Housing Our Future: Community Voices Shape New Housing - Learn from Local Examples.

September 2020

Thanks to our sponsors:
Liz Blume
Executive Director of the Community Building Institute
OUR MISSION

Price Hill Will is a nonprofit community development corporation servicing the neighborhoods of East, West, and Lower Price Hill in Cincinnati, Ohio.

Our mission is to create systemic change in Price Hill through equitable physical, civic, social, and economic development that improves the quality of life for all families in our community. We help residents, particularly residents with lower income or formal education levels, immigrants, and people of color, build on their assets and gain skills as we connect them with resources to improve their quality of life. We achieve this via community leadership development, community gardens, neighborhood business district planning and revitalization, residential and commercial real estate development, our MYCincinnati 130-member youth orchestra, arts and cultural events, and many other programs.
COMMUNITY ENGAGEMENT

COMPARTA SUS IDEAS PARA INCLINE RUN.

#PriceHillPorchPics

SOCIALLY DISTANT FAMILY AND GRADUATE PHOTOGRAPHY FOR PRICE HILL RESIDENTS
FRIDAYS 10AM - 3PM
GO TO PRICEHILLWILL.ORG TO SIGNUP, SPOTS ARE LIMITED

email: samantha@pricehillwill.org
HOMESTEADING

- Equity building
- PHW, Santa Maria, Legal Aid, WIN, Catholic Charities, The Port, LISC
- PHW acquires vacant properties, brings them up to code, and then sells them via 5-year, 0% interest land contract to families below 65% of ami
- Families complete cosmetic work
- 12 families in homes; 2 families paid off early
- 6 owners are Black, 5 are Latinx, 1 Caucasian
- No Homestead homeowner has defaulted on their land contract
- 100% of Homesteaders report that their quality of housing has improved their life
- In FY 2019-20, we sold 5 homes and raised $250k for more homes (another $250k pending)
DO IT YOURSELF DARLIN

before: storage

after: usable space, half bath

Do It Yourself Darlin
A women-centered, affordable home repair and renovation service.

REPAIR & UPDATE SERVICES OFFERED:
Drywall & Plaster • Finish Work • Bathroom & Kitchen
Indoor/Outdoor Painting • Decks • Weatherizing • Flooring
Cosmetic Home Improvements

Price Hill homeowners may apply to get home repairs and renovations completed on a sliding scale basis.

Use this link to access the DIYD application: www.pricehillwill.org/DIYD

Do It Yourself Darlin is a pilot program of Price Hill Will

Contact: Annie Darlin Gordon at Annie@pricehillwill.org or 954-815-9508
Geoff Milz  AICP, LEED-AP, Township Administrator, Colerain Township
Lori McMullin  Colerain Township Resident and Volunteer, A Greater Northbrook
A Greater Northbrook

- Encourage the creation of neighborhood centers and support these centers by aligning them with a mix of uses related to the amenities resided within the neighborhood.
- Neighborhood-oriented small park opportunities should be identified to bolster the walkable image of the Northbrook neighborhood.
- Enhancing the walkability of this neighborhood beyond its borders should be an important focus of all use activities in the area.
- Safeguard the environment/biodiversity through property maintenance enforcement and other efforts is important for encouraging the neighborhood to be an attractive and affordable place to live.
WHERE IS NORTHBROOK?

COLERAIN IN HAMILTON CO.
Colerain Township is the largest township in Hamilton County and the second largest Township in the State of Ohio.

NORTHBROOK IN COLERAIN
Northbrook is a post-war neighborhood in Colerain Township.
MUEHLENHARD FARM SOLD TO DEVELOPERS
Owners of the property from 1885 to 1950's, William Muehlenhard sold his farm to facilitate the development of the neighborhood.

EVERY HOME OWNER HAS A KINGDOM
Named to homage the west-branch of the Mill Creek, homes were constructed and sold for between $8,000 and $10,000, many to returning war veterans for $275 down and $79 per month.

OVER 4,300 HOUSEHOLDS
Today, with a population of just under 11,000 people in 1.9 square miles, Northbrook has over 4,300 households. Most of the housing stock consisting of 900 - 1,200 SF slab on grade ranch homes.

THE GREAT RECESSION
Major changes came to Northbrook following the great recession when home prices fell dramatically and tenure moved rapidly from owner-occupied to rental. Out-of-town investors such as Vinebrook have purchased over 250 properties in the neighborhood.
NORTHBROOK IS NOT ALONE
NORTHBROOK VS. MT. WASHINGTON

STREET VIEW: NIAGARA ST. - NORTHBROOK

STREET VIEW: RAINBOW LN. - MT. WASHINGTON
SOCIAL CAPITAL & DESIGN
Tensions boiled over in the neighborhood around property maintenance and a perception of crime. Difficult conversations lead to the creation of A Greater Northbrook.

Building community and capacity has lead to the “great coming-together” in the neighborhood. Community events, collective effort on solving neighborhood problems, create a stronger sense of community.

With capacity and excitement building, the township partnered with A Greater Northbrook and MKSK on neighborhood activation and with Urban Fast Forward on the Strategic Re-Investment Plan.
We needed specific strategies targeting specific areas for redevelopment.

ENGAGE THE NEIGHBORHOOD
The neighborhood and township wanted to channel the energy of the community in a positive way through the creation of a strategic investment plan that would guide both implementation and recommendations.

IMPLEMENTATION RECOMMENDATIONS
We needed a playbook to refer back to when prioritizing projects in the neighborhood.

A GREATER NORTHBOURK + COLERAIN TOWNSHIP+ URBAN FASTFORWARD
PLAN YOUR WORK. WORK YOUR PLAN.

LORALINDA CHICANE
After a demonstration project showed that the chicane slowed down vehicle traffic, the Township is now working with an engineer to make the device permanent.

CAPTSAN LIGHTING DISTRICT
A Greater Northbrook collected petitions and established a lighting district on Capstan.

REACH PROGRAM
The Township is in early negotiations with The Port to bring the REACH program to Northbrook.

TACTICAL URBANISM GRANT
The Township established its first ever Tactical Urbanism Mini-Grant Program and awarded its first grant to A Greater Northbrook to deploy rain activated paint throughout the neighborhood.