses listed for sale at the time of the survey, 360 were priced below \$100,000; over 300 were priced between \$100,000 and \$200,000; another 80 were

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priced between \$200,000 and \$300,000; and the remaining approximately 50 units were listed at over \$300,000.

—OPTIMUM MARKET POSITION—

What is the market currently able to pay to rent or purchase new dwelling units in the Summit Lake Study Area?

The income limits in Akron by household size and percent of median family income, based on the Akron Metro median family income (AMI), which, as determined by the U.S. Department of Housing and Urban Development (HUD) in 2021, is \$83,300, for a family of four, are shown on the following table:

Fiscal Year 2021 Income Limits
City of Akron, Summit County, Ohio

NUMBER OF PERSONS IN HOUSEHOLD	EXTREMELY LOW 30% OF MEDIAN	VERY LOW 50% OF MEDIAN	LOW 80% OF MEDIAN
One	\$16,850	\$28,050	\$44,900
Two	\$19,250	\$32,050	\$51,300
Three	\$21,960	\$36,050	\$57,700
Four	\$26,500	\$40,050	\$64,100
Five	\$31,040	\$43,300	\$69,250
Six	\$35,580	\$46,500	\$74,400
Seven	\$40,120	\$49,700	\$79,500
Eight	\$44,660	\$52,900	\$84,650

SOURCE: U.S. Department of Housing and Urban Development.

A goal of the Choice Neighborhood initiative is to provide new housing within the Summit Lake Study Area that serves a range of households, from public housing residents to those who can afford market-rate rents and prices. The following tables detail the income distribution and affordability ranges of the potential renter and buyer households.

The Summit Lake Study Area
City of Akron, Summit County, Ohio

November, 2021

—*Rental Distribution*—

The income ranges of the annual potential rental market are summarized on the following table:

Target Household Distribution by AMI
Average Annual Market Potential for New Rental Units
The Summit Lake Study Area
City of Akron, Summit County, Ohio

AMI RANGE	NUMBER OF HOUSEHOLDS	PERCENTAGE
Below 30% (public housing units)	274	28.5%
31% to 60% (tax-credit units)	230	23.9%
61% to 80% (affordable/workforce units)	117	12.1%
81% and up (market-rate units)	<u>342</u>	<u>35.5%</u>
Total:	963	100.0%

SOURCE: Zimmerman/Volk Associates, Inc., 2021.

Nearly 65 percent of the target renter households have incomes below 80 percent AMI. Based on the incomes and financial capabilities of the 35.5 percent (342 households) with incomes above 81 percent of the AMI and who represent the target markets for new market-rate rental units in the Summit Lake Study Area, the distribution of annual market potential by rent range is summarized on the following table:

Target Group Distribution by Rent Range
Average Annual Market Potential for New Rental Units
Incomes At Or Above 81 Percent AMI
The Summit Lake Study Area
City of Akron, Summit County, Ohio

MONTHLY RENT RANGE	UNITS PER YEAR	PERCENTAGE
\$750–\$1,000	111	32.5%
\$1,000–\$1,250	120	35.1%
\$1,250–\$1,500	97	28.4%
\$1,500 and up	<u>14</u>	<u>4.0%</u>
Total:	342	100.0%

SOURCE: Zimmerman/Volk Associates, Inc., 2021.

The Summit Lake Study Area
City of Akron, Summit County, Ohio
November, 2021

For ownership housing, there is significantly more potential for newly-constructed single-family detached houses than for condominiums or townhouses. Given the predominance of detached houses in the Study Area, it is recommended that, once significant new rental development has been built and occupied in the redevelopment of the Summit Lake Apartments—enough to demonstrate to the market that the context of new housing has been significantly improved—new detached houses and townhouses could be introduced on well-located vacant lots in the Study Area, particularly those in closest proximity to Summit Lake. As the housing context in the area improves, new construction of both single-family attached and detached units can slowly move away from the lake towards the central and eastern areas of the Study Area.

—Single-Family Attached For-Sale Distribution by Price Range—

The income ranges of the annual potential single-family attached buyer market are summarized on the following table; the percentages shown represent the potential mix of new single-family attached housing units based solely on income. The market-rate component covers households with incomes at or above 81 percent of the AMI. (*Reference Table 6 following the text.*)

Target Household Distribution by AMI
Average Annual Market Potential for New For-Sale Single-Family Attached Units
The Summit Lake Study Area
City of Akron, Summit County, Ohio

< 30% AMI (very affordable units)	43	24.0%
31% to 60% AMI (affordable units)	39	21.8%
61% to 80% AMI (workforce units)	21	11.7%
81% to 100% AMI (market-rate units)	15	8.4%
> 100% AMI (new construction market-rate units)	<u>61</u>	<u>34.1%</u>
Total:	179	100.0%

SOURCE: Zimmerman/Volk Associates, Inc., 2021.

This table represents the full spectrum of household incomes for new construction for-sale single-family attached dwelling units in the Study Area. As with the rental units, market-rate prices could

The Summit Lake Study Area
City of Akron, Summit County, Ohio
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The price ranges detailed on the following table were determined by calculating a 10 percent down payment, with a monthly mortgage on the balance at an interest rate of four percent, including utilities, and a total payment that does not exceed approximately 30 percent of annual gross income.

Based on the incomes and financial capabilities of the 76 households that represent the annual potential market for new market-rate single-family attached houses, the distribution of annual market potential by price points would be summarized as shown on the following table:

Target Group Distribution by Price Range
Average Annual Market Potential for New Single-Family Attached For-Sale Units
The Summit Lake Study Area
City of Akron, Summit County, Ohio

PRICE RANGE	HOUSEHOLDS PER YEAR	PERCENTAGE
\$150,000–\$175,000	15	19.7%
\$175,000–\$200,000	25	32.9%
\$200,000–\$225,000	24	31.6%
\$225,000 and up	<u>12</u>	<u>15.8%</u>
Total:	76	100.0%

SOURCE: Zimmerman/Volk Associates, Inc., 2021.

—Single-Family Detached For-Sale Distribution by Price Range—

The income ranges of the annual potential single-family detached buyer market are summarized on the table following this page; the percentages shown represent the potential mix of new single-family detached housing units based solely on income. The market-rate component covers households with incomes at or above 81 percent of the AMI. (*Reference Table 7 following the text.*)

The Summit Lake Study Area
City of Akron, Summit County, Ohio
November, 2021

Target Household Distribution by AMI
Average Annual Market Potential for New For-Sale Single-Family Detached Units
The Summit Lake Study Area
City of Akron, Summit County, Ohio

< 30% AMI (very affordable units)	111	21.5%
31% to 60% AMI (affordable units)	112	21.7%
61% to 80% AMI (workforce units)	66	12.8%
81% to 100% AMI (market-rate units)	56	10.8%
> 100% AMI (new construction market-rate units)	<u>172</u>	<u>33.2%</u>
Total:	517	100.0%

SOURCE: Zimmerman/Volk Associates, Inc., 2021.

This table represents the full spectrum of household incomes for new construction for-sale single-family detached dwelling units in the Study Area. As with the rental units, market-rate prices could be considered to be affordable to households with incomes at or above 81 percent AMI; 44 percent of the annual potential single-family detached ownership market have incomes in that range.

The price ranges detailed on the following table were determined by calculating a 10 percent down payment, with a monthly mortgage on the balance at an interest rate of four percent, including utilities, and a total payment that does not exceed approximately 30 percent of annual gross income.

Based on the incomes and financial capabilities of the 228 households that represent the annual potential market for new market-rate single-family detached houses, the distribution of annual market potential by price points would be summarized as shown on the following table:

The Summit Lake Study Area
City of Akron, Summit County, Ohio
November, 2021

Target Group Distribution by Price Range
Average Annual Market Potential for New Single-Family Detached For-Sale Units
The Summit Lake Study Area
City of Akron, Summit County, Ohio

PRICE RANGE	HOUSEHOLDS PER YEAR	PERCENTAGE
\$150,000–\$175,000	63	27.6%
\$175,000–\$200,000	87	38.2%
\$200,000–\$225,000	54	23.7%
\$225,000 and up	<u>24</u>	<u>10.5%</u>
Total:	228	100.0%

SOURCE: Zimmerman/Volk Associates, Inc., 2021.

The optimum market position for the market-rate component of new mixed-income rental apartments and single-family detached houses that could potentially be developed within the Summit Lake Study Area has been derived from a variety of factors, including but not limited to:

- The new unit rental and ownership propensities, and incomes and assets of the target draw area households.
- The rental market in Akron, with most of the newer apartment properties fully occupied or in initial lease-up.
- A lack of significant new single-family housing development in Akron.

Based on those criteria, the optimum market position for the market-rate component of new mixed-income rental development and single-family detached houses within the Summit Lake Study Area is shown on the table following this page (*see also Table 8 following the text*).

The Summit Lake Study Area
City of Akron, Summit County, Ohio

November, 2021

Optimum Market Position: Market Rate Rents and Prices
Average Annual Market Potential
New Rental Multi-Family and Ownership Single-Family Attached and Detached Units
Incomes At Or Above 81 Percent AMI
The Summit Lake Study Area
City of Akron, Summit County, Ohio

HOUSING TYPE				
MULTI-FAMILY FOR-RENT				
. Market-Rate (81 AMI and up)				
35%	1br/1ba	\$950 to \$1,000	550 to 600 sf	\$1.67 to \$1.73 psf
20%	2br/1ba	\$1,175 to \$1,300	750 to 850 sf	\$1.53 to \$1.57 psf
30%	2br/2ba	\$1,450 to \$1,600	950 to 1,100 sf	\$1.45 to \$1.53 psf
5%	3br/2ba Flat	\$1,750	1,250 sf	\$1.40 psf
10%	3br/2.5ba TH	\$1,850	1,350 sf	\$1.37 psf
SINGLE-FAMILY ATTACHED FOR-SALE				
60%	2br/2.5ba	\$180,000 to \$190,000	1,250 to 1,350 sf	\$141 to \$144 psf
40%	3br/2.5ba	\$195,000 to \$215,000	1,400 to 1,600 sf	\$134 to \$139 psf
SINGLE-FAMILY DETACHED FOR-SALE				
40%	2br/2ba	\$150,000 to \$175,000	1,000 to 1,200 sf	\$146 to \$150 psf
40%	3br/2ba	\$185,000 to \$200,000	1,300 to 1,450 sf	\$138 to \$142 psf
20%	3br/2.5ba	\$210,000 to \$225,000	1,500 to 1,650 sf	\$136 to \$140 psf

SOURCE: Zimmerman/Volk Associates, Inc., 2021.

Rents and prices are in year 2021 dollars and are exclusive of consumer options or upgrades. The broad range of proposed rents and prices for newly-created units within the Study Area are within the economic capabilities of the target households and, thus, are sustainable by the market over time. It is critical to introduce new for-sale single-family attached (townhouses) and detached (houses) units after significant redevelopment has occurred in the Study Area and as close to Summit Lake as possible. There is little new single-family construction of any kind in Akron, and none in the Study Area, so once the neighborhood context has improved, there should be increasing interest in single-family home purchases, both townhouses and detached houses.

The Summit Lake Study Area
City of Akron, Summit County, Ohio

November, 2021

Based on the optimum unit mix, sizes, and configurations as outlined above, the weighted average rental unit is 866 square feet for a weighted average monthly rent of \$1,319 (\$1.52 per square foot); the weighted average for-sale attached unit (townhouse) is 1,380 square feet for a weighted average price of \$193,000 (\$140 per square foot); and the weighted average for-sale detached house is 1,305 square feet for a weighted average price of \$185,500 (\$142 per square foot).

—MARKET CAPTURE—

How fast will new units lease or sell?

Based on 33 years' experience using the target market methodology in 47 states, Zimmerman/Volk Associates has developed and refined a capture rate methodology scaled to study area size (number of target market households) and context (proposed rents and prices). Zimmerman/Volk Associates has determined that, for a study area with the size and characteristics of the Summit Lake Study Area, a capture rate of between 12 and 15 percent of the annual average number of potential renters with incomes below 80 percent of the AMI and a capture rate of between six and 7.5 percent of the annual average number of potential renters with incomes at or above 81 percent of the AMI is supportable each year over the next five years, assuming the production of appropriately-positioned new housing.

For new for-sale single-family attached and detached units, Zimmerman/Volk Associates has determined that a capture rate of between 2.5 and five percent of the annual average number of potential single-family homebuyers with incomes below 80 percent of the AMI and a capture rate of between one and two percent of the annual average number of potential buyers with incomes at or above 81 percent of the AMI is supportable each year over the next five years, again, assuming the production of appropriately-positioned new housing.

Based on these market capture rates, forecasts of annual average absorption of new mixed-income rental apartments and single-family attached (townhouses) and detached (houses) units within the Summit Lake Study Area over the next five years is shown on the table following this page (*see again* Table 8).

The Summit Lake Study Area
City of Akron, Summit County, Ohio

November, 2021

Annual Forecast Absorption
New Rental Apartments and For-Sale Single-Family Attached and Detached Houses
The Summit Lake Study Area
City of Akron, Summit County, Ohio

RENTAL APARTMENTS	CAPTURE RATES	ANNUAL UNITS ABSORBED
<30% AMI	12% – 15%	33 – 41
31% to 60% AMI	12% – 15%	28 – 35
61% to 80% AMI	12% – 15%	14 – 18
At or above 81% AMI	6% – 7.5%	<u>21 – 26</u>
Subtotal		96 – 120
 FOR-SALE TOWNHOUSES		
<30% AMI	2.5% – 5%	1 – 2
31% to 60% AMI	2.5% – 5%	1 – 2
61% to 80% AMI	2.5% – 5%	1 – 1
At or above 81% AMI	1% – 2%	<u>1 – 2</u>
Subtotal		4 – 7
 FOR-SALE HOUSES		
<30% AMI	2.5% – 5%	3 – 6
31% to 60% AMI	2.5% – 5%	3 – 6
61% to 80% AMI	2.5% – 5%	2 – 3
At or above 81% AMI	1% – 2%	<u>3 – 5</u>
Subtotal		11 – 20
Total All		111 – 147

SOURCE: Zimmerman/Volk Associates, Inc., 2021.

The annual forecast absorption of the market-rate component—rental and for-sale units affordable to households with incomes above 81 percent of the AMI—ranges between 21 and 26 new rental units per year and four to seven new for-sale single-family attached (townhouses) and detached (houses) units per year and is predicated on the unit configurations, sizes, and rents/prices as outlined in the optimum market position above. The remaining 75 to 93 new rental units and 11 to 20 new for-sale townhouses and detached houses forecast to be absorbed must be affordable to households with annual incomes less than 80 percent of the AMI.

The Summit Lake Study Area
City of Akron, Summit County, Ohio

November, 2021

These capture rates are well within the target market methodology's parameters of feasibility for urban construction, where capture rates for new rental units can often exceed 20 percent and new for-sale units can reach 10 percent, depending on the optimum market position.

Please note that the target market capture rates of the potential renter pool are a unique and highly-refined measure of market feasibility. Target market capture rates are not equivalent to—and should not be confused with—penetration rates or traffic conversion rates.

The **target market capture rate** is derived by dividing the annual forecast absorption by the number of households that have the potential to move to the site in a given year.

The **penetration rate** is derived by dividing the total number of dwelling units planned for a property by the total number of draw area households, sometimes qualified by income.

The **traffic conversion rate** is derived by dividing the total number of buyers or renters by the total number of prospects that have visited a site.

Because the prospective market for a property is more precisely defined using target market methodology, a substantially smaller number of households are qualified; as a result, target market capture rates are higher than the more grossly-derived penetration rates. The resulting higher capture rates remain well within the range of feasibility.



Table 1

Average Annual Market Potential For New And Existing Housing Units
 Distribution Of Annual Average Number Of Draw Area Households With The Potential
 To Move To The Summit Lake Study Area Each Year Over The Next Five Years
 Based On Housing Preferences And Income Levels
The Summit Lake Study Area
City of Akron, Summit County, Ohio

*City of Akron; Balance of Summit County;
 Cuyahoga, Portage, Stark, and Medina Counties, Ohio; Balance of U.S.
 Draw Areas*

Annual Number Of Households
 With The Potential To Rent/Purchase Within
 The City of Akron 28,865

Annual Number Of Target Market Households
 With Potential To Rent/Purchase Within
 The Summit Lake Study Area 1,765

Average Annual Market Potential

	<i>Below 30% AMI</i>	<i>31% to 60% AMI</i>	<i>61% to 80% AMI</i>	<i>81% to 100% AMI</i>	<i>Above 100% AMI</i>	<i>Subtotal</i>
<i>Multi-Family For-Rent:</i>	274	230	117	87	255	963
<i>Multi-Family For-Sale:</i>	28	24	13	10	31	106
<i>Single-Family Attached For-Sale:</i>	43	39	21	15	61	179
<i>Single-Family Detached For-Sale:</i>	111	112	66	56	172	517
Total:	456	405	217	168	519	1,765
Percent:	25.8%	22.9%	12.3%	9.5%	29.4%	100.0%

Note: For fiscal year 2021, the Akron, OH MSA Median Family Income for a family of four is \$83,300.

SOURCE: Claritas, Inc.;
 Zimmerman/Volk Associates, Inc.

Table 2

Average Annual Market Potential By Lifestage And Income Range
 Derived From Purchase And Rental Propensities Of Draw Area Households With The Potential
 To Move To The Summit Lake Study Area Each Year Over The Next Five Years
 Based On Housing Preferences And Income Levels

The Summit Lake Study Area

City of Akron, Summit County, Ohio

	Total	<i>Below 30% AMI</i>	<i>31% to 60% AMI</i>	<i>61% to 80% AMI</i>	<i>81% to 100% AMI</i>	<i>Above 100% AMI</i>
Number of Households:	1,765	456	405	217	168	519
Empty Nesters & Retirees	29.2%	25.2%	26.9%	27.2%	28.0%	35.6%
Traditional & Non-Traditional Families	24.1%	27.2%	28.6%	24.9%	29.2%	22.5%
Younger Singles & Couples	46.7%	47.6%	44.5%	47.9%	42.8%	41.9%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: For fiscal year 2021, the Akron, OH MSA Median Family Income for a family of four is \$83,300.

SOURCE: Claritas, Inc.;
 Zimmerman/Volk Associates, Inc.

Summary Of Selected Rental Properties
City of Akron, Summit County, Ohio
October, 2021

<u>Property (Date Opened)</u> <u>Address/Walk Score</u>	<u>Number of Units</u>	<u>Unit Type</u>	<u>Reported Base Rent</u>	<u>Reported Unit Size</u>	<u>Rent per Sq. Ft.</u>	<u>Additional Information</u>
... Downtown Akron ...						
The Standard (2009) 22 East Exchange Street Entrata, Inc. 82 Walk Score	471	... Apartments ...				100% occupancy
		1br/1ba	\$939 to \$974	509 to 612	\$1.59 to \$1.84	Fitness center, business center, yoga studio, lounge, and bike storage.
		2br/2ba	\$1,274 to \$1,440	858 to 1,454	\$0.99 to \$1.48	
		3br/3ba	\$1,950	1,491	\$1.31	
... Student Apartments ...						
401 Lofts (2013) 401 South Main Street Richland Communities Ltd 72 Walk Score	189	... Student Apartments ...				n/a
		Studio/1ba	\$1,049 to \$1,129	419 to 468	\$2.41 to \$2.50	Heated pool, sundeck, outdoor fireplace, grills, media center, lounge, coffee bar, yoga studio, fitness center, tanning booth, billiards, ping pong, shuffleboard, and cinema lounge.
		2br/2ba	\$1,498 to \$1,698	731	\$2.05 to \$2.32	
		3br/3ba	\$2,187 to \$2,277	1,023	\$2.14 to \$2.23	
		4br/4ba	\$2,396 to \$2,516	1,317	\$1.82 to \$1.91	
... Apartments ...						
The Bowery District (2019) 156 South Main Street 77 Walk Score	92	... Apartments ...				In lease-up.
		Studio/1ba	\$1,142 to \$1,392	571 to 663	\$2.00 to \$2.10	Fitness center, secured entry systems, community room, package room, indoor bike storage, social events & activities, dog wash station.
		1br/1ba	\$908 to \$1,676	483 to 831	\$1.88 to \$2.02	
		2br/2ba	\$1,876 to \$1,940	924 to 946	\$2.03 to \$2.05	
... Penthouses ...						
		1br/1ba	\$2,313 to \$2,341	1,076	\$2.15 to \$2.18	
		2br/2ba	\$2,672	1,243	\$2.15	
		3br/3ba	\$3,130	3,130	\$1.00	
... Townhouses ...						
159 Main (2021) 159 South Main Street 77 Walk Score	107	... Townhouses ...				In lease-up.
		Studio/1ba	\$1,150 to \$1,200	547	\$2.10 to \$2.19	Virtual fitness center, theater, game room, community rooms and workspaces, package room, conference room, interior courtyard, and pet grooming station.
		1br/1ba	\$1,350 to \$1,650	671 to 847	\$1.95 to \$2.01	
		2br/1ba	\$2,050 to \$2,500	837 to 1,242	\$2.01 to \$2.45	

Summary Of Selected Rental Properties
City of Akron, Summit County, Ohio
October, 2021

<u>Property (Date Opened)</u> <u>Address/Walk Score</u>	<u>Number of Units</u>	<u>Unit Type</u>	<u>Reported Base Rent</u>	<u>Reported Unit Size</u>	<u>Rent per Sq. Ft.</u>	<u>Additional Information</u>
... <i>Downtown Akron (continued)</i> ...						
Canal Square Lofts (Renovation)	79	... <i>Student Apartments</i> ...				n/a
1 Canal Square Plaza		1br/1ba	\$1,300	850	\$1.53	Fitness center, laundry facilities, roof terrace, and controlled access.
Testa Companies Development		2br/1ba	\$1,200	850 to 900	\$1.33 to \$1.41	
66 Walk Score		2br/1.5ba	\$1,500	1,100	\$1.36	
		2br/2ba	\$1,650 to \$1,750	1,300 to 1,450	\$1.21 to \$1.27	
... <i>Middlebury</i> ...						
East End Residences (Renovation)	105	... <i>Apartments</i> ...				In lease-up.
1201 East Market Street		1br/1ba	\$880 to \$1,201	615 to 1,330	\$0.90 to \$1.43	Fitness center, racquetball courts, gymnasium, theater, community room, and security.
IRG Realty Advisors, LLC		2br/1ba	\$1,200 to \$1,325	995 to 1,432	\$0.93 to \$1.21	
37 Walk Score		2br/2ba	\$1,325 to \$2,600	1,053 to 1,414	\$1.26 to \$1.84	
		3br/2ba	\$2,300 to \$2,800	1,288 to 1,547	\$1.79 to \$1.81	
		... <i>Townhouses</i> ...				
		2br/2ba	\$2,250	1,414	\$1.59	
		3br/2ba	\$2,300 to \$2,800	1,810 to 1,816	\$1.27 to \$1.54	
... <i>Loft Apartments</i> ...						
The East End Lofts (Renovation)	66	... <i>Loft Apartments</i> ...				In lease-up.
1140 East Market Street		Studio/1ba	\$1,150	637	\$1.81	Fitness center, golf simulator, bar, conference space, outdoor terrace, and community room.
IRG Realty Advisors, LLC		1br/1ba	\$1,201 to \$1,535	735 to 960	\$1.60 to \$1.63	
55 Walk Score		2br/2ba	\$2,100 to \$2,600	1,200	\$1.75 to \$2.17	
... <i>Furnished Apartments</i> ...						
The 797 Building (2019)	40	... <i>Furnished Apartments</i> ...				n/a
797 East Market Street		1br/1ba	\$1,250 to \$1,350	500 to 950	\$1.42 to \$2.50	Rooftop patio, gym, club lounge, and laundry facilities.
71 Walk Score		2br/1.5ba	\$1,450	1,100	\$1.32	
... <i>Fairlawn Heights</i> ...						
Miller 171 Apt Homes (2021)	27	... <i>Apartments</i> ...				100% occupancy
171 South Miller Road		2br/2ba	\$1,145 to \$1,195	1,032	\$1.11 to \$1.16	Picnic area, and grill.
Botnick Realty Company		3br/2ba	\$1,400 to \$1,450	1,180	\$1.19 to \$1.23	
49 Walk Score						

SOURCE: Zimmerman/Volk Associates, Inc.

Table 4

**Summary Of Resale Listings and Newly-Constructed
For-Sale Single-Family Detached Houses**

Summit County, Ohio

October, 2021

<u>Property</u> <u>Address (Year Built)/Walk Score</u>	<u>Lot</u> <u>Size</u>	<u>Unit</u> <u>Type</u>	<u>Asking Price</u>	<u>Unit Size</u>	<u>Asking Price</u> <u>Per Sq. Ft.</u>
... West Akron ...					
	<i>...Individual Resale Listing...</i>				
528 Avalon Avenue (2015)	0.16 ac.	3br/2ba	\$169,900	1,471	\$115
Aspire at Auld Farms	<i>...New and Proposed Construction...</i>				
Diagonal Road	n/a	3br/2ba	\$248,860 to	1,439	\$173 to
K. Hovnanian		4br/2ba	\$256,470		\$178
			\$264,480	1,799	\$147
... Springfield Township ...					
	<i>...Resale Listing...</i>				
Hidden Lakes (2022)					
3207 Brentwood Drive (2019)	0.25 ac.	4br/2.5ba	\$249,999	1,680	\$149
	<i>...Proposed Construction...</i>				
3191 Sunny Brook Drive	0.16 ac.	3br/2.5ba	\$277,160	1,440	\$192
3172 Sunny Brook Drive	0.25 ac.	4br/2.5ba	\$300,990	2,203	\$137
3169 Sunny Brook Drive	0.25 ac.	4br/2.5ba	\$304,555	2,203	\$138
3171 Sunny Brook Drive	0.14 ac.	4br/2.5ba	\$305,555	1,903	\$161
3175 Sunny Brook Drive	0.15 ac.	4br/2.5ba	\$315,045	2,203	\$143
3167 Sunny Brook Drive	0.14 ac.	4br/2.5ba	\$315,740	2,203	\$143
3220 Sunny Brook Drive	0.35 ac.	4br/2.5ba	\$331,240	2,203	\$150
	<i>...Resale Listing...</i>				
Lion's Park (2017)					
224 Karson Drive	0.21 ac.	4br/2.5ba	\$260,000	1,920	\$135
... City of Green ...					
	<i>...Proposed Construction...</i>				
The Enclave at Forest Lakes					
3600 Tabs Drive	n/a	3br/2ba	\$309,990 to	1,780 to	\$173 to
			\$319,990	1,854	\$174
		3br/3ba	\$355,990	2,427	\$147
		4br/2ba	\$326,990 to	2,258 to	\$129 to
			\$356,990	2,757	\$145
... Cuyahoga Falls Township ...					
	<i>...Resale Listing...</i>				
Woodland Villas (2019)					
1951 Sourek Trail	0.25 ac.	2br/3ba	\$449,000	2,375	\$189

Table 5

Target Groups For Multi-Family For Rent
The Summit Lake Study Area
City of Akron, Summit County, Ohio

. Number of Households

Empty Nesters & Retirees**	<i>0% to 30% AMI†</i>	<i>31% to 60% AMI†</i>	<i>61% to 80% AMI†</i>	<i>81% to 100% AMI†</i>	<i>Above 100% AMI†</i>	<i>Total</i>	<i>Percent of Total</i>
Mainstream Empty Nesters	4	5	4	3	14	30	3.1%
Multi-Ethnic Empty Nesters	0	1	0	0	3	4	0.4%
Middle-American Retirees	4	5	3	3	13	28	2.9%
Cosmopolitan Couples	2	2	1	1	6	12	1.2%
Blue-Collar Retirees	6	7	4	3	10	30	3.1%
Middle-Class Move-Downs	1	1	1	1	2	6	0.6%
Hometown Seniors	5	4	2	1	4	16	1.7%
Second City Seniors	35	25	10	6	17	93	9.7%
Subtotal:	57	50	25	18	69	219	22.7%
Traditional & Non-Traditional Families††							
Multi-Ethnic Families	1	1	1	1	1	5	0.5%
Uptown Families	16	16	11	10	26	79	8.2%
Multi-Cultural Families	0	0	0	0	2	2	0.2%
Inner-City Families	1	1	0	0	1	3	0.3%
In-Town Families	7	5	2	2	4	20	2.1%
Single-Parent Families	3	2	1	1	2	9	0.9%
New American Strivers	31	23	10	8	12	84	8.7%
Subtotal:	59	48	25	22	48	202	21.0%
Younger Singles & Couples**							
New Bohemians	2	1	1	1	7	12	1.2%
Suburban Achievers	4	4	3	2	6	19	2.0%
Suburban Strivers	27	27	16	11	39	120	12.5%
Small-City Singles	17	18	10	7	17	69	7.2%
Second-City Strivers	18	17	8	6	17	66	6.9%
Twentysomethings	35	26	14	10	28	113	11.7%
Downtown Couples	4	4	2	1	5	16	1.7%
Downtown Proud	6	5	3	2	6	22	2.3%
Multi-Ethnic Singles	45	30	10	7	13	105	10.9%
Subtotal:	158	132	67	47	138	542	56.3%
Total Households:	274	230	117	87	255	963	100.0%
Percent of Total:	28.5%	23.9%	12.1%	9.0%	26.5%	100.0%	

† For fiscal year 2021, the Akron, OH MSA Median Family Income for a family of four is \$83,300.

** Predominantly one- and two-person households.

†† Predominantly three -to five-person households.

SOURCE: Claritas, Inc.;
Zimmerman/Volk Associates, Inc.

Table 6

**Target Groups For Single-Family Attached For Sale
The Summit Lake Study Area**

City of Akron, Summit County, Ohio

 Number of Households					Total	Percent of Total
	0% to 30% AMI†	31% to 60% AMI†	61% to 80% AMI†	81% to 100% AMI†	Above 100% AMI†		
Empty Nesters & Retirees**							
Mainstream Empty Nesters	2	2	2	1	7	14	7.8%
Multi-Ethnic Empty Nesters	0	0	0	0	2	2	1.1%
Middle-American Retirees	2	2	1	1	5	11	6.1%
Cosmopolitan Couples	0	0	0	0	1	1	0.6%
Blue-Collar Retirees	2	2	1	1	3	9	5.0%
Middle-Class Move-Downs	1	1	0	0	1	3	1.7%
Hometown Seniors	1	1	0	0	1	3	1.7%
Second City Seniors	3	2	1	1	2	9	5.0%
Subtotal:	11	10	5	4	22	52	29.1%
Traditional & Non-Traditional Families††							
Multi-Ethnic Families	0	0	0	0	2	2	1.1%
Uptown Families	5	5	3	3	9	25	14.0%
Multi-Cultural Families	0	0	0	0	1	1	0.6%
In-Town Families	2	1	1	0	1	5	2.8%
Single-Parent Families	0	1	0	0	1	2	1.1%
Inner-City Families	0	0	0	0	1	1	0.6%
New American Strivers	4	3	1	1	3	12	6.7%
Subtotal:	11	10	5	4	18	48	26.8%
Younger Singles & Couples**							
New Bohemians	0	0	0	0	1	1	0.6%
Suburban Achievers	1	1	1	1	2	6	3.4%
Suburban Strivers	6	6	4	2	8	26	14.5%
Small-City Singles	4	4	2	1	4	15	8.4%
Second-City Strivers	2	2	1	1	0	6	3.4%
Twentysomethings	2	2	1	1	1	7	3.9%
Downtown Couples	1	1	1	0	2	5	2.8%
Downtown Proud	0	0	0	0	1	1	0.6%
Multi-Ethnic Singles	5	3	1	1	2	12	6.7%
Subtotal:	21	19	11	7	21	79	44.1%
Total Households:	43	39	21	15	61	179	100.0%
Percent of Total:	24.0%	21.8%	11.7%	8.4%	34.1%	100.0%	

† For fiscal year 2021, the Akron, OH MSA Median Family Income for a family of four is \$83,300.

** Predominantly one- and two-person households.

†† Predominantly three -to five-person households.

SOURCE: Claritas, Inc.;
Zimmerman/Volk Associates, Inc.

Table 7

Target Groups For Single-Family Detached For Sale
The Summit Lake Study Area
City of Akron, Summit County, Ohio

..... Number of Households

Empty Nesters & Retirees**	<i>0% to 30% AMI†</i>	<i>31% to 60% AMI†</i>	<i>61% to 80% AMI†</i>	<i>81% to 100% AMI†</i>	<i>Above 100% AMI†</i>	<i>Total</i>	<i>Percent of Total</i>
Mainstream Empty Nesters	5	6	5	4	19	39	7.5%
Multi-Ethnic Empty Nesters	0	0	0	2	1	3	0.6%
Middle-American Retirees	10	12	8	7	32	69	13.3%
Blue-Collar Retirees	10	12	7	5	18	52	10.1%
Middle-Class Move-Downs	3	3	2	1	4	13	2.5%
Hometown Seniors	6	5	2	1	5	19	3.7%
Second City Seniors	4	3	1	1	3	12	2.3%
Subtotal:	38	41	25	21	82	207	40.0%
Traditional & Non-Traditional Families††							
Multi-Ethnic Families	1	2	1	1	3	8	1.5%
Uptown Families	20	21	15	13	35	104	20.1%
Multi-Cultural Families	0	0	0	1	1	2	0.4%
In-Town Families	8	7	3	2	4	24	4.6%
Single-Parent Families	1	0	1	1	0	3	0.6%
Inner-City Families	0	0	0	1	0	1	0.2%
New American Strivers	4	3	1	1	3	12	2.3%
Subtotal:	34	33	21	20	46	154	29.8%
Younger Singles & Couples**							
Suburban Achievers	4	5	3	2	9	23	4.4%
Suburban Strivers	9	9	5	4	11	38	7.4%
Small-City Singles	18	18	10	7	18	71	13.7%
Second-City Strivers	1	1	0	0	1	3	0.6%
Twentysomethings	1	1	0	0	1	3	0.6%
Downtown Couples	1	1	1	1	2	6	1.2%
Multi-Ethnic Singles	5	3	1	1	2	12	2.3%
Subtotal:	39	38	20	15	44	156	30.2%
Total Households:	111	112	66	56	172	517	100.0%
Percent of Total:	21.5%	21.7%	12.8%	10.8%	33.2%	100.0%	

† For fiscal year 2021, the Akron, OH MSA Median Family Income for a family of four is \$83,300.

** Predominantly one- and two-person households.

†† Predominantly three -to five-person households.

SOURCE: Claritas, Inc.;
Zimmerman/Volk Associates, Inc.

Optimum Market Position: Market-Entry Rent and Prices--Incomes 81% and Above
Annual Market Potential
The Summit Lake Study Area
 City of Akron, Summit County, Ohio
November, 2021

<i>Number of Households</i>	<i>Site</i>	<i>Percent Mix</i>	<i>Base Rent Range*</i>	<i>Base Unit Size Range</i>	<i>Base Rent Per Sq. Ft.*</i>	<i>Annual Market Capture (Annual Absorption)</i>	
<i>Households by Income</i>							
963	Multi-Family For-Rent					96	to 120
274	Households With Incomes Below 30% AMI					33	41
230	Households With Incomes Between 31% and 60% AMI					28	35
117	Households With Incomes Between 61% and 80% AMI					14	18
342	Households With Incomes Above 81% AMI					21	26
<i>..... Market-Rate (81% and up).....</i>							
	1br/1ba	35%	\$950 to \$1,000	550 to 600	\$1.67 to \$1.73		
	2br/1ba	20%	\$1,175 to \$1,300	750 to 850	\$1.53 to \$1.57		
	2br/2ba	30%	\$1,450 to \$1,600	950 to 1,100	\$1.45 to \$1.53		
	3br/2ba Flat	5%	\$1,750	1,250	\$1.40		
	3br/2.5ba TH	10%	\$1,850	1,350	\$1.37		
	Weighted averages:		\$1,319	866	\$1.52		

NOTE: For fiscal year 2021, the Akron Metro Median Family Income for a family of four is \$83,300.
 Base rents/prices in year 2021 dollars.

SOURCE: Zimmerman/Volk Associates, Inc.

Optimum Market Position: Market-Entry Rent and Prices--Incomes 81% and Above
Annual Market Potential
The Summit Lake Study Area
 City of Akron, Summit County, Ohio
November, 2021

<u>Number of Households</u>	<u>Site</u> <i>Households by Income</i>	<u>Percent Mix</u>	<u>Base Rent Range*</u>	<u>Base Unit Size Range</u>	<u>Base Rent Per Sq. Ft.*</u>	<u>Annual Market Capture (Annual Absorption)</u>
179	Single-Family Attached For-Sale					4 to 7
43	Households With Incomes Below 30% AMI					1 2
39	Households With Incomes Between 31% and 60% AMI					1 2
21	Households With Incomes Between 61% and 80% AMI					1 1
76	Households With Incomes Above 81% AMI					1 2
<i>..... Market-Rate (81% and up).....</i>						
	2br/2.5ba	60%	\$180,000 to \$190,000	1,250 to 1,350	\$141 to \$144	
	3br/2.5ba	40%	\$195,000 to \$215,000	1,400 to 1,600	\$134 to \$139	
	Weighted averages:		\$193,000	1,380	\$140	

NOTE: For fiscal year 2021, the Akron Metro Median Family Income for a family of four is \$83,300.
 Base rents/prices in year 2021 dollars.

SOURCE: Zimmerman/Volk Associates, Inc.

Optimum Market Position: Market-Entry Rent and Prices--Incomes 81% and Above
Annual Market Potential
The Summit Lake Study Area
 City of Akron, Summit County, Ohio
November, 2021

<u>Number of Households</u>	<u>Site</u> <i>Households by Income</i>	<u>Percent Mix</u>	<u>Base Rent Range*</u>	<u>Base Unit Size Range</u>	<u>Base Rent Per Sq. Ft.*</u>	<u>Annual Market Capture (Annual Absorption)</u>
517	Single-Family Detached For-Sale					11 to 20
111	Households With Incomes Below 30% AMI					3 6
112	Households With Incomes Between 31% and 60% AMI					3 6
66	Households With Incomes Between 61% and 80% AMI					2 3
228	Households With Incomes Above 81% AMI					3 5
<i>..... Market-Rate (81% and up).....</i>						
	2br/2ba	40%	\$150,000 to \$175,000	1,000 to 1,200	\$146 to \$150	
	3br/2ba	40%	\$185,000 to \$200,000	1,300 to 1,450	\$138 to \$142	
	3br/2.5ba	20%	\$210,000 to \$225,000	1,500 to 1,650	\$136 to \$140	
	Weighted averages:		\$185,500	1,305	\$142	

NOTE: For fiscal year 2021, the Akron Metro Median Family Income for a family of four is \$83,300.
 Base rents/ prices in year 2021 dollars.

SOURCE: Zimmerman/Volk Associates, Inc.



ZIMMERMAN/VOLK ASSOCIATES, INC.

Post Office Box 4907
Clinton, New Jersey 08809
908 735-6336
info@ZVA.cc • www.ZVA.cc

Residential Market Analysis Across the Urban-to-Rural Transect

ASSUMPTIONS AND LIMITATIONS—

Every effort has been made to insure the accuracy of the data contained within this analysis. Demographic and economic estimates and projections have been obtained from government agencies at the national, state, and county levels. Market information has been obtained from sources presumed to be reliable, including developers, owners, and/or sales agents. However, this information cannot be warranted by Zimmerman/Volk Associates, Inc. While the proprietary residential target market methodology™ employed in this analysis allows for a margin of error in base data, it is assumed that the market data and government estimates and projections are substantially accurate.

Absorption scenarios are based upon the assumption that a normal economic environment will prevail in a relatively steady state during development of the subject property. Absorption paces are likely to be slower during recessionary periods and faster during periods of recovery and high growth. Absorption scenarios are also predicated on the assumption that the product recommendations will be implemented generally as outlined in this report and that the developer will apply high-caliber design, construction, marketing, and management techniques to the development of the property.

Recommendations are subject to compliance with all applicable regulations. Relevant accounting, tax, and legal matters should be substantiated by appropriate counsel.





ZIMMERMAN/VOLK ASSOCIATES, INC.

Post Office Box 4907
Clinton, New Jersey 08809
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Residential Market Analysis Across the Urban-to-Rural Transect

RIGHTS AND STUDY OWNERSHIP—

Zimmerman/Volk Associates, Inc. retains all rights, title and interest in the ZVA residential target market methodology™ and target market descriptions contained within this study. The specific findings of the analysis are the property of the client and can be distributed at the client's discretion.

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SUMMIT LAKE

CHOICE NEIGHBORHOODS

Transformation Plan
DRAFT June 16, 2022

State Historic
Preservation Review
Appendix C



Sample address labels
2025-2026-2028

October 28, 2023

Eric Thompson Moore
Stone Metropolitan Housing Authority
100 W. Canal Street
Akron, OH 44302

RE: 44074 - General Lake Apartments
1750 Lake Street (E. Side), Akron, Summit County, Ohio

Dear Mr. Moore:

This letter is in response to correspondence received on September 12, 2023. The comments of the Ohio State Historic Preservation Office (OSHP/O) are made in accordance with the provisions of Section 106 of the National Historic Preservation Act of 1986, as amended (16 U.S.C. 470(a) (2) (B)).

In the provided Project Narrative Form, the Stone Metropolitan Housing Authority (SMHA) is proposing to use a mixture of 100% funding to potentially demolish the General Lake Apartments, a 200-unit mid-rise multifamily (MF) building, and redevelop the property. No formal plans or additional information regarding the proposed undertaking were provided. You have requested the comments of the OSHP/O regarding the effects of the proposed undertaking on historic properties.

A check of our records indicates that this property is not listed in the National Register of Historic Places (NRHP) or included in the Ohio Historic Inventory (OHI). It is our opinion that this property does not meet the criteria for listing in the National Register of Historic Places. After a review to date archaeological, historic, and other resources are directly in the direct line of potential effect (DLE). The National OHI record also is provided.

The location of the said Buffalo Company Water Pumping Facility, of OSHP/O jurisdiction, which is listed in the NRHP and located on potentially eligible for listing in the NRHP, is within the defined APE. This general vicinity property is directly adjacent of the subject project boundary. Below information has provided about the current condition of the water pumping facility. If it is eligible for listing in the NRHP, it may be proposed project might affect it. Therefore, the OSHP/O cannot fully determine the effect the proposed undertaking will have on historic properties without additional information.

1. Plans have been reviewed meeting the boundary of the location's boundary for Professional Qualifications review and provide a determination of eligibility for the Buffalo Company Water Pumping Facility located at 100 W. Canal Street, including completed OHI form.
2. In addition to evaluating the pumping facility, a commercial-level history/architecture survey should be completed to determine if there are any other historic properties within the defined APE and what effect the undertaking will have on these properties for the type of action under

Consent to Appear
October 26, 2017
Page 1

Board's name and date of the report to the public (page 10 of the report)

What is your role in the project? (page 10 of the report)

1. Please provide more information regarding the actual information that is being submitted to the public for a vote (including comments on the vote) that is necessary for a resolution of the board meeting?
2. If there will be any amendments to the information provided to the public, please provide the location of the new information and changes.

We appreciate the opportunity to comment on this project. If you have any questions, please contact me at Katherine.Kellogg@state.nj.us or 609.224.2000. Thank you for your cooperation.

Sincerely,


Kristen Kellogg, Project Review Manager
Business Practices and Services

cc: Matthew Conrad III, Department of Housing and Urban Development (state)

This is intended to be a direct response to your request for information. If you have any questions, please contact me at Katherine.Kellogg@state.nj.us or 609.224.2000.

STATE OF NEW JERSEY

800 E. STATE ST., TRENTON, NJ 08646-2099 | 609.224.2000 | www.state.nj.us

SUMMIT LAKE

CHOICE NEIGHBORHOODS

Transformation Plan
DRAFT June 16, 2022

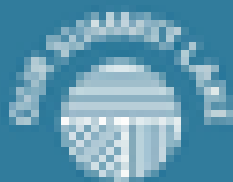
Summit Lake Workshop
Summaries
Appendix D

SUMMIT
LAKE
CHOICE NEIGHBORHOODS

Credit: Tim Fitzwater

Workshops

Round 1 - July 2021



*WE HAD A GREAT TIME AT OUR FIRST
SUMMIT LAKE COMMUNITY WORKSHOP!*

**WORKSHOP
BACKGROUND**

**COLLABORATIVE
MAP**

**SHOP &
STAY**

SPIN WHEEL

MAP STATION

SNOWY



A SPECIAL SHOUT OUT

to our resident volunteers and Y on the Fly!



A raffle ticket for Summit Lake Community Water Works. The ticket is titled 'WILLIAMSON TWP. SUMMIT LAKE COMMUNITY WATER WORKS' and features a 'Raffle Ticket' stamp. The ticket lists four prizes: 1. \$1000 cash prize, 2. \$500 cash prize, 3. \$250 cash prize, and 4. \$100 cash prize. The ticket also includes a section for 'Prizes' and 'Prize money'.

and to Akron Civic Commons for the raffle!

Summit Lake on July 20









Front Porch Fellowship on July 21









Neighborhood history and background



Neighborhood history and background

[58 cards]

A PEOPLE'S HISTORY OF SUMMIT LAKE

The City of Alton is embarking on a resident-led process to determine how to use city-owned vacant land in Summit Lake. At the same time, the Alton Metropolitan Housing Authority and the City are beginning a resident-led planning process that looks at the whole neighborhood and the needs of neighborhood residents by identifying areas for improvement and investment, like housing, businesses, parks, streets, services, and safety.

These plans are a chance for you to write your own story for the future but we also want to hear your stories about Summit Lake yesterday and today. We need **YOU** to create a personal history of the neighborhood.

Let's go back in time together to visit _____
(your name)

Summit Lake. Here's something to get you started or feel free to turn the card over and share whatever memories (good or bad) you'd like!

FIVE PAST

"I remember back in the 90's, the Summit Lake Neighborhood
(year)

was Active. We used to
(adjective/description)

play street baseball in
(activity)

the Park. My fondest memory from
(place/short introduction)

that time is playing under the lights.
(description)

TURN OVER ➡

A PEOPLE'S HISTORY OF SUMMIT LAKE

The City of Alton is embarking on a resident-led process to determine how to use city-owned vacant land in Summit Lake. At the same time, the Alton Metropolitan Housing Authority and the City are beginning a resident-led planning process that looks at the whole neighborhood and the needs of neighborhood residents by identifying areas for improvement and investment, like housing, businesses, parks, streets, services, and safety.

These plans are a chance for you to write your own story for the future but we also want to hear your stories about Summit Lake yesterday and today. We need **YOU** to create a personal history of the neighborhood.

Let's go back in time together to visit _____

Summit Lake. Here's something to get you started or feel free to turn the card over and share whatever memories (good or bad) you'd like!

FIVE PAST

"I remember back in 2009, the Summit Lake Neighborhood
(year)

was very active. We used to
(adjective/description)

ride bikes around in
(activity)

various neighborhoods. My fondest memory from
(place/short introduction)

that time is going to play in the
(description)

woods to hit the trail,

playing Mike's Kitchen and more

TURN OVER ➡

A PEOPLE'S HISTORY OF SUMMIT LAKE

The City of Alton is embarking on a resident-led process to determine how to use city-owned vacant land in Summit Lake. At the same time, the Alton Metropolitan Housing Authority and the City are beginning a resident-led planning process that looks at the whole neighborhood and the needs of neighborhood residents by identifying areas for improvement and investment, like housing, businesses, parks, streets, services, and safety.

These plans are a chance for you to write your own story for the future but we also want to hear your stories about Summit Lake yesterday and today. We need **YOU** to create a personal history of the neighborhood.

Let's go back in time together to visit _____

Summit Lake. Here's something to get you started or feel free to turn the card over and share whatever memories (good or bad) you'd like!

FIVE PAST

"I remember back in 2018, the Summit Lake Neighborhood
(year)

was cool I started building. We used to
(adjective/description)

build
more like garden & chairs in
(activity)

the Summit Lake Community Center. My fondest memory from
(place/short introduction)

that time is building 2 huge chairs
(description)

with the build corps and Leo.

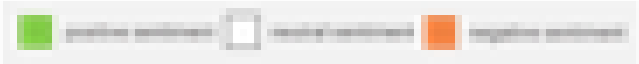
one of the chair is in SL
the big blue one ☺ in the corner
facing the lake

TURN OVER ➡

Neighborhood history and background

2015-2016

“The Summit Lake neighborhood was...”



Neighborhood history and background

“In the past”

“We used to...”

FISH PARK EVENTS
CHURCH GARDENS LAUGH
PLAY LAKE BALL
LIVE FRIENDS FAMILY
KIDS RIDE BIKES
WALK BASEBALL
FOOTBALL RUNNING AROUND

“My fondest memory is...”

“MEMORIES OF MY MOVE OUT, FAMILY
BELONGING INTO OUR NEW HOME”

“WATCHING THE
POLICE DRIVE”

“MY GRANDFATHERS WENT TO
THE PLAYGROUND ON A DATE”

“THEY STAYED, FAMILY WE
WENT SWIMMING AT
LONGBEACH ELEMENTARY”

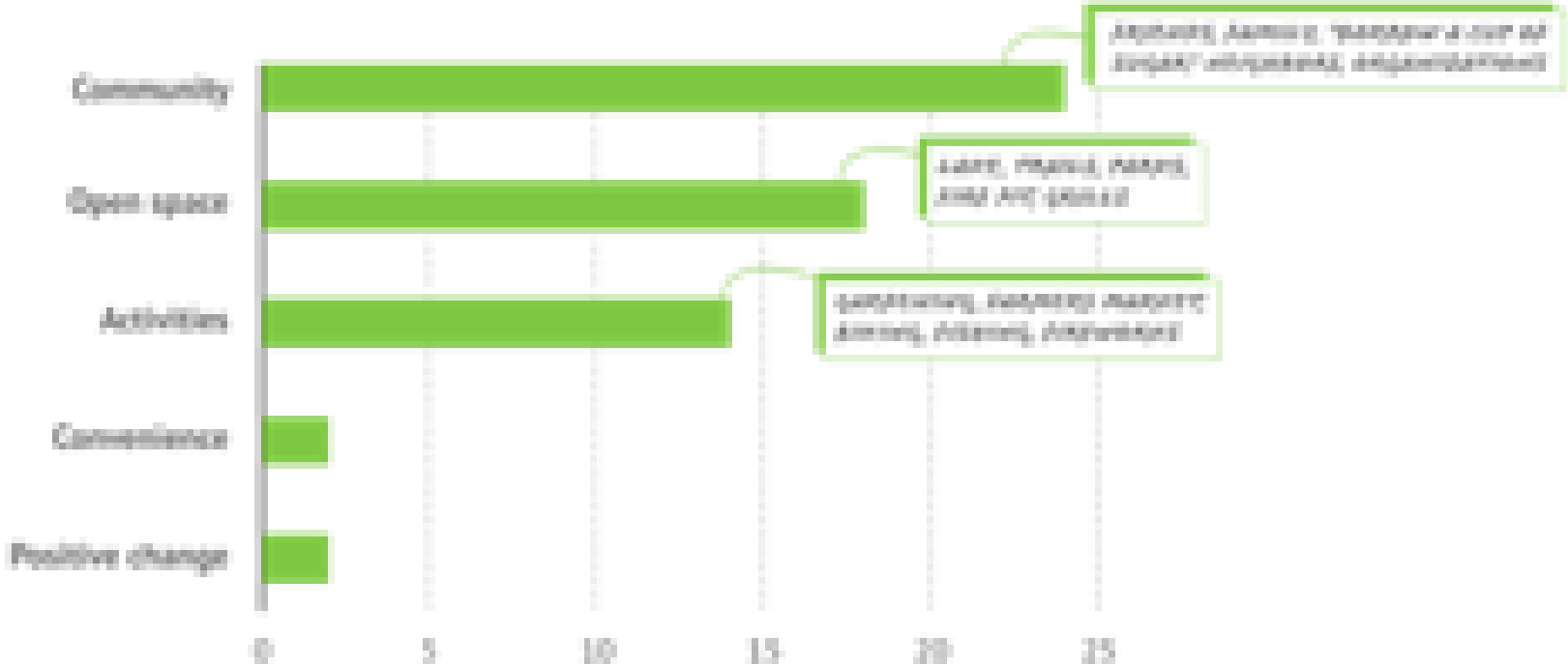
“BUILDING TWO GOOD CROCKETS
WITH THE BOYS, CROCKETS AND ALL”

“RIPING BONES WITH ALL THE KIDS AT THE
MEMORIALS AND GOING TO ALL THE
COURTS, STREETS GETTING CARRY”

Neighborhood history and background

Q1: What neighborhood?

Why favorite thing in the neighborhood is ...?



Collaborative map



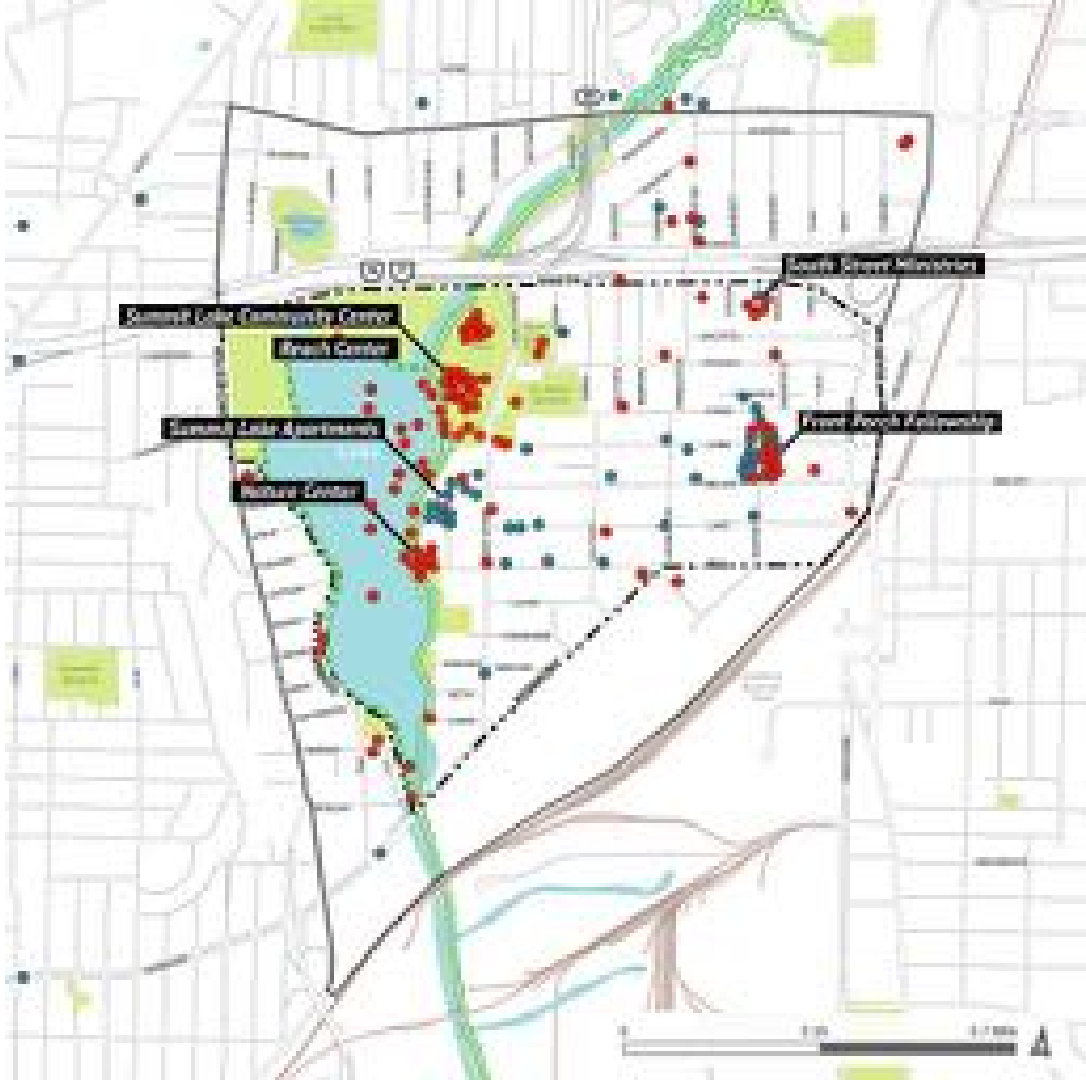
Collaborative map



where you live [52 stickers]



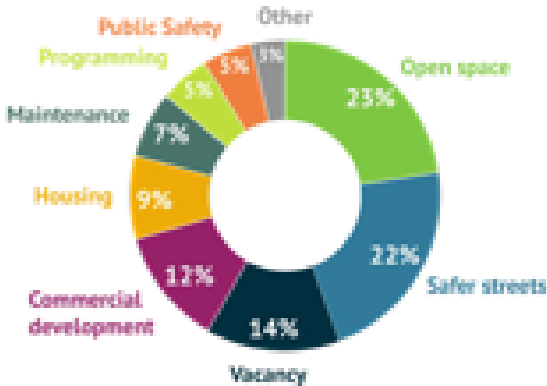
a place you love [104 stickers]



Collaborative map

What is an issue you would like to see this plan solve?

[115 comments]



Collaborative map



Collaborative map



Spin wheel

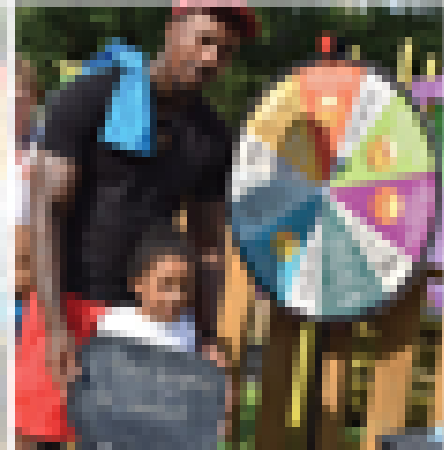
[73 comments]



Spin wheel



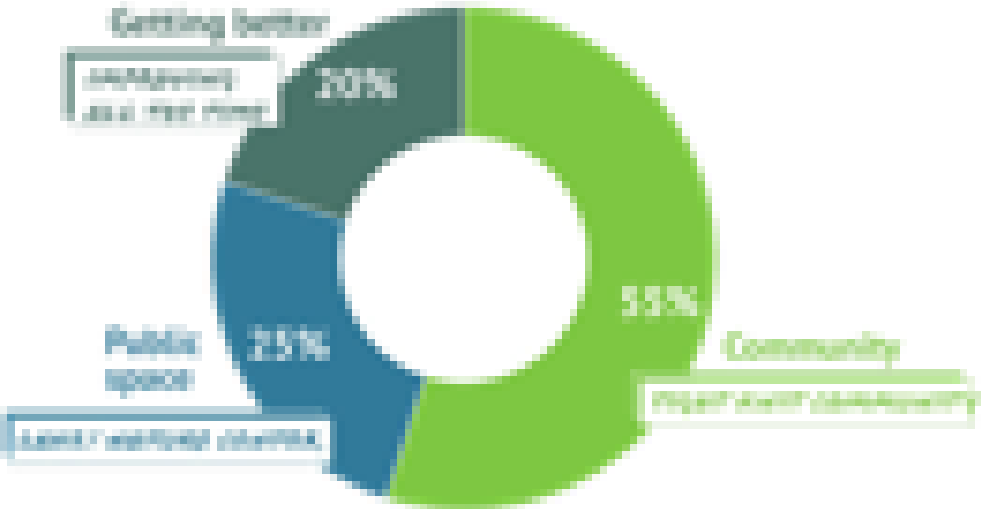
*WHAT ABOUT THE
NEIGHBORHOOD
MAKES YOU FEEL...*



Spin wheel

What does my neighborhood make you feel?

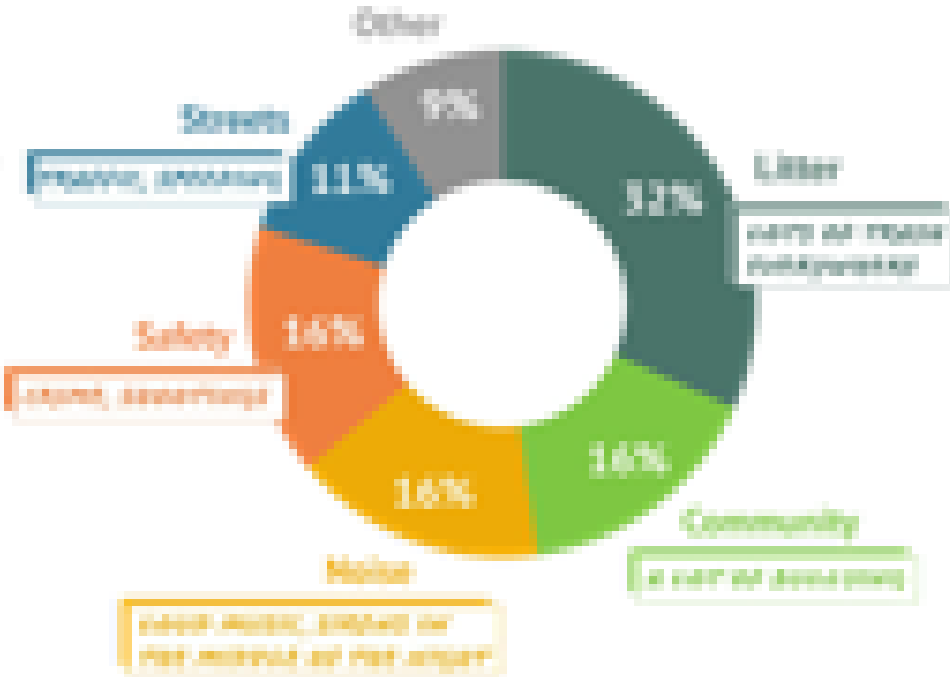
[20 comments]



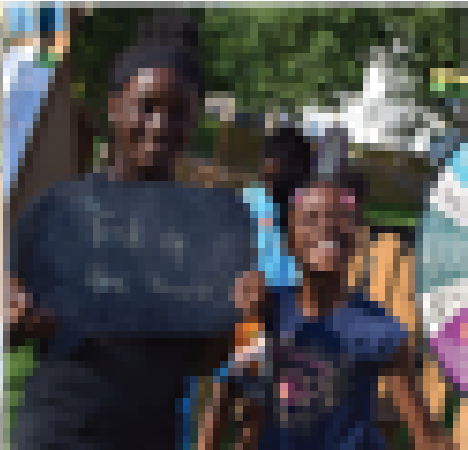
Spin wheel

What about the neighborhood makes you feel ...

[0] comments



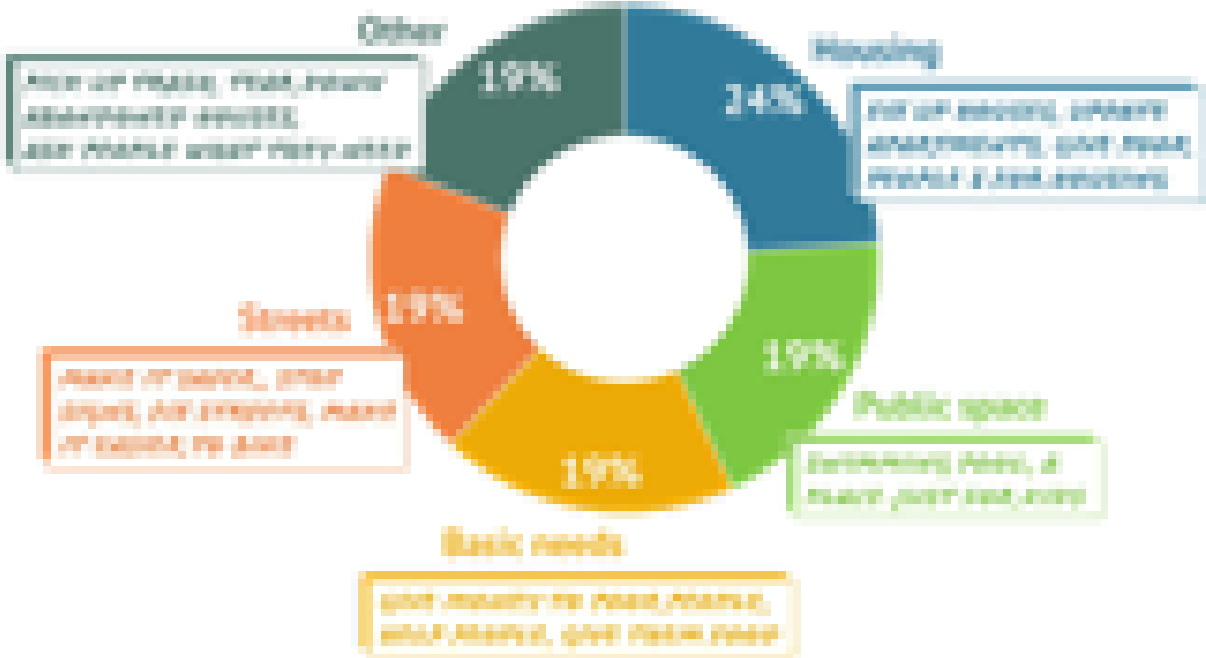
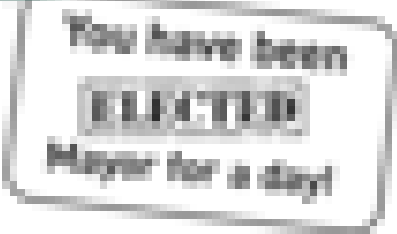
Spin wheel



Spin wheel

What would you like to improve your community?

21 comments



Workshops

Round 2 - October 2021

Join us!
for the Summit Lake

Family Fall Festival

W E L C O M E

Come by when and where it is convenient for you!

Tuesday October 14th

10:00am-12:00pm and 1:00pm-4:00pm
Summit Lake Middle Community Center
and Library | 1400 Community College

OR

Thursday October 16th

10:00am-12:00pm and 1:00pm-4:00pm
Summit Lake Middle Community Center
and Library | 1400 Community College



Summit Lake on October 26



Front Porch Fellowship on Miller Avenue on October 28





Halloween Parade

Wednesday,
October 17th
Beginning at 5pm
The parade will start at Student parking lot.

Summit Lake staff will provide free
food to those guests whose vehicles are
not in the lot. Please call for more information
at 402.233.2222.

Costumes Welcome!

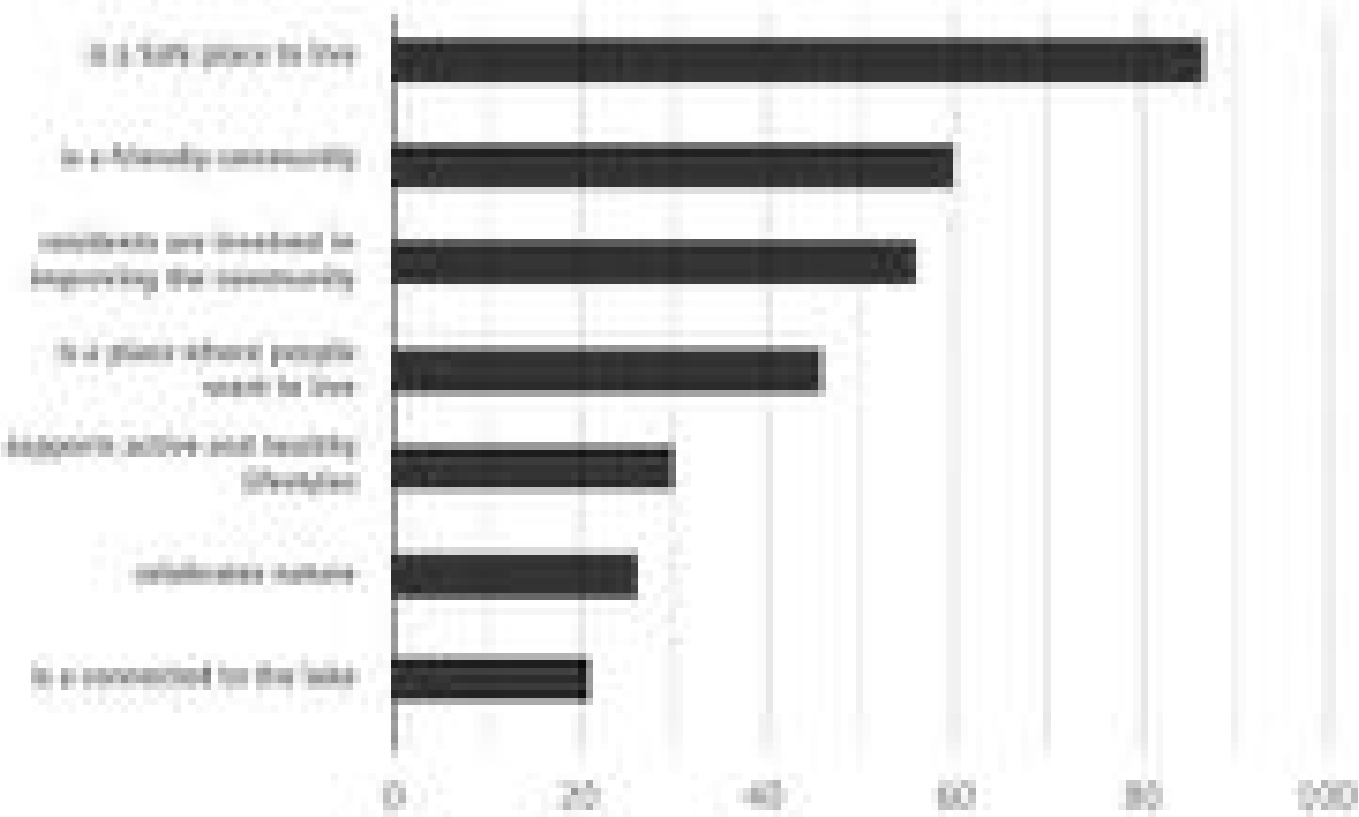
SUMMIT
LAKE



VISION

What developments are most important to you? (120 respondents)

Community



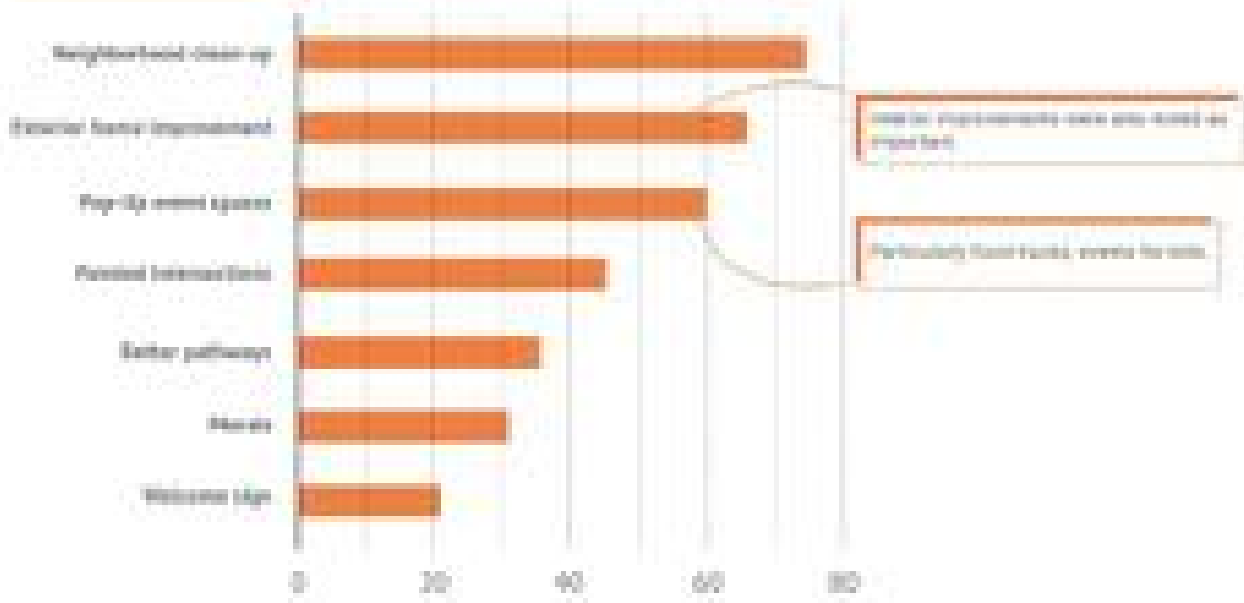
A Draft Vision

Summit Lake is a safe and thriving community with quality housing, local businesses, spaces that support active and healthy lifestyles, and residents who take pride in their community and work together to improve the neighborhood.

BUILDING COMMUNITY PRIDE

Which ideas would you most like to see happen in the next year? (118 Responses)

Choose your top three



2

Building Community Pride

Which **ideas** would you want to see happen in the next year? Choose your top three.

Or, tell us if there's **something else** you want to see.



1. painted intersections



2. pop-up event spaces



3. welcome sign



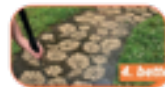
4. exterior home improvement



5. better pathways



6. neighborhood clean-up



7. murals



8. something else?

ideas to hold pop-up events like food trucks and live music

improving exterior appearances in the neighborhood

addressing trash, litter and emergency kits

your idea for building community pride

to slow down traffic and make it safer for walkers

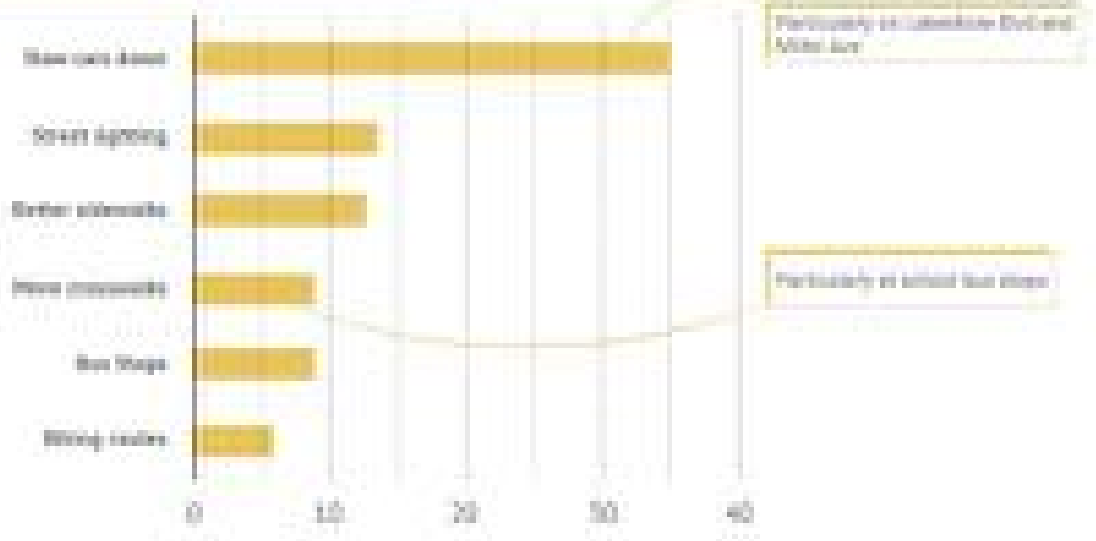
celebrating National Lake and the History 1 residents

an marker of the main entrance to the neighborhood

from the neighborhood to get to Summit Lake activities

SAFER STREETS

Which one is **most important** to you?
 Which **street or intersection** would you target first?



3 Safer Streets

Which one is **most important** to you?
 Which **street or intersection** would you target first?

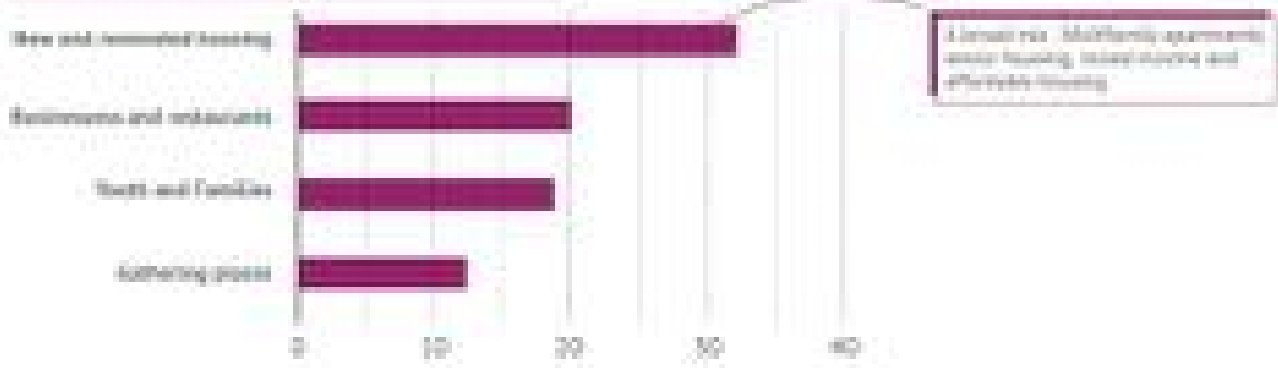
<p>1. slow cars down</p>	<p>4. biking routes</p>
<p>2. more crosswalks</p>	<p>5. bus stops</p>
<p>3. better sidewalks</p>	<p>6. street lighting</p>

?
 your idea for safer streets
 7. something else?

THRIVING COMMUNITY

Which is your top priority for your community?

Give us an example of what you specifically want to see.



4 Thriving Community

Which is your **top priority**?

Give us an example of what you **specifically** want to see.



1. youth and families



3. gathering places



2. businesses and restaurants



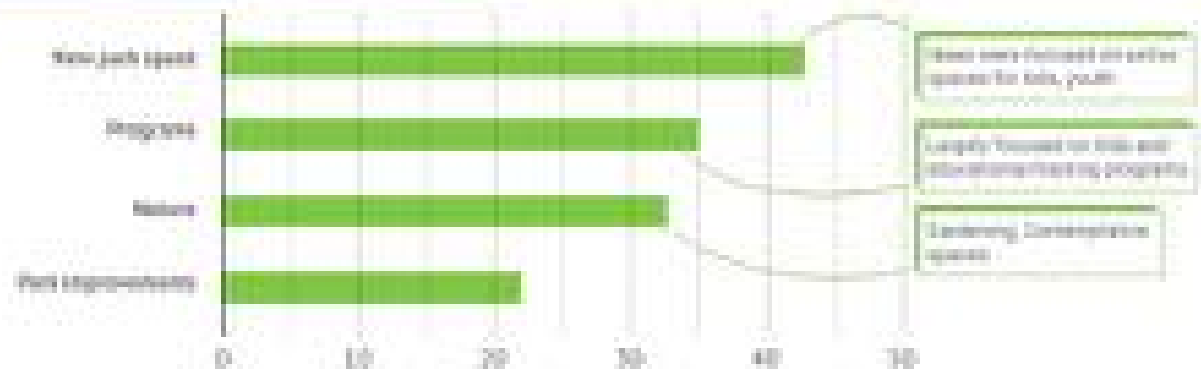
4. new and renovated housing

?
your idea for a thriving community
5. something else?

PARKS AND OPEN SPACE

What is your top priority for 2014?

Give us an example of what you specifically want to see.



5 Parks and Open Space

Which is your **top priority**?

Give us an example of what you **specifically** want to see.



more programs for residents of the community



improvements to existing parks



more places to be outside and enjoy nature



new park space east of Princeton Street

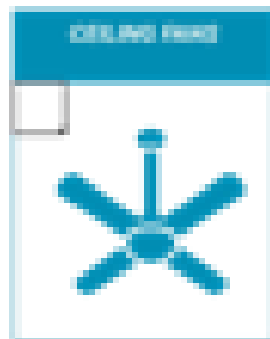
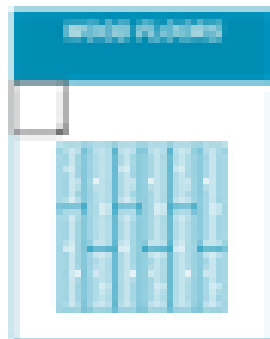
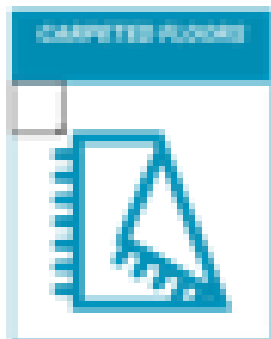
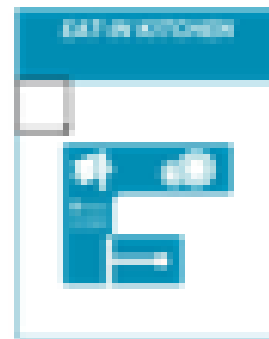
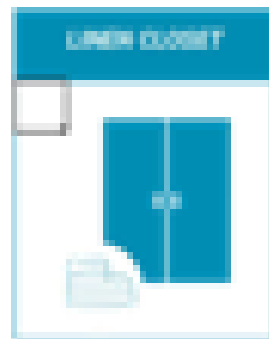
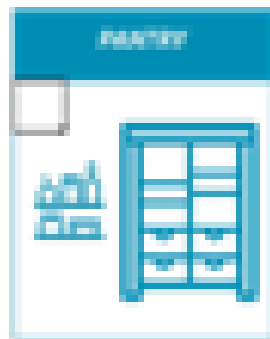
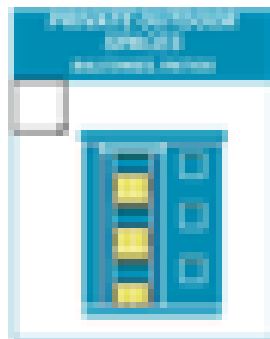
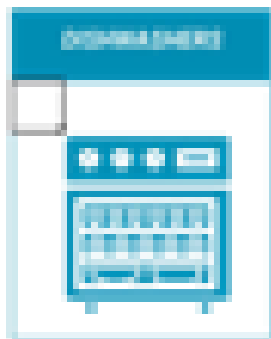
?
5. something else?
your idea for Parks and Open Space

Workshops

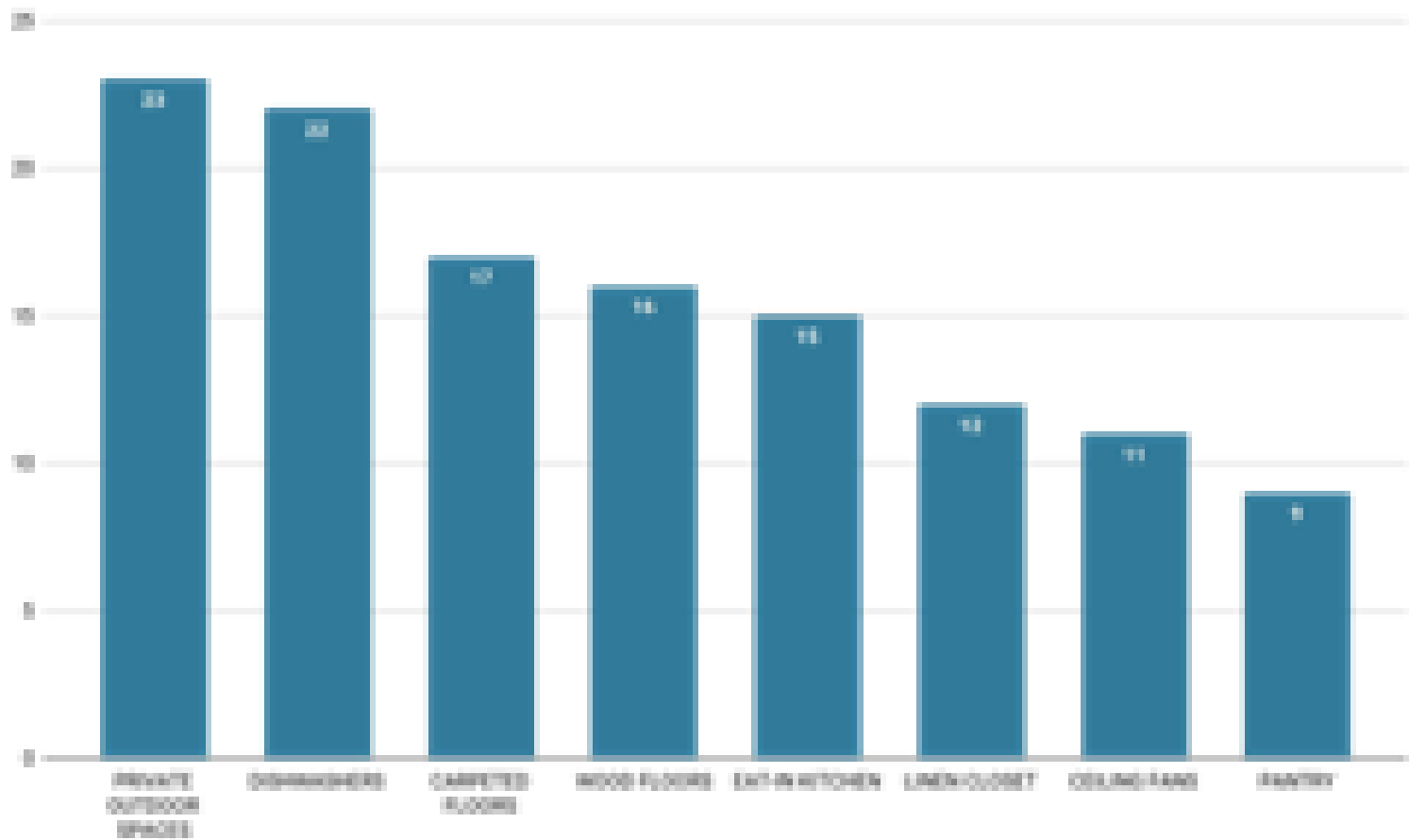
Round 3 - March 2022

WHAT AMENITIES WOULD YOU LIKE IN THE HOUSING UNITS?

New units will include air conditioning, ventilation fans in bathrooms, and closet doors. Please look at the additional features below, and PLEASE SHOW US YOUR TOP 3 FEATURES:



What amenities would you like in the housing units?





WHICH FEATURES WOULD YOU LIKE TO SEE MORE OR PREFER IN YOUR IDEAL HOME?

1 WOULD YOU LIKE A BI-LEVEL UNIT?



- Yes, I would like that.
- No, I would prefer a single-level unit.

2 WHAT TYPE OF WINDOWS WOULD YOU LIKE?

Please pick one of two options.



View windows for natural light.



View windows for more privacy.

SOMETHING ELSE?

3 WOULD YOU PREFER LARGER LIVING AREA, SMALLER BEDROOMS vs. LARGER BEDROOMS, SMALLER LIVING AREA?

Larger living area



vs.

Smaller bedrooms



Larger bedrooms



vs.

Smaller living area



- I would prefer a smaller bedrooms + larger living area.

- I would prefer a larger bedrooms + smaller living area.

4 WOULD YOU PREFER WINDOWS TO BE FACING A STREET or COURT?

STREET



COURT



I would prefer to face:

- STREET

- COURT

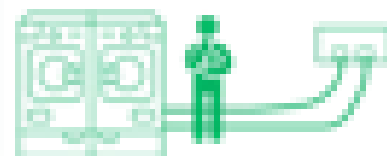
5 WOULD YOU PREFER WASHER/DRYER OR WASHER/DRYER HOODS IN THE UNIT?

Please pick one of two options.

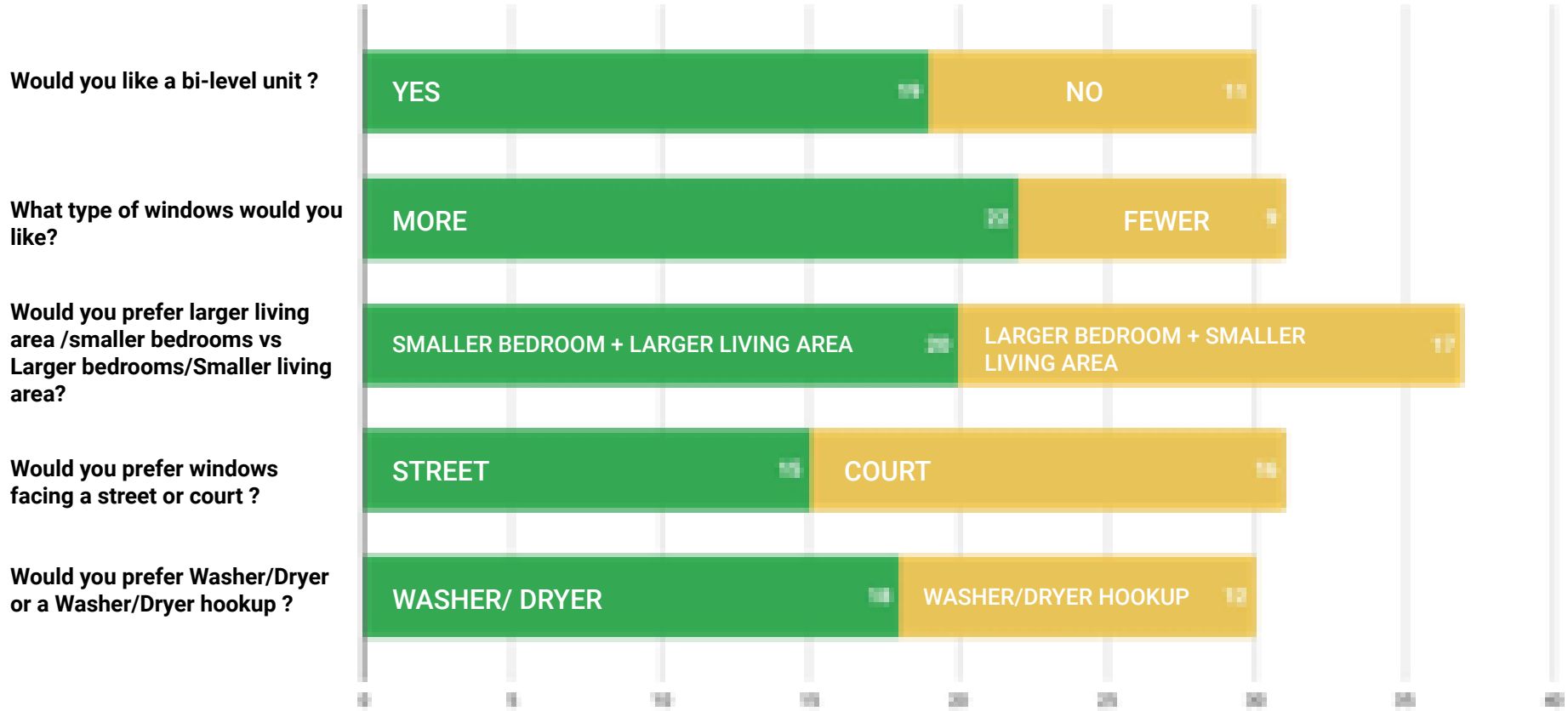
WASHER/DRYER



WASHER-DRYER HOODS



What features would you like to see more of or prefer in your ideal home?




QUESTIONS

What amenities would you like in the common areas of any new housing built?


Use stickers to choose your top 3 and/or write in your idea.

Views of the lake



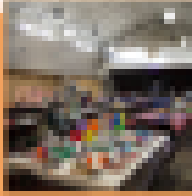
5x5 grid of stickers (10 blue, 15 white)

Playgrounds




5x5 grid of stickers (10 blue, 15 white)

Community Room




5x5 grid of stickers (10 blue, 15 white)

Picnic Area



5x5 grid of stickers (10 blue, 15 white)

Sitting Area



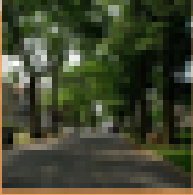
5x5 grid of stickers (10 blue, 15 white)

Lighting



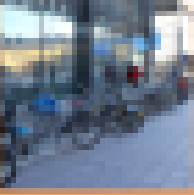
5x5 grid of stickers (10 blue, 15 white)

Double Entry




5x5 grid of stickers (10 blue, 15 white)

Bike Storage



5x5 grid of stickers (10 blue, 15 white)

Laundry Room



5x5 grid of stickers (10 blue, 15 white)

Areas for Gardening



5x5 grid of stickers (10 blue, 15 white)

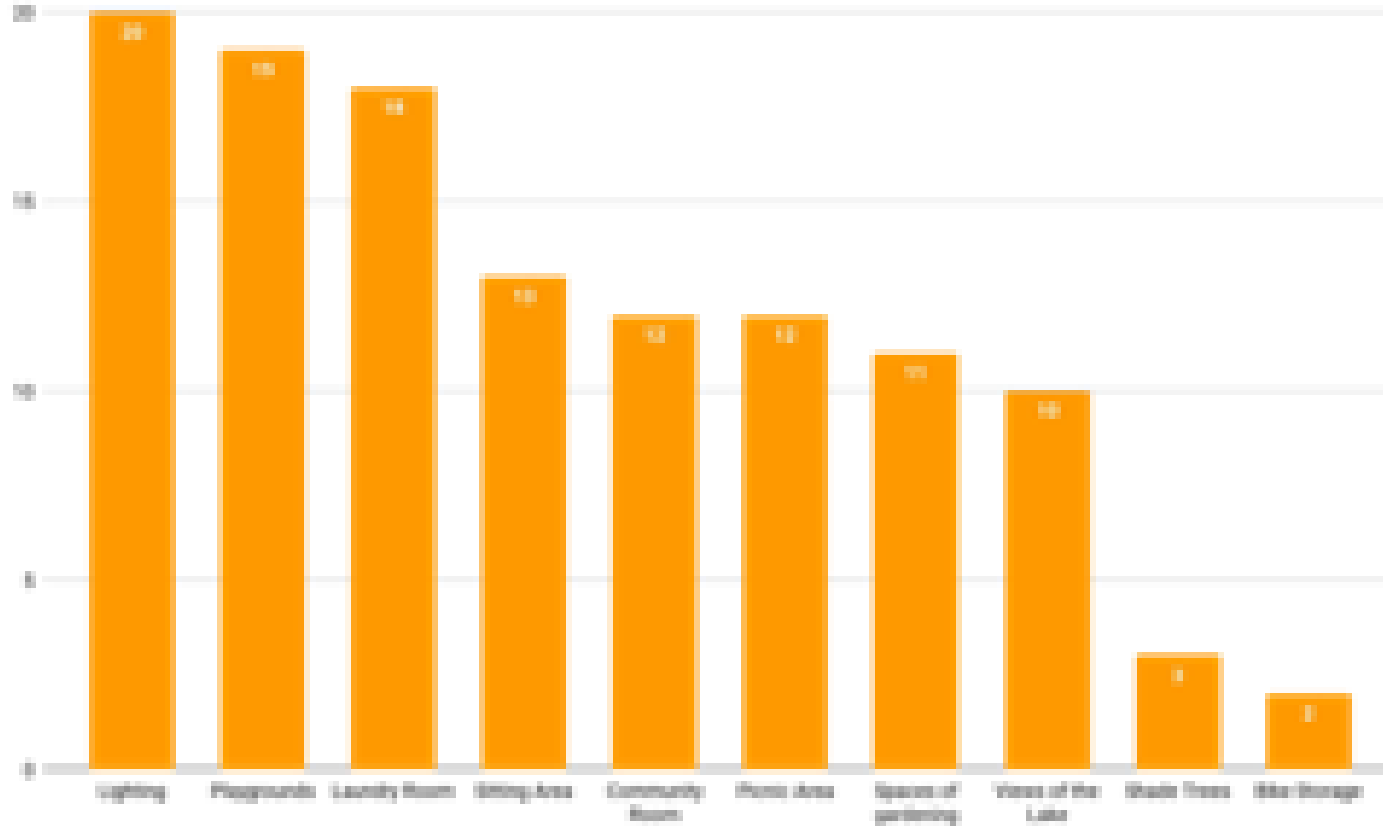
Something Else!

?

Top 3 Choices:

1. Lighting
2. Playgrounds
3. Laundry Room

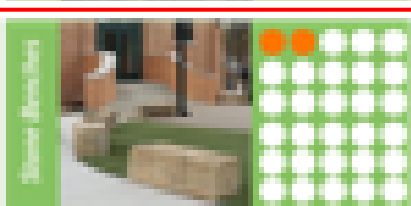
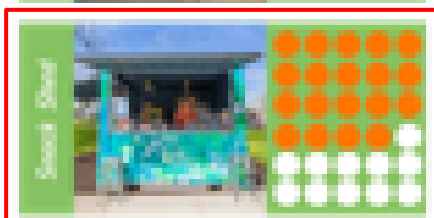
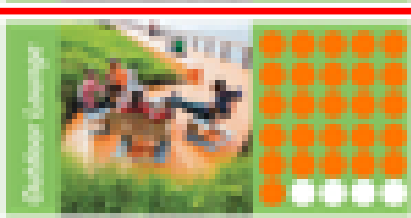
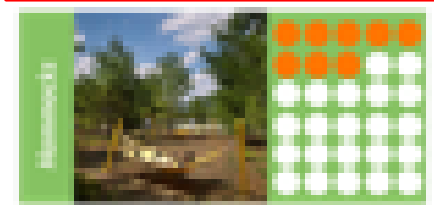
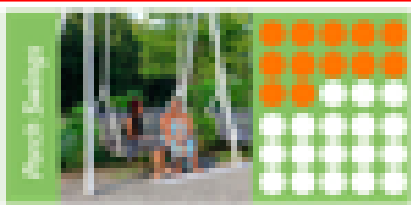
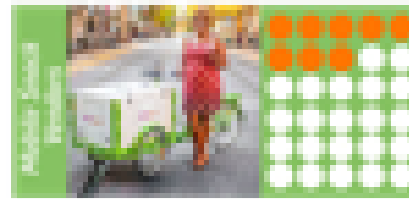
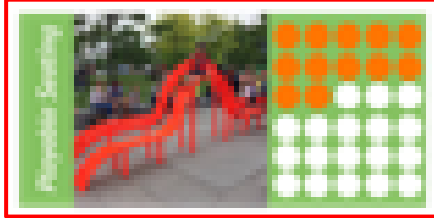
WHAT AMENITIES WOULD YOU LIKE IN THE COMMON AREA OF ANY NEW HOUSING BUILT ?



DESIGN YOUR GATHERING SPACE!

We are creating a new space for the community to use along the lake near the Sunset Lake Nature Center and fishing pier, and we need your help to design it!

What features would you like the space to have? Place a sticker next to your top 5!

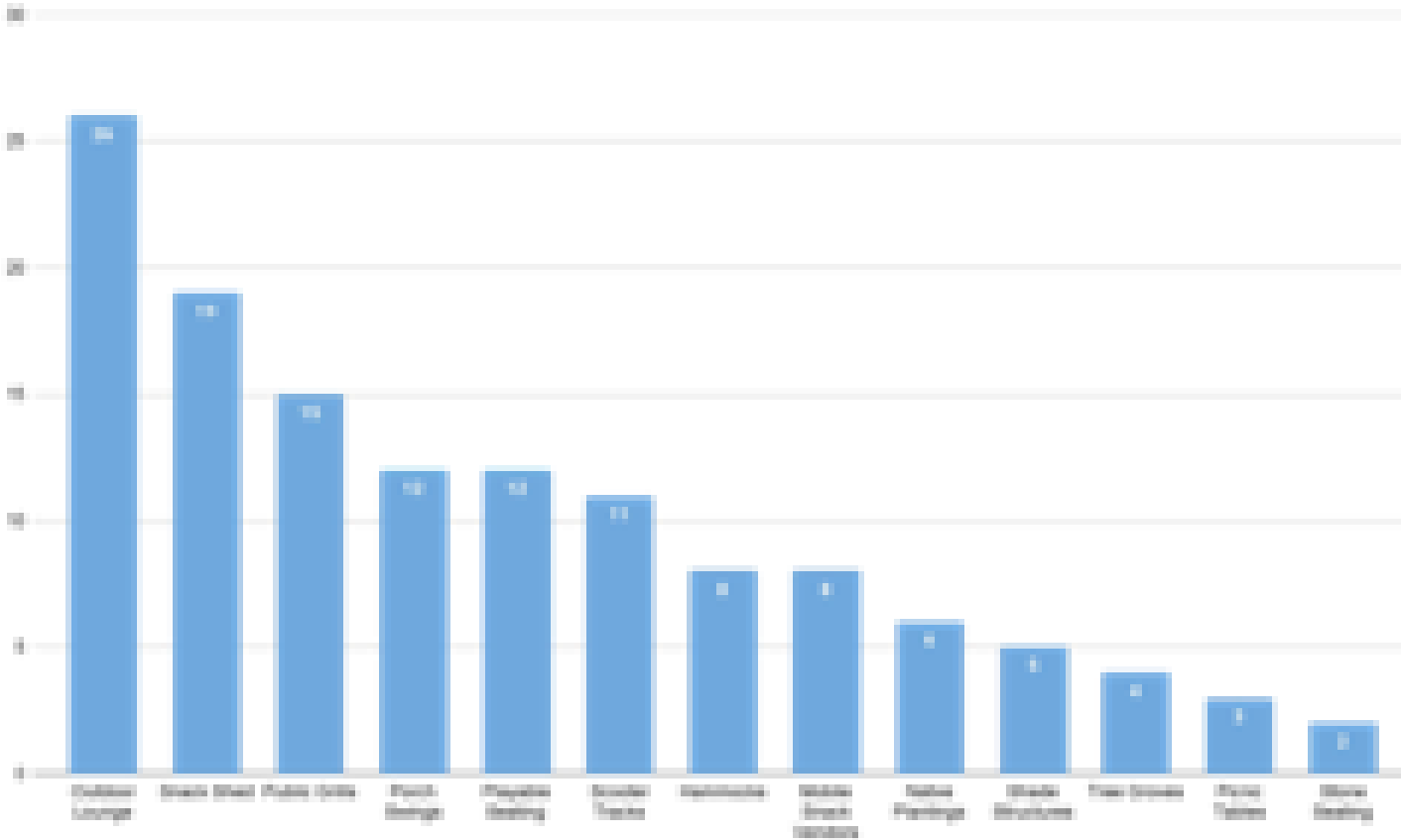


Top 5 Choices:

1. Outdoor Lounge
2. Snack Shed
3. Public Grills
4. Porch Swings
5. Playable Seating

DESIGN YOUR GATHERING SPACE

WHAT FEATURES WOULD YOU LIKE THE SPACE TO HAVE ?



**Summaries of Workshops
4, 5, and 6 are forthcoming**

SUMMIT LAKE

CHOICE NEIGHBORHOODS

Transformation Plan
DRAFT June 16, 2022

LEED for Neighborhood
Development (LEED-ND)
Checklist
Appendix E

The LEED ND Checklist
is forthcoming