

NEST | Northside Community Redevelopment Corporation

Mission: To ensure Northside thrives as a vibrant and sustainable community by preserving, improving, and creating the neighborhood's built environment



Northside's CDC, Incorporated by residents in 2005

- 1 Staff member
- 12 volunteer Board members
- 3 Residential Focus Areas
- 1 Commercial Focus Area
- 2 Homeowner support programs
- Annual budget of approximately \$300,000 with average of \$50,000 Operational Support Grant via Homebase
- Strategic growth, sustainability + beautification goals
- Yearly "Annual Meetings" + "Northside Neighborhood Surveys" to share and inform our work



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Accomplishments: 2005 - 2022

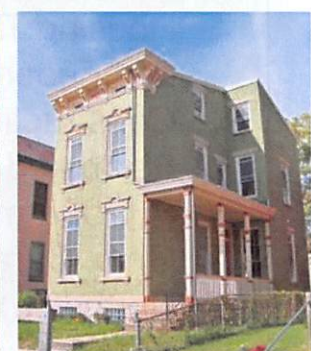
- Renovated or built 25 homes
 - 100% of homes were directly subsidized
 - 70% of homes were income-restricted and/or provided funding assistance to homebuyer
- Transferred or assisted in transfer of 20 properties to qualified owners or developers
- Assisted in Community Land Use plan creation in 2006 + community update in 2014
- Expanded to commercial development with focus on affordable housing and business district growth in 2018
- Broke ground on John Arthur Flats, a 57-unit affordable senior housing development with LGBTQ+ services
- Acquired 4024 Hamilton Avenue and 3927 Ludlow Avenue for redevelopment to improve the Northside Gateway



NEST | Residential Focus Areas



Fergus & Mad Anthony Focus Area	15 Homes completed	10 Homes income-restricted	7 Homes including homebuyer financial assistance	1 home renovation in 2022 (income-restricted + financial assistance)
Witler Homeownership Focus Area	8 Homes completed	7 Homes income-restricted	7 Homes including homebuyer financial assistance	3 home constructions in 2022 (income-restricted + financial assistance)
“BSC” (Blue Rock/ Spring Grove/ Colerain) Focus Area	2 Homes completed	1 Home income-restricted	1 Home including homebuyer financial assistance	5 home constructions in planning phase, scope and schedule TBD





NEST | John Arthur Flats

*57-unit affordable, LGBTQ+ Friendly senior housing
income restricted at 30%, 50% and 60% AMI*

- Redevelopment of former Sav-A-Lot grocery site in the heart of Northside's business district
- Northside's largest income-restricted affordable housing development to date
- NEST co-developing with Pennrose using Low-Income Housing Tax Credits, City of Cincinnati HOME funds, and Federal Home Loan Bank AHP funds
- Construction began in July 2021
- Estimated completion in April 2022
- Social & medical service partners: Council on Aging SW Ohio, Caracole, Equitas, and CAIN (Churches Active in Northside)



NEST | Northside Gateway



Redevelopment of Knowlton's Corner and the 4000 block of Hamilton Avenue to eliminate vacancy, increase pedestrian safety and bring new businesses to Northside's Historic Business District

4024 Hamilton Avenue

NEST is currently designing 3 floors of new commercial space to host 1 restaurant and 2 office spaces directly adjacent to the Northside Transit Center, co-developed with the Port and partially funded by the City's NBDIP program; *construction beginning early 2022*



Northside Gateway

NEST is currently negotiating a co-developer agreement to design and develop the properties at 3925 + 3927 Ludlow, renovating 20,000+ SF of space, constructing additional space and revitalizing an anchor storefront tenant to Northside's gateway; *scope and schedule to be determined*





NEST | “NEST Egg”

Homebuyer assistance program, “Bringing homeownership within reach”

- Launched in 2019, funded entirely by NEST fundraising, grants + donations
- Assists home buyers purchasing homes from NEST by lowering mortgage payments
- Available to home buyers below 80% Area Median Income
- Provides a soft second mortgage of 10% of purchase price up to \$15,000 for owner occupants
- No interest/no payment, prorated buy down over 10 years



NEST | “PAD” (Preserving Affordable + Diverse Homeownership)



Homeowner assistance program for improvements and repairs, and aging-in-place

- Partnership with People Working Cooperatively
- Launched in 2021 and funded entirely by NEST fundraising, grants + donations
- Available to Northside home owner-occupants below 50% Area Median Income
- Provides up to \$5,000 for emergency repairs, home upgrades, and aging-in-place amenities
- Program open perpetually for ongoing applications
- Awarded over \$22,000 in grants in 2021





NEST | Activation + Beautification

Activation, partnerships and art work to beautify Northside

- Spring Grove Pocket Park: beautification partnership with Growing Trade Pet and Plant providing edible native plants and a gateway pocket garden, *funded by City of Cincinnati Urban Agriculture Program with completion in Spring 2022*
- Hamilton Avenue Murals: collaborative project with DSGN Collective and Renegade Babe Studios installing permanent murals on 7 public-facing walls along Hamilton Avenue, *funded by City of Cincinnati/Cincinnati Neighborhood Business Districts United NBDIP program with completion in Fall 2022*
- North Northside Gateway Mural: collaborative project with Renegade Babe Studios installing a mural on North-facing gateway wall of iconic Northside business, The Comet, to welcome visitors and neighbors, *funded by Homebase Mini Neighborhood Activation Fund, completion in Spring 2022*



NEST | Northside



www.northsidenest.org