



HOUSING **OUR FUTURE**

Strategies for Cincinnati and Hamilton County

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

September 2020

Thanks to our sponsors:



J.P.Morgan





Economic Development
• Pop up shops / small business / online
↳ encourage LOCAL
• Ease of doing business → Lanny
• Small business training → Jason
development
• One Stop Shopping for new
owners + established business
work with Chamber of Commerce, Harvard
Women's Inst group, etc. → Jason
Collaborate w/ Xavier → Emily + Jon
Progressive Business Walk → Taylor
↳ Partner w/ Christmas Town?
↳ Business Map

COMMUNITY
ENGAGEMENT

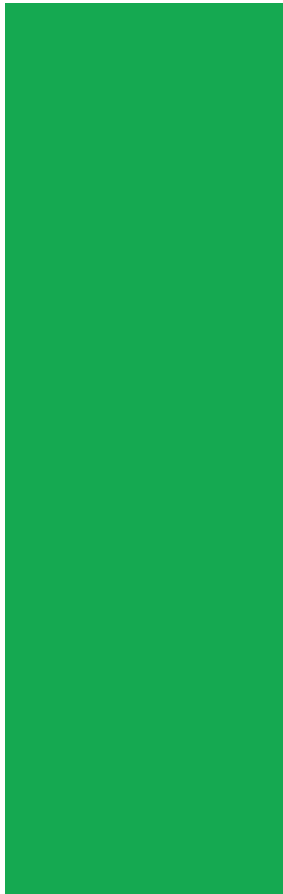
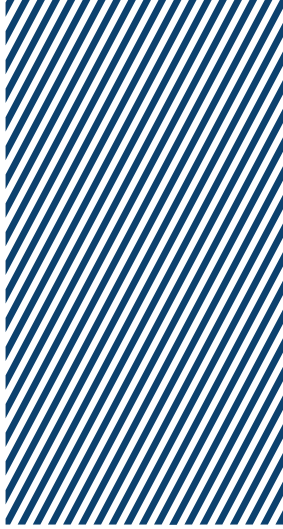
Liz Blume
Executive Director of the Community Building Institute



Rachel Hastings Executive Director of Price Hill Will
Tamara Thrasher Resident and Community Advocate in Price Hill



Price Hill
WILL





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.**

email: samantha@pricehillwill.org

#PriceHillPorchPics 



SOCIALLY DISTANT FAMILY AND GRADUATE PHOTOGRAPHY FOR PRICE HILL RESIDENTS

FRIDAYS 10AM - 3PM

GO TO PRICEHILLWILL.ORG TO SIGNUP, SPOTS ARE LIMITED



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:
Dyrwall & 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



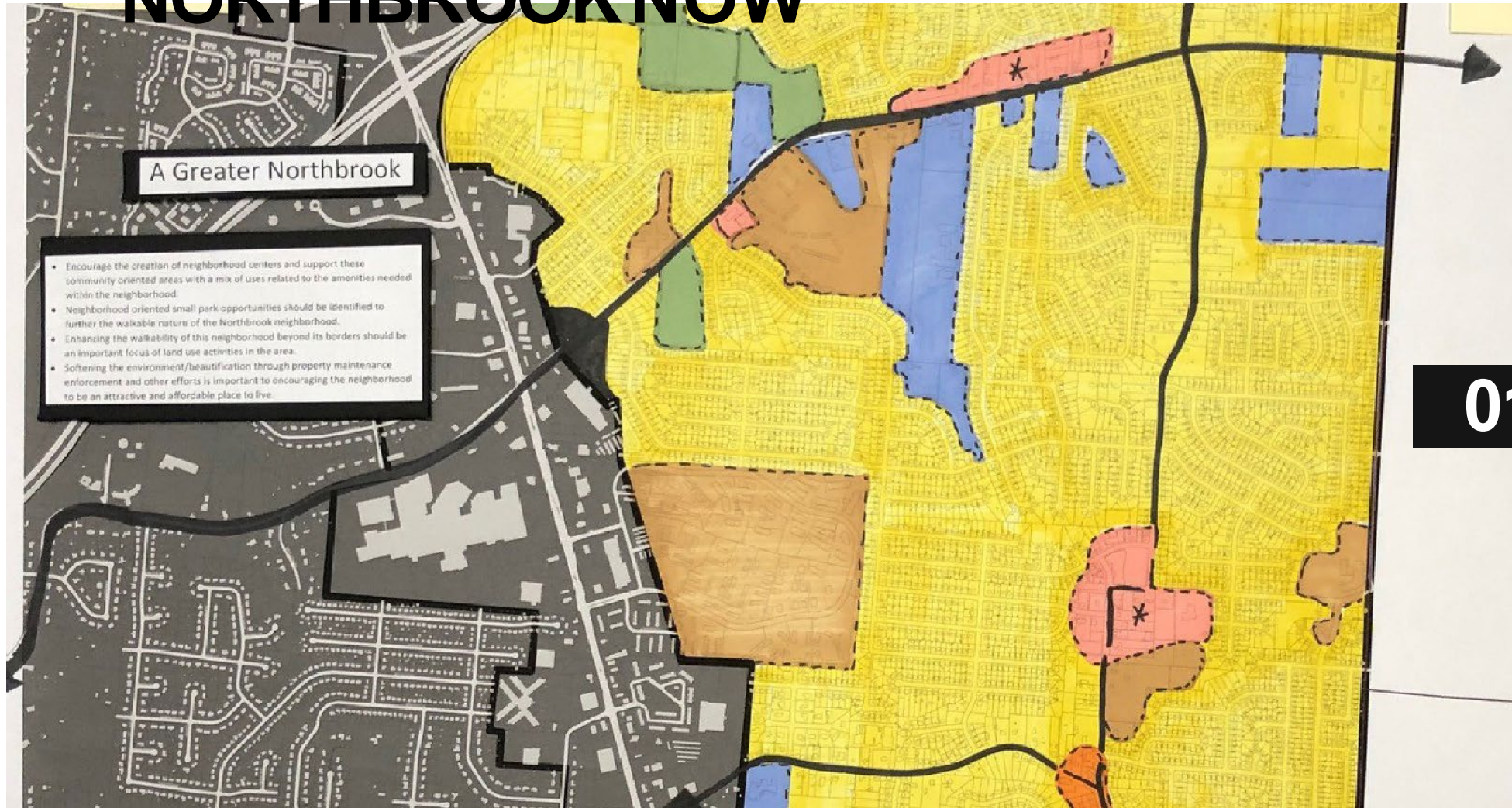
Contact: Annie Darlin Gordon at
Annie@pricehillwill.org or 954-815-9508



Geoff Milz AICP, LEED-AP, Township Administrator, Colerain Township
Lori McMullin Colerain Township Resident and Volunteer, A Greater Northbrook

Photo: The Enquirer

NORTHBROOK NOW



SEPTEMBER 24, 2020

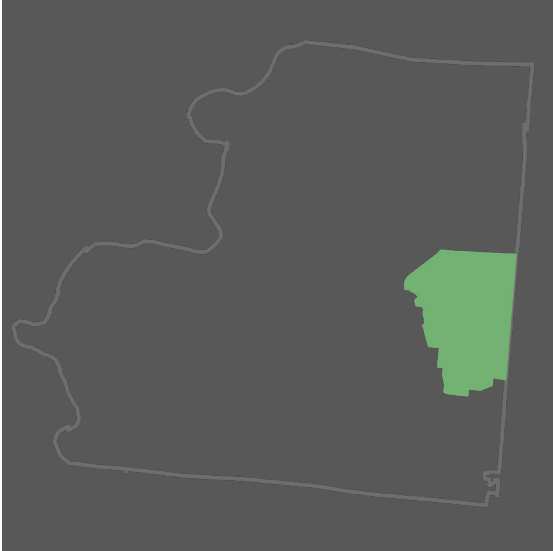
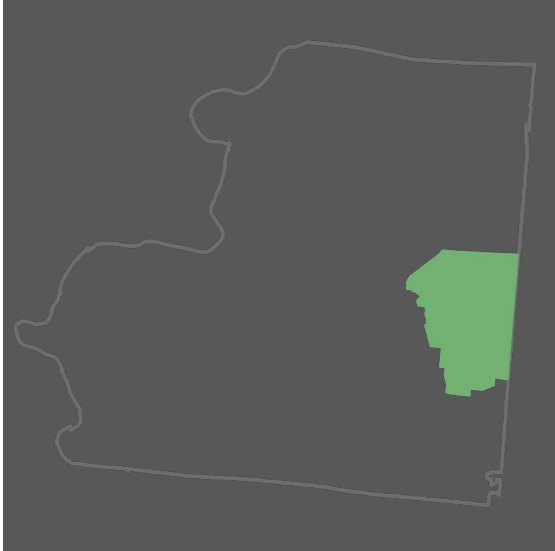
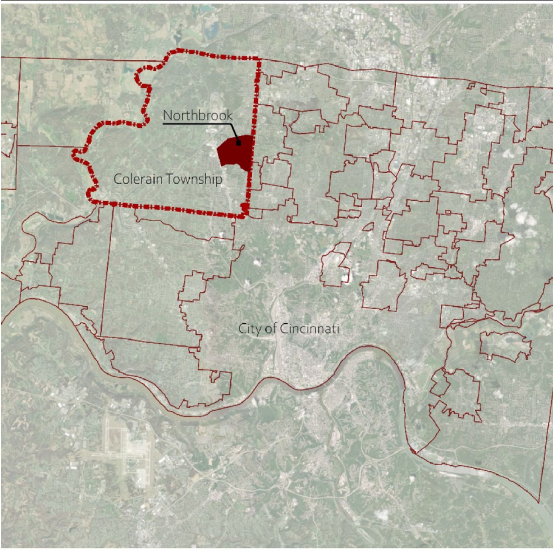
WHERE IS NORTHBROOK?

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.

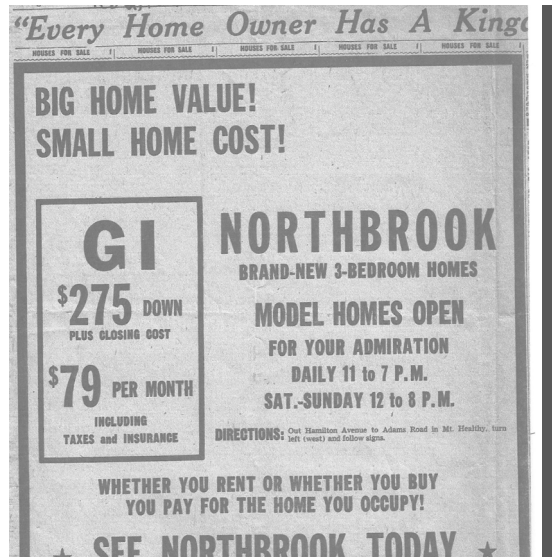


NORTHBROOK'S STORY

FROM POST-WAR TO POST-RECESSION

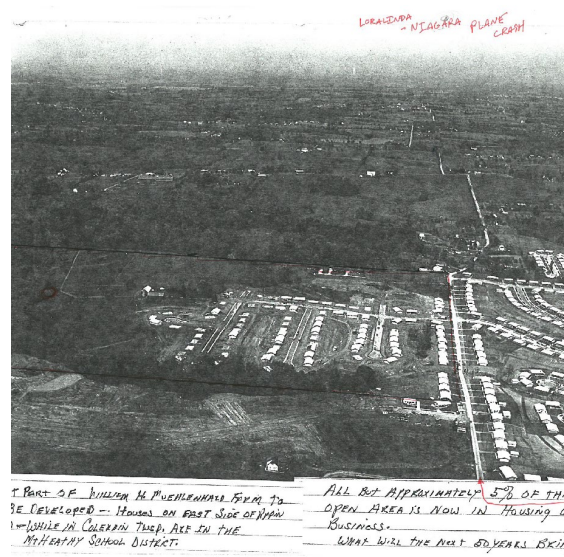
MUEHLENHARD FARM SOLD TO DEVELOPERS

Owners of the property from 1885 to 1950's, William Muehlenhard sold his farm to facilitate the development of the neighborhood



EVERYHOME 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.



03.

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



04.

SOCIAL CAPITAL & DESIGN

A PLACE WE ARE ALL PROUD OF.

NO. 7

BUILDING SOCIALCAPITAL

A HEATED BEGINNING

Tensions boiled over in the neighborhood around property maintenance and a perception of crime. Difficult conversations lead to the creation of A Greater Northbrook.



COLLECTIVE OWNERSHIP OF THE NEIGHBORHOOD'S FUTURE

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



READY TO PLAN

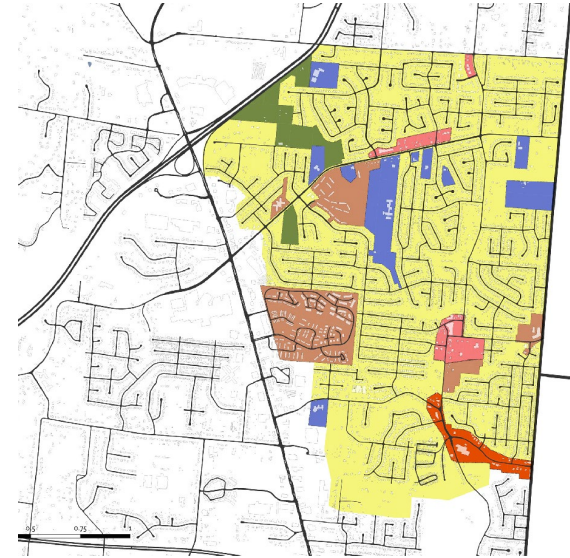
With capacity and excitement building, the township partnered with A Greater Northbrook and MKSK on neighborhood activation and with Urban Fast Forward on the Strategic Re-Investment Plan.



06.
BUILDING SOCIAL CAPITAL THROUGH NEIGHBORHOOD WORK DAYS, POP-UP PICNICS & COMMUNITY-WIDE EVENTS

WE NEED A PLAN.

A GREATER NORTHBROOK +
COLERAIN TOWNSHIP + URBAN
FAST FORWARD



REDEVELOPMENT STRATEGY

We needed specific strategies targeting specific areas for redevelopment.



IMPLEMENTATION RECOMMENDATIONS

We needed a playbook to refer back to when prioritizing township investments in projects in the neighborhood.

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



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.

REACH PROGRAM

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

CAPTSAN LIGHTING DISTRICT

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

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.

