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More will leave for suburbs in '90s

BY RANDY McNUTT
The Cincinnati Enquirer

Joe and Lori Villanyi and their two children never intended to be a part of a migration when they went looking for a home in 1986. But, like thousands of other young people in the decade, the couple stopped in Warren County.

They bought a home in Lebanon because the town offers what they value most — a smaller community with good services and schools.

The Villanyis easily could have ended up in a neighborhood of Cincinnati, but they didn't.

The Villanyis moved to Lebanon so their kids can grow up "in a place like this." That "place" could also be West Chester, Springboro, and a number of other communities that Cincinnatians considered the boondocks only 10 to 25 years ago.

In the '90s, the experts predict Cincinnati again will lose people to the growing suburban areas, as it did in the '80s. Office parks, subdivisions, condominiums, apartments — they have all taken root in the high-growth areas of Warren, Butler and Clermont counties, Northern Ken-

tucky and in some parts of suburban Hamilton County.

These places will continue to attract residents of Cincinnati, where the middle class is finding difficulty affording homes in such popular neighborhoods as Clifton, Hyde Park and Mount Lookout.

In the '90s, Cincinnati's de-

mand for essential services, including emergency medical personnel and transportation services for the elderly, will increase, possibly stretching the city's budget.

The city's houses are getting older and, in some cases, deteriorating.

At the same time, the '90s are expected to create more upscale housing that offers the younger — and richer — residents an alternative to renovation.

What we see here are emerging patterns of living, working and playing. Modern office parks continue to pop up in the suburbs; people who work in them want to live nearby.

From 1980 to 1986, according to the Ohio-Kentucky-Indiana Regional Council of Governments,

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■ **Leaders look to revitalized inner-city, Page C-2.**

LOCAL/REGION

Making city the place to live is goal for '90s

BY HOWARD WILKINSON
The Cincinnati Enquirer

If the 1980s was the decade when affluent young families fled to Cincinnati's suburbs, the 1990s will be the decade they come home to the central city, Cincinnati's neighborhood leaders say.

"People are going to get tired of spending half the day driving to and from work downtown," said Len Garrett, president of the Mount Auburn Good Housing Foundation.

Neighborhood leaders and city hall officials say housing for people of all income levels will be the city's top priority in the new decade.

The new emphasis on housing will show itself in massive redevelopment in Cincinnati neighborhoods that fell on hard times in recent years — such as the East End, where a project now in formative stages is expected to produce 1,370 new housing units

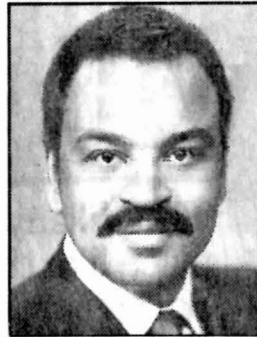
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and the rehabilitation of 550 existing ones.

"It is going to make this end of town a very attractive place to be," said Farrell Savage, president of the East End's Neighborhood Development Corp.

In neighborhoods such as the East End, city officials say, developers will have to provide decent, affordable housing for low-income families while, at the same time, make the inner city an attractive alternative for families who can afford the suburbs.

Vice Mayor Peter Strauss, who chairs city council's newly created Neighborhood Development Committee, believes Cincinnati faces "a window of opportunity" to solve its housing problems in the 1990s.



“ People are going to get tired of spending half the day driving to and from work downtown. ”

— Len Garrett, president,
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Good Housing Foundation

"We're starting to see the private sector develop a renewed interest in the neighborhoods," Strauss said. "You're going to see the banks and private developers be willing to shave the profit margin and get involved in the development of low- and moderate-income housing."

Within the next few weeks, Strauss said, city officials and community council leaders will begin an inventory of the vacant and boarded-up buildings that could be turned into housing.

"Once that's done, then we start finding ways to put those properties back on the market," Strauss said.

Some areas of Cincinnati — particularly those on the river or with spectacular views of downtown — "could easily become the kind of places that will keep the 'yuppies' in the city," he added.

Cincinnati should be able to revive low-income neighborhoods without displacing people who live in them, Strauss said.

"Displacement shouldn't be a big problem; the problem in most of these neighborhoods is that they are full of vacant buildings, not buildings with people living in them," Strauss said.

Garrett, a contractor and former city council candidate, believes his neighborhood of Mount Auburn, which looms above downtown Cincinnati, is a candidate for renewal in the 1990s.

Prime location

"We're close to the hospitals. We're close to downtown. We're close to the university. We're in the middle of everything," Garrett said.

He said it will take neighborhood organizations such as the Good Housing Foundation to make it easier for developers to invest in Mount Auburn — to put them in touch with architects and "sympathetic" banks willing to put up the cash. "It's going to be up to us to make it happen in the neighborhoods."