

The Networker

Community Development Corporations Association of Greater Cincinnati
Summer 2011 Newsletter



The Annual Awards Celebration was a big hit! Story below.

Back Office Program Receives Greater Cincinnati Foundation Grant

There was jubilation in the CDC Association office in early July when we received notification from the Greater Cincinnati Foundation that our application for funding for the Back Office Project had been approved. The goal of the Project is to furnish professional services to CDCs in a number of areas, allowing them to focus on development projects for their communities. This will reduce their overhead and build their production capacity.

Initial services to be furnished include accounting, website development and updates, and human resources. Lesley Floyd will be Project Director. She will be meeting with CDCs, consultants, and potential matching funders this fall, with kick off date for provision of services to be January 1, 2012.

The Project will run from July 1, 2011 through June 30, 2014, with \$20,000 each year from GCF. All CDCs in the region are eligible to participate.

Awards Honorees Enjoyed Grand Celebration

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With the great space (and great staff) at the Cincinnati-Hamilton County Community Action Agency, the wonderful and creative food of Carolyn Wallace's The Perfect Brew, and the invigorating music of The Brian Garry Band, this year's Annual Awards Celebration on June 29 was one of the best ever.



Each of the winners was so outstanding in her or his field that they deserved their own personal celebration.



Bishop Thomas E. Breidenthal of the Episcopal Church in Southern Ohio gave an inspiring and humbling speech. He pointed out all the many reasons those at the event work so hard to make life better for their communities, and how important that work is. Avondale is truly blessed to have his involvement in Gabriel's Place.

Photos courtesy of Patricia Timm: PZTimm@gmail.com

Operating Support Funding



This year's Operating Support CDCs are on track to produce more than 130 units of affordable housing in the city, most of it homeownership. Over 140 units are being predeveloped. CDBG and HOME funds totaling \$400,000 are being provided by the City of Cincinnati, passed through the CDC Association, whose task is to support the CDCs and provide services to build their capacity.

The program will continue in 2012. That Request for Proposals will be sent out in early October, and be due back in early November. The 2012 funding year will begin approximately February 1.

CALENDAR:

Save the Date!
Community Development
Bus Tour, October 21



Our annual bus tour will feature for-profit and non-profit projects in Over the Rhine, led by Over-the-Rhine Community Housing and Cornerstone Corporation for Renter Equity. Mark your calendars for noon to 4:30 p m so that you don't miss seeing all the action in housing, commercial and economic development!



September 16

Cornerstone Corporation for Shared Equity will hold an Open house at 10 a m for its Friars Court development, corner of Green and Republic Streets.

September 20

RoundTable with Martha Hilliard and Fred Orth of Homesteading Urban Redevelopment Corporation who will walk us through the intricacies of working with foreclosed/REO/sheriff's sale properties. Noon to 1:30 p m, refreshments available. Email us for more information.

September 30

Gabriel's Place Grand Opening and Dedication 10 a m, 3168 Reading Road

October 6

The Coalition on

News & Notes

Collaboration



Cincinnati Northside CURC has redeveloped a former bar and apartments into 3 stunning condo units at the corner of Chase and Fergus. Living Arrangement for the Developmentally Disabled (LADD) has been helping residents with development disabilities achieve and maintain homeownership. Now one of LADD's clients has purchased the first-floor totally accessible unit at Chase and Fergus – a great collaboration! Congratulations to the agencies and Linda Gunther, the new homeowner!

Two New Members Join CDC Association Board

Jody Robinson, Assistant City Administrator of the City of Bellevue, Kentucky, and David Hastings, Executive Director of Housing Opportunities of Northern Kentucky, have joined the Board of the CDC Association. Each of them brings a wealth of experiences and skills to their Board participation. Thanks for joining us, Jody and David!

Receivership Good Tool for Nuisance Abatement

The Ohio nuisance abatement / receivership statute is actually a very good tool for CDCs and others to use to solve problem properties in their communities. Some communities have felt that it is too intricate, time consuming and expensive to use. Paul Rudemiller of Camp Washington Community Board has used receivership very successfully for about 15 properties in Camp Washington in the past few years. He would be glad to walk you and your community through the process. Patience, and not overly much of that, is the main requirement for using this blight-removing tool. Paulrudy3@cinci.rr.com, 513.542.1637.

Great Creative Fundraising in College Hill

Mike Cappel, president of College Hill CURC, reports on their progress in raising matching funds for the \$200,000 grant from a neighborhood resident to support development in the community. "The match is going well....by the time the Rhythm Race is complete on September 10, we will minimally be at \$160,000...So we are over 80% of our way there, and are very excited about reaching the total by the end of the year!"

LISC Supports Financial Opportunity Centers

Kathy Schwab, Director of LISC in Greater Cincinnati and Northern Kentucky, has announced that four non-profit service organizations have opened Financial Opportunity Centers in their service areas in the region. Brighton

Homelessness and Housing in Ohio (COHHIO) is sponsoring the Ohio Summit on Discharge Planning and Homelessness at the OSU 4-H Building in Columbus, Ohio. Contact emilyvanburen@cohhio.org.

October 13

Save the Date for Over-the-Rhine Community Housing's Celebrating the Beloved Community, always one of the best events of the year.

October 17 & 18

Training for homeownership counselors on FHA insured loans is being jointly sponsored by JPMorgan Chase and NeighborWorks Center for Homeownership Education and Counseling. The training will be held 9 a m to 4 p m each day at Chase, 8044 Montgomery Road. Continental breakfast and lunch will be provided. To register online, go to www.nw.org/scholarships. Questions, contact Brian Harvey at bharvey@nw.org.

October 21

Our Annual Community Development Bus Tour will be held from noon to 4:30 p m on Friday, October 21. Primary focus will be on all the exciting developments in Over-the-Rhine, non-profit and for-profit, market and affordable, housing and otherwise.

October 27

Sustainable Hamilton County Networking and Housing Resource Presentation Plus First Suburbs-Municipal League Meeting 5 to 8 p m, buffet dinner, Marge Schott Boy Scouts of America Center 10078 Reading Road Catalina.landivar@hamilton-co.org

November 2011 Hall of Fame Celebration Working in Neighborhoods Honoring Judge Nathaniel R. Jones

Center, Cincinnati Works, Santa Maria Community Services and the Urban League of Greater Cincinnati will be bolstering employment, financial and public benefits counseling services to low-income individuals and families. The funding came from LISC national's \$4.2 million grant from the federal Social Innovation Fund.

Short Vine CURC Using Unique Investment Incentive

Martin Angiulli of Martino's in Corryville traveled to China last month with his son-in-law Terry Chan to talk to potential investors for Short Vine and its redevelopment plans. One incentive they presented was the federal EB-5 employment-based immigration program, where foreigners who invest at least \$500,000 can receive a green card to live in the US more quickly than through the normal process. Given the current economy, Short Vine has been unable to get its extensive and exciting redevelopment plans moving, and are hoping that the trip provides development funding.

5 of 54 Involved in Community Development

Five of the fifty-four members to the 2011-2012 Leadership Cincinnati class are involved in community development. They are: Kevin Finn, Cincinnati/Hamilton County Continuum of Care4 for the Homeless, Bobby Maly of The Model Group, Alice Pavey, Hamilton County Development Disabilities Services, Kathy Schwab, Local Initiatives Support Corporation (LISC) and Alicia Townsend of the Cincinnati Development Fund.

Last year's class included Mary Burke Rivers of Over-the-Rhine Community Housing and Pat Clifford, homeless advocate.

Cincinnati Development Fund Making Its Mark

Having been approved for membership in the Federal Home Loan Bank of Cincinnati, Cincinnati Development Fund becomes only the third CDFI (community development financial institution) to join FHLB, since Congress approved such membership in 2008. FHLB membership provides CDF with a source of low-cost funding to support its CD initiatives, and access to funds from the Bank's Affordable Housing Program.

CDF also was awarded the maximum \$1.5 million Financial Assistance Awards from the United States Treasury, one of only 86 organizations (of 193 applications) to receive the award, and one of only two in Ohio. This award increases the pool of funds available to finance affordable housing development and community revitalization in Greater Cincinnati.

Wells Fargo Motion to Dismiss Overruled

Quoted from the ruling by Judge Jody Luebbers on August 26, "As the plaintiff states in its response in opposition, "to survive a motion to dismiss, all PHW must show is that reasonable minds could find that 'injury was likely to result to someone' from Wells Fargo's failure to maintain its properties." PHW's amended complaint meets this standard. As such, it survives Wells Fargo's motion to dismiss."

Greg Loomis of WHRF Has Passed

And Steve Smith, Model Group Paul Brown Stadium
513.541.4109

Early December

Our Annual Holiday Reception, in partnership with Cincinnati Habitat for Humanity will be held early in December. Watch for the Save the Date early October.

KEEP IN TOUCH:



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Rose Nelson and Sam Nellum of Bond Hill CURC smile in front of the site of new infill housing.

Greg Loomis, Executive Director of Walnut Hills Redevelopment Corporation, and fast becoming a leader in community development in Cincinnati, died on August 5. He was leading housing and commercial development projects in Walnut Hills, as well as strengthening the relationships between the Walnut Hills Area Council, Walnut Hills Business Association and the Redevelopment Foundation. Keep watching over your neighborhood, Greg.



FHLB First Round 2011 Awards

In the First Round of 2011, the Federal Home Loan Bank awarded \$900,000 to the Cornerstone Corporation for Shared Equity for 33 Green Street LLC, through First Financial Bank, National Association. Talbert House was awarded \$380,000 for the Grand Development Initiative, through Fifth Third Bank.

Women of Over-the-Rhine Honored

Seven women, all involved in some aspect of community development in OTR, were honored at a luncheon at The Phoenix on August 18, sponsored by Emanuel Community Center. Karen Blatt, Tamara Harkavy, Mary McCullough-Hudson, Candace Klein and Jenny White were recognized for their dedication, leadership and diligence.

Karen Blatt is partnering with Over-the-Rhine Community Housing to create the City Home project on Pleasant Street.

Federal Reserve Finds Long Term Effects of Foreclosure Auctions

A new study from the Federal Reserve Bank of Cleveland finds that, once sold at auction, foreclosed properties are two to four times as likely to be vacant five years after the sale as those sold through conventional transactions. The findings indicate the foreclosures could be creating a longer-term economic drag on housing prices than initially feared. The study was prepared by researcher Stephan Whitaker of the Cleveland Fed.

City of Covington Partners with Two CDCs

Eleven rehabilitated and 3 newly-built homes in Covington are attracting new residents to Covington, through the efforts of The Center for Great Neighborhoods of Covington, and Housing Opportunities of Northern Kentucky. Each building incorporates green building techniques, energy star appliances, and energy efficient insulation. The City of Covington was awarded at \$5 million Neighborhood Stabilization Program grant from the Kentucky Department for Local Government, which it used to partner with the community development corporations.



Walnut Hills Redevelopment Foundation is taking on the firehouse on McMillan. Years of neglect have collapsed the roof and second floor!



Another beautiful rehab by Working In Neighborhoods for sale in South Cumminsville.

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