

business, will be demolished, Beam said.

Overall, plans call for the project to consist of 80,000 square feet of commercial space on ground floors of two new buildings and 119 units of mixed-income housing, market-rate, low-income and workforce rental, Beam said.

The grocer is on the street-grade level of the south building. A new building north of the existing Carmel Presbyterian Church will be anchored by a dentist office and a medical clinic jointly operated by UC Health and the Cincinnati Health Department.

■ "It's very much a centerpiece," Beam said. "We have a letter of intent. The lease is in discussion."

A source of healthful food, a pharmacy, laundry and neighborhood-based health services are vital in Avondale's turnaround.

Median household income in Avondale is about \$17,500, roughly

half the city's average. Violence, poor health among residents and substandard housing have contributed to Avondale's standing near the bottom of life-expectancy rankings for Cincinnati neighborhoods, according to the city's health department. Life expectancy in Avondale is 68.2 years, almost 20 years less than predominantly white Mount Lookout (87.8 years), located four miles to the southeast.

The Town Center development is the third phase of Community Builders' \$29.5 million Choice Neighborhoods grant received in December 2012 from the U.S. Department of Housing and Urban Development.

The grant has provided for 319 total units of new or refurbished housing in 11 buildings that run along Reading Road from Blair Avenue to South Fred Shuttlesworth Circle.

The project has preserved 140 units of affordable housing. Renovation of two more apartment buildings along Reading, the Somerset Manor and Almeida, will be completed within 30 days, Beam said.