

# THE NETWORKER

COMMUNITY DEVELOPMENT CORPORATIONS  
ASSOCIATION OF GREATER CINCINNATI

JANUARY 2006

Quarterly Newsletter

## OTRHN IMPACT CINCINNATI GRANTEE!

This year's Impact Cincinnati grant recipient is the Over-the-Rhine Housing Network!. At the official presentation on January 26, Mary Burke will receive a check for \$112,000 for this very competitive grant. Congratulations!

April will see another Over-the-Rhine community milestone, as ReSTOC and OTRHN merge their two organizations to achieve increased capacity and greater fiscal efficiency. Their new website, being created by the CDC Association through the Greater Cincinnati Foundation grant, will be unveiled at the same time.

The ribbon cutting was held for Community Views on November 17, with a walk through and brunch for the great crowd of attendees.

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## SUCCESSFUL FUNDRAISING IN NORTHSIDE

The Northside Community Urban Redevelopment Corporation (NCURC) wishes to thank the wonderful people of Northside and all the Northside supporters who contributed time, services, food, gift certificates, gifts, money and support towards making our first ever fundraising effort an absolutely stupendous success!!!

With 105 items offered for auction it appears as if 120 bidders signed their "John Hancock" on the bid sheets raising \$6,739.50 in auction items alone. Individual cash contributions thus far have totaled almost \$550 and the sale of honey suckle walking sticks (there is a good use for this non-native after all) brought in an additional \$30.

And then there are all those special things that people stepped up to take care of that a price can't be put on, such as use of the Northside Tavern for three hours, volunteer cooks and chefs who prepared and donated food, a day's worth of free radio advertising, police assigned to special detail for the event and of-course neighborhood volunteers who just offered to do whatever was needed to set up, tear down, count and tabulate or just mingle with the crowd and promote the auction.

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WWW.CDCAGC.ORG

## UPTOWN TRANSPORTATION STUDY: COMMENTS NEEDED

Uptown CDCs and their Boards, as well as Uptown residents, businesses, visitors and students, have the opportunity to comment on the proposed early action suggestions of the Uptown Transportation Study. These suggestions address a variety of short term improvements to the transportation system in Uptown including: travel demand management, traffic operations, signage/wayfinding, transit, parking and pedestrian/bicycle enhancements.

A complete list of the suggestions, the comment sheet and additional information about the study can be found at [www.UptownTransportationStudy.org](http://www.UptownTransportationStudy.org) or by calling (513) 621-6300 x136. Now is the time for the community to review the early action suggestions and provide their input and comments.

“The improvements we are proposing will have a great impact on enhancing the transportation system in Uptown in a relatively short amount of time,” said Robert Koehler, the study’s Project Manager. “It’s

important that the community tell us how they feel about the proposals or if we’ve overlooked any critical issues.”

Uptown is the section of Cincinnati that includes Avondale, Clifton, Corryville, East Walnut Hills, Evanston, Mt. Auburn, North Avondale, Walnut Hills and Clifton Heights, University Heights and Fairview (CUF). The purpose of the Uptown Transportation Study is to develop a comprehensive transportation plan for Uptown that serves the needs of the area’s diverse population while supporting growth, development and economic vitality.

The Ohio-Kentucky-Indiana Regional Council of Governments (OKI) is leading the study along with five partners: the City of Cincinnati, the Uptown Consortium, the Southwest Ohio Regional Transit Authority (SORTA), the Ohio Department of Transportation (ODOT) and the AMOS Project.

## WELCOME, RICK!

The new program officer at LISC, Rick Fisher, comes to Cincinnati from his recent position as Director of Real Estate Development for Tremont West Development Corporation in Cleveland, Ohio. While in this position he was involved in overseeing large scale planned unit developments and the adaptive reuse of commercial and industrial structures. Other projects included acquiring funding and land for scattered site new construction and existing homes for substantial renovation. Rick also worked with HOPE VI applications and was awarded Historic Tax Credits for the adaptive reuse of an abandoned building.



He previously also served as Development Consultant for Neighborhood Progress, Inc., a non-profit community development organization in Cleveland, which included recruiting and interviewing entrepreneurs to own and manage city-backed retail development.

Rick worked as a Development Coordinator for The NRP Group, a residential and retail builder/developer in Cleveland, Ohio. He handled applications for 15 low-income housing tax credits for submission to the Ohio Housing Finance Agency, and extensively researched demographic, market and development statistics to provide reports on the viability of potential developments.

Rick earned his BA in Anthropology from Brandeis University, and participated in an exchange program with University of Sydney and University of Western Australia.

## OTRHN & COMMUNITY VIEWS CONTINUED FROM PAGE 1

Ten of the 12 units are finished and occupied, with the remaining building of 2 units set to be finished in February. A special feature of Community Views is the Renter Equity program developed by Cornerstone Community Loan Fund. Leader Furniture Company furnished the first floor one bedroom model unit that will rent for about \$350 a month, and many other local businesses contributed to this event: Shadeau Bread, Coffee Emporium Roasting Company, Dean's Mediterranean Imports, Simpson Produce, and Kroger's.



FOR MORE INFORMATION ON  
COMMUNITY VIEWS:

[WWW.OVERTHERHINE.ORG/](http://WWW.OVERTHERHINE.ORG/)

[HOUSINGNETWORK](http://HOUSINGNETWORK)

[WWW.CORNERSTONELOANFUND.ORG](http://WWW.CORNERSTONELOANFUND.ORG)

## NORTHSIDE FUNDRAISER CONTINUED FROM PAGE 1

It's the cumulative spirit of the people of this community that made the night such a huge success and continues to make Northside such a fantastic neighborhood to live and work! "I am deeply grateful to all who attended, those who pitched in and all the contributors, who, through their generosity enabled us to have our very first fundraiser," says Stefanie Sunderland, Executive Director.

Proceeds from the fundraiser will be applied as start up funds for Phase I of the Fergus Street Homeownership Project which is currently under way. With the help of the City's CBDG Block Grant Funds and the Cincinnati Department of Community Development and Planning, Northside CURC is anticipating having site control of five vacant properties (including the McPerry Foods Inc. building at the NE corner of Chase and Fergus) recommended for redevelopment and/or new housing very soon. Development plans will be announced once acquisition of all five is complete.

Contact Stefanie at her email [ssunderland\\_2848@fuse.net](mailto:ssunderland_2848@fuse.net)



The hard work of asking neighborhood businesses and residents to provide silent auction items really paid off for the Northside CURC, as they made nearly \$7,000 at their December event.

Missed our Annual Bus Tour of OTR? Interested to see the Holiday Reception that unfortunately coincided with the Blizzard? To see yourself and your friends on the Over-the-Rhine bus tour, look on our home page or the events page. More pictures of the non-Holiday Reception can also be found there. [WWW.CDCAGC.ORG](http://WWW.CDCAGC.ORG)

## NEWS & NOTES

A recent study has been released by The Campaign for Affordable Housing, a national nonprofit group that addresses community opposition to affordable housing. Researchers collected and reviewed public opinion research that pertained to affordable housing.

The review tells two compelling stories that stand in opposition to one another. One is that basic American values inspire positive attitudes about affordable housing, framed by core beliefs in fairness and equal opportunity. The other consists of fears about negative effects of affordable housing on people's own security and sense of well-being. For more information, see "Why Not in Our Community?" *Removing Barriers to Affordable Housing* at <http://www.huduser.org/publications/affhsg/whynotourComm.html>.



The Center for Great Neighborhoods of Covington, formerly Covington Community Center, has developed a new website to provide information about the Center and neighborhood initiatives. Visit [www.greatneighborhoods.org](http://www.greatneighborhoods.org) to access information, news about events, and more.



Attention CDCs! The Ohio Association for Nonprofit Organizations is hosting the *Ohio Nonprofit Excellence Award*. The award recognizes creativity, execution, achievement, and overall excellence of a specific project or program completed by an Ohio nonprofit in 2005. The deadline for Part One of the application is February 15, 2006. More details available at [www.oano.org](http://www.oano.org)



The Federal Home Loan Bank of Cincinnati is offering a workshop on its 2006 Affordable Housing Program and On-Line Application. It will be held on January 30 from 9am to noon at Woodfield Suites, 11029 Dowlin Drive in Sharonville. More information and the Workshop Application form can be found at [www.fhlbcin.com](http://www.fhlbcin.com), or contact Judy Rose, Community Investment Representative, 513.852.7619 or [rosejm@fhlbcin.com](mailto:rosejm@fhlbcin.com)



The Ohio Association for Real Estate Brokers has announced that Conference 2006 will be held in Cincinnati for the first time in 10 years, on June 9<sup>th</sup> - 11<sup>th</sup>. Bob Lane, past president-secretary of the Cincinnati REALTIST Association, also past president of the CDC Association, will be asking the CDCA and the CDCs to be a part of the Conference. He can be contacted at 513-221-5221.



The Short Vine Development Company is the new name for the old Corryville Economic Development Corporation. The SVDC is beginning the sale of its new condos on the 2600 block of Jefferson Avenue. They are also currently renovating Turner Hall at the corner of Vine and Daniels, with plans to lease it to UC for the Niehoff Urban Design Center, currently located downtown. Other uses will include studios for upper level architecture and planning students, housing for visiting professors, and hopefully a coffee shop in the retail space. New Executive Director Tim Riordan can be contacted at [shortvine@yahogroups.com](mailto:shortvine@yahogroups.com) or [triordan@cinci.rr.com](mailto:triordan@cinci.rr.com).

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## NEWS & NOTES CONTINUED

US Housing Market Conditions is an excellent quarterly publication of HUD's Office of Policy Development and Research, for those interested in the big picture of housing production, growth, investment and employment nationally and regionally. It can be obtained at <http://www.huduser.org/periodicals/pdrperio.html>. Copies can also be obtained by mailing, faxing or phoning HUD USER, P O Box 23268, Washington, DC 20026-3268, voice 1.800.245.2691, fax 1.202.708.9981.



A new name can be found in West End redevelopment efforts: the Miami Purchase Preservation Fund is now the Community Revitalization Agency, announces Mark Lenear, Executive Director. More news coming soon.



The Clifton Heights CURC, which bought Old St. George to save the important neighborhood building from bankruptcy and sheriff's sale, is currently repairing the roof and other essentials in the building. A market study is also being done to provide direction for the future of this important Samuel Hannaford designed structure. Matt Bourgeois, Executive Director, will keep us informed.



Lisa Tarter, Senior Deputy Director, Central and Southern Ohio Community Business Center, presents Fannie Mae's check to support the CDC Association to Executive Director Patricia Garry. Thanks!

As announced in the City Bulletin of January 3, 2006:

The HUD Community Development Block Grant allocation for the 2006 CDBG program will be \$16,418,630.



The CDC Association thanks the City of Cincinnati's Traffic Engineering and Parking Division staffs for their prompt and helpful re-configuration of the parking on our part of Colerain Avenue. Meters and signage from 25 years ago did not meet the needs of today's businesses and residents. Our Brad Kaiser and Camp Washington Community Board's Joe Gorman worked with the City staff to make the changes.



Camp Washington Community Board has received a two-year \$60,000 grant from the Greater Cincinnati Foundation to help remediate housing foreclosures. The grant will help Camp bring on line some of the foreclosed homes the Board purchased in 2005, and will close the funding gap between rehab and sale. For more information, call Paul Rudemiller, Executive Director, at 513.542.1637 or e-mail him at [paulrudy3@cinci.rr.com](mailto:paulrudy3@cinci.rr.com).



A national Call for Submissions has been sent out for the 2006 Community Revitalization Awards. The Awards recognize and share innovative examples of comprehensive revitalization projects with significant impact in the community. Jeffery Gatica, Senior Advisor at the Federal Reserve Bank of Cleveland, Cincinnati Branch, says "It would be great to have a successful project recognized from southwest Ohio or Kentucky!" Entries in 500 words or less are due to [lena.robinson@sf.frd.org](mailto:lena.robinson@sf.frd.org) by JAN 27. For more information, call her at 4415.974.2717. E-mail [Lauren@cdcagc.org](mailto:Lauren@cdcagc.org) for a copy of the flyer.

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## MORE NEWS & NOTES



Debbie Greenebaum of LADD, Inc. wants CDCs to know about the concept of visitability, which is spreading from Britain to the US. The concept is simple: Ensure that every home that is built in a community has at least one zero-step entrance, 32 inch doorways wide enough to allow maneuverability of a wheelchair, and one accessible first floor full- or half-bath. Toledo now has Ohio's first Visitability Ordinance.

A note from the Cincinnati Housing Partners newsletter:

While homeownership in the US has soared to record highs, the rate for families with children is actually lower than it was in the 1970s

Ray West, Executive Director of Interfaith Business Builders, has a three unit apartment building for sale at 1707 Westwood Avenue. IBB creates cooperative businesses, also called worker cooperatives, and is the sponsor of Cooperative Janitorial Services, with a workforce of 15, 12 of whom are owner/members. IBB wants to reduce its debt load and better focus on its primary mission. 1707 has been renovated, and is occupied. Asking price is \$135,000. Ray can be contacted at 513.557.3600 or [cw83000@aol.com](mailto:cw83000@aol.com). Bob Daniels of Comey & Shepherd, 513.777.2333 is handling the sale.



Price Hill Will completed their first rehab in November. This two bedroom house is at the corner of Seton and St. Lawrence in Cedar Grove. Financing came from LISC and Cincinnati Federal.

SUBMIT YOUR  
NEWS, UPDATES,  
PICTURES, EVENTS  
TO THE CDCA  
NEWSLETTER:  
[lauren@cdcagc.org](mailto:lauren@cdcagc.org)

## POSITIONS WANTED

**Robert Freking**, longtime administrator at ReSTOC, is looking for new challenges, responsibilities and advancement. During his 8-1/2 years at ReSTOC, Robert performed various administrative and book-keeping tasks, adapted to differing job functions, used his good organizational skills, and often worked as a troubleshooter, says Andy Hutzler, Executive Director.

Previous experience includes working as a Deputy Clerk in the Hamilton County Clerk of Courts, as a real estate agent, as a Housing Counselor at Northern Kentucky Community Center and as a Housing Specialist at the Better Housing League. Robert has a B.A. in Political Science with emphasis on Urban Studies.

For his full resume, references, and more information, contact Robert at [robert\\_freking@yahoo.com](mailto:robert_freking@yahoo.com) or call (513) 559-9918.

**James Kaufman** of Indianapolis has experience in housing and community development through working with IRL Development Corporation, the City of Indianapolis' HOME program, and now the Indiana Housing and Community Development Authority.

He has supervised all aspects of HOME, including the allocation, programmatic and compliance processes, and is currently an allocation specialist and tax credit compliance monitor for the State.

He and his family are planning to relocate to Cincinnati this year, and he has been reading our newsletter which he says is "packed full of useful information" to stay current with the CD field here. To contact him, please call 317.353.9307.

## UPCOMING EVENTS, WORKSHOPS, & DEADLINES

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### JANUARY

- ◆ Jan 27th: Deadline for the 2006 Community Revitalization Award  
Full description in the News and Notes section
- ◆ Jan 30th: Federal Home Loan Bank of Cincinnati: “2006 Affordable Housing Program”  
Sharonville; 9 am – Noon; More info: [rosejm@fhlbcin.com](mailto:rosejm@fhlbcin.com); [www.fhlbcin.com](http://www.fhlbcin.com)
- ◆ Jan 30th & 31st: LISC Training: Introduction to Commercial Development  
For Boards- Monday 5 - 8 pm For Staff/Practitioners- Monday & Tuesday 8:30 am - 4:30pm  
Mayerson Academy \*\* contact Lauren for more info 513-281-3774 or [lauren@cdcagc.org](mailto:lauren@cdcagc.org) \*\*

### FEBRUARY

- ◆ Feb 1st: “Law of Easements: Legal Issues and Practical Considerations in Ohio”  
Sheraton Cincinnati North Hotel, Session: 9 am – 4:30 pm  
More info: (866) 352-9539; [customerservice@lorman.com](mailto:customerservice@lorman.com); [www.lorman.com](http://www.lorman.com)
- ◆ Feb 4th: Fourth Annual Cincinnati Neighborhood Summit  
Cintas Center, Xavier University; 8:30 am - 3:30 pm  
FREE! Register by JAN 22 [www.investinginneighborhoods.com](http://www.investinginneighborhoods.com)
- ◆ Feb 15th: Deadline for Ohio Association for Nonprofit Organizations’ *Ohio Nonprofit Excellence Award*  
Full description in the News and Notes section
- ◆ Feb 28th: “Landlord And Tenant Law in Ohio”  
Sheraton Cincinnati North Hotel; Session: 8:30am - 4:30 pm  
More info: (866) 352-9539; [customerservice@lorman.com](mailto:customerservice@lorman.com); [www.lorman.com](http://www.lorman.com)

### MARCH

- ◆ Mar 9th: LISC Training: “Nuts and Bolts of Asset Management”  
More information to be mailed out soon.

### APRIL

- ◆ Apr 24th & 25th: “Housing Ohio 2006” Conference and Workshops  
Sponsored by the Coalition on Homelessness and Housing in Ohio  
visit [www.cohhio.org](http://www.cohhio.org) for times and workshop listing.

INTERESTED IN ANNOUNCING YOUR EVENT TO THE GREATER CINCINNATI COMMUNITY?

SEND YOUR CALENDER SUBMISSIONS TO [LAUREN@CDCAGC.ORG](mailto:LAUREN@CDCAGC.ORG)

## WHAT THE CDC ASSOCIATION NEEDS FROM YOU

- ☺ Meeting locations in your buildings and neighborhoods, as our Roundtables and other events travel around the area
- ☺ 2 to 4 pictures from every event, groundbreaking, open house and ribbon cutting your organization sponsors
- ☺ Your individual and organizational memberships when our mailing goes out in the next two weeks
- ☺ A volunteer or two who would like to take a project and run with it (survey analysis, updating the mailing list, organizing Roundtables, working on events)
- ☺ Your review of our new and improved website, [www.cdcagc.org](http://www.cdcagc.org), and suggestions for additions and resources to be listed there
  - This website is a resource for YOU and your organization, let us know how what you would like you see and what you will use

### IN THE MARCH ISSUE...

~ Summary and next steps from the Vacant Property Forum held in Columbus in October

~ An Update on the Metropolitan Housing Coalition of Louisville, and Louisville CDCs

~ An Interview with Ron Woolwine, now retired as Executive Director of Neighborhood Housing Services of Hamilton

~ An Update on Northside's new CDC, its projects and its Executive Director, Stefanie Sunderland

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