



Ten Facts about Western & Southern and the Anna Louise Inn

Fact #1: The Anna Louise Inn was built in 1909 to provide safe and affordable housing for women. We have been in the Lytle Park district for 102 years and the neighborhood has successfully developed around us – serving women in need does not impede economic development. In fact, Western & Southern developed the Residence Inn knowing the Inn was across the street.

Fact #2: The Anna Louise Inn serves the same purpose today as it did when it opened in 1909 ... to provide safe and affordable housing for women. We still do this. We have continued to respond to the needs of women. Of course, our residents' circumstances have changed as society has changed, but women still need a safe and affordable home and that is what we still provide.

Fact #3: Cincinnati Union Bethel received the number one ranking in its category from the Ohio Housing Finance Agency and was awarded tax credits to renovate the Anna Louise Inn on July 1, 2010.

Fact #4: When Cincinnati Union Bethel was exploring all options from 2005-2009, Western & Southern made two offers: \$1.75 and \$1.8 million. We now have a \$12.6 million renovation project in hand.

Fact #5: Western & Southern cut off negotiations about the Anna Louise Inn in 2009 and only tried to resume them after they learned that we had received \$10 million in tax credits and \$2.6 million in affordable housing (HOME loan) dollars to renovate the Inn. At that time, we were not entertaining offers.

Fact #6: The \$10 million in tax credits the Anna Louise Inn received are from a **federal** program specifically designated to support affordable housing. It provides an opportunity for investment for local corporations. The \$2.6 million HOME loan funding granted by the city is money from HUD that brings funding INTO the city that requires only a small match. Both programs are win-wins for economic development. The tax credits are "use them or lose them." If we don't use the tax credits they do not go back into taxpayers' pockets and the economic stimulus provided to our community will be lost.

Fact #7: Western & Southern has used the same tax credit program on its projects, like Brackett Village. It was a good financing program for Western & Southern then and it is a good financing program for us now.

Fact #8: Western & Southern offered Brackett Village to Cincinnati Union Bethel as a new location for the Anna Louise Inn. It had two major problems: (1) each residence has a separate entrance so we could not provide the same level of safety and sense of community for women, and (2) there are people living there who would have been displaced from their residence.

Fact #9: It is not cheaper to move locations. (1) Our programs are not going to change. (2) As City Gospel Mission and the YWCA have shown, there is often community resistance for social service providers in finding new locations. (3) Our current location is ideal for our residents because it is close to Cincinnati jobs and Northern Kentucky jobs. It is close to a bus line, a park and downtown stores and restaurants.

Fact #10: We own the Anna Louise Inn and we have a right, as homeowners, to make decisions about our home's future. We don't have to sell to someone just because they want our land. We merely want to continue serving women in need and consider the solution we have found to be an enormous win-win for our community.

For more information, please visit www.cinunionbethel.org, or call 513-768-6907.