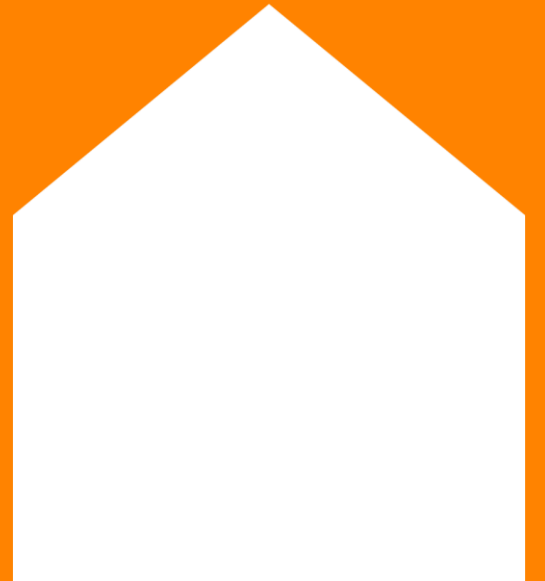


H O M E B A S E

Community Investment Subcommittee
October 30, 2025



Agenda

1. Overview of HomeBase Cincinnati
2. Membership and CDC Continuum
3. Brief History of the Bond Hill CDC
4. HomeBase Programming



What Is HomeBase?

Quick History:

Homebase Cincinnati (Homebase), formerly known as Community Development Corporation Association of Greater Cincinnati, has been the Cincinnati community for 40+ years. Homebase is an organization of inspired community members, community developers, funders, legal professionals, and community partners. We provide the fundamental framework and resources to our 501(c)(3) Community Development Corporation (CDC) members in the Greater Cincinnati area, so they can help neighborhoods realize their vibrancy, attract new employers, improve residents' financial well-being, and enhance the quality of life in their communities..

Our Mission:

We strengthen organizations that enhance neighborhoods through community building, housing, and economic development.

Our Vision:

A Greater Cincinnati with thriving communities built upon strategic social and economic investment.

COMMUNITY DEVELOPMENT STARTS HERE.



Meet the Team



Rosa Christophel
Executive Director



Alexis Wimbish
Project Manager



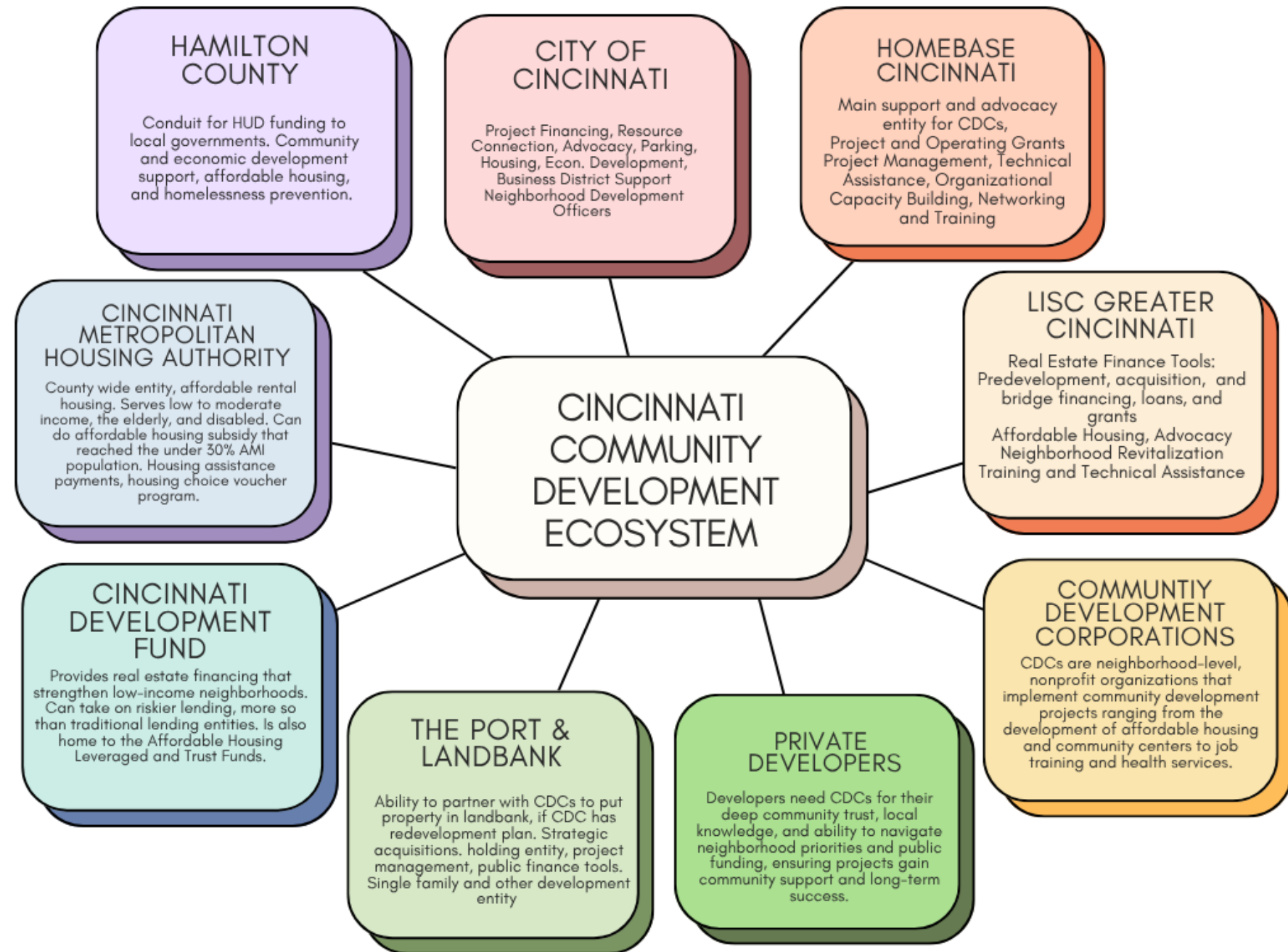
Emma Shirey- McNamara
Operations Administrator



Gus Ricksecker
Capacity
Development
Manager

HomeBase Cincinnati

Just one part of the community development ecosystem.



Our Members

Community Development Corporations (CDCs)

Community development corporations (CDCs) are 501(c)(3) non-profit organizations that are created to support and revitalize communities, especially those that are impoverished or struggling. CDCs often deal with the development of affordable housing. They can also be involved in a wide range of community services that meet local needs such as education, job training, healthcare, commercial development, and other social programs.

Community Housing Development Organizations (CHDOs)

A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves.

Community Based Organizations (CBOs)

A CBOs serve varied and important roles in their respective communities, but unlike CDCs are not real estate developers. CBO's often serve as critical engagement and activation organizations.

Membership

3 East CDC
Avondale Development Corporation
Camp Washington Urban Revitalization Corporation
Carthage Civic League
Changing Ground
Cincinnati Homesteading and Urban Redevelopment Corporation
Clifton Heights Urban Revitalization Corporation College
Hill Urban Revitalization Corporation Community Matters
Cincinnati, Inc.
Corryville Community Development Corporation
DeSales Community Urban Redevelopment Corporation Kennedy
Heights Development Corporation
Madisonville Urban Revitalization Corporation
Mohawk Neighborhood Community Development Corporation
Mt Auburn Community Development Corporation
Mt. Airy Community Urban Redevelopment Enterprise
Mt. Adams Community Development Corporation
Mt. Lookout Community Development Corporation
Mt. Washington Community Development Corporation
Northsiders Engaged in Sustainable Transformation
Over-the-Rhine Community Housing
Price Hill Will

Roselawn Business Alliance
Sedamsville Civic Association
Seven Hills Neighborhood Houses
Village Development Corporation
Homesteading & Urban Redevelopment Corporation Walnut
Hills Redevelopment Foundation
Westwood Community Urban Redevelopment Corporation
Westwood Works
Working In Neighborhoods

Affiliate and Corporate Members

Cincinnati Development Fund
The Port of Greater Cincinnati Development Authority & HURC
8K Construction
Kaiker Development
SHP
Invest in Neighborhoods
LISC

Develop & Own CDCs are typically the CDCs with a large, and continual pipeline of projects in both the community engagement, pedestrian safety, and real estate development sectors. These CDCs often self-perform, manage, and finance development projects or partner with larger developers by subsidy, site control, and other tangible tools in exchange for a developer fee, leasing rights, or cash flow.

TYPES OF PROJECTS

- Self-performing Development
- Leveraging funding (outside of City funds)
- Operation and management of real estate
- Partnerships with larger developers
- Income Generating

Develop & Own



Incubate



Incubate CDCs are newer, or reimagined CDCs. They have either completed a previous strategic plan and looking to pivot into a new focus area or are in need a comprehensive organizational and/or neighborhood plan. They are typically working with City plan on the planning process or still working to figure out the initial steps to implement an already approved plan. Like Startup CDCs, they could greatly benefit from HomeBase staff to assist in the direction and initial implementation steps, while learning about community development and growing a pipeline of projects.

TYPES OF PROJECTS

- Neighborhood Plans
- Organizational Strategic Plans
- Research on Development Opportunities
- Community Awareness

The Cincinnati Community Development Corporation Continuum

Partner & Prosper



Partner & Prosper CDCs, typically undertake the same activities as D&O CDCs, but at a smaller scale. They focus on either engagement, pedestrian, safety, or real estate development, but may specialize in one of the sectors. They often are a key piece of neighborhood development, but may also partner with other social service agencies, non-profits, or other community stakeholders to achieve the neighborhoods vision.

TYPES OF PROJECTS

- Self-performing Development
- Leveraging funding (outside of City funds)
- Operation and management of real estate
- Partnerships with larger developers

Startup



Startup CDCs are growing CDCs beginning to take on projects to implement a neighborhood plan. Often, they do not have staff but are actively working on engagement projects, studies, and strategic planning around development opportunities. They likely have a few City-funded projects of smaller scale. It has active projects but are almost solely reliant on City funding and could benefit from HomeBase staff driving the day-to-day projects and helping grow the organization's capacity until there is a critical mass of projects that support a paid staff position.

TYPES OF PROJECTS

- Manage small development projects funded by the city
- Apply for grants that are managed by City/Port
- Activation & Engagement projects
- Planning and researching next steps associated with neighborhood plan

Engage and Act



They are typically organizations that are partnering with larger development companies and partners to achieve the neighborhood's goals. Their staff is typically involved in the courting and attracting of developers, which may include site selection and leading the engagement & advocacy process. However, unlike D&O and P&P neighborhoods, they may not provide any subsidy, only contribute a portion of the site, and therefore do not share in the developer fee, cash flow, or liability of a project.

TYPES OF PROJECTS

- City funded Strategic Acquisitions
- Manage small development projects funded by the city
- Advocacy & Engagement for larger developments



Bond Hill CDC

Event

Initial Meeting with Bond Hill residents

Kickoff Technical Assistance

Task Force Meeting #1

Task Force Meeting #2

Task Force Meeting #3

Task Force Meeting #4

Task Force Meeting #5

Task Force Meeting #6

Task Force Meeting #7

Task Force Meeting #8

Task Force Meeting #9

Start of Board Revisions to CDC Plan

Date(s)

June 20th, 2024

August 4th, 2024

August 26th, 2024

September 11th, 2024

September 26th, 2024

October 10th, 2024

October 24th, 2024

November 14th, 2024

November 21st, 2024

December 12th, 2024

December 19th, 2024

January 28th, 2025

Key Programs

- Neighborhood Voluntary Tax Incentive Contribution Agreement (VTICA)
- Empower Neighborhoods Program (ENP)
- Quick Strike Acquisition and Project Support Fund
- Operating Support Grant (OSG)

Program Highlight:

Neighborhood Voluntary Tax Incentive Contribution Agreement (VTICA) Program

The Neighborhood Voluntary Tax Incentive Contribution Agreement (VTICA) is part of the City of Cincinnati's Community Reinvestment Area (CRA) Program in which commercial tax abatement recipients contribute 15% of the value of a development tax incentive back to affordable housing (7.5%) and neighborhood quality of life projects (7.5%).

HomeBase Cincinnati administers the portion of funding allocated to neighborhood quality of life projects. The amount of money individual neighborhoods have available is based on how many new developments, with a CRA that includes a VTICA, come to that neighborhood. Under the current ordinance, the Neighborhood VTICA funding must be used within the neighborhood for which the funding was collected and cannot be combined and shared with other neighborhoods.

Program Highlight:

Neighborhood Voluntary Tax Incentive Contribution Agreement (VTICA) Program

Eligible Neighborhoods

**Neighborhood Fund > \$10,000 as of 07/01/2025*

Bond Hill
Camp Washington
Carthage
CUF
Hyde Park
Lower Price Hill
Madisonville
Mt. Auburn
Oakley
Walnut Hills

Types of Eligible Projects

Neighborhood organization(s) can apply for VTICA for the betterment of their neighborhood through the following options.

- Neighborhood Service Programs
- Implementation Projects
- Community Engagement & Placemaking

Applications will open in February and August.

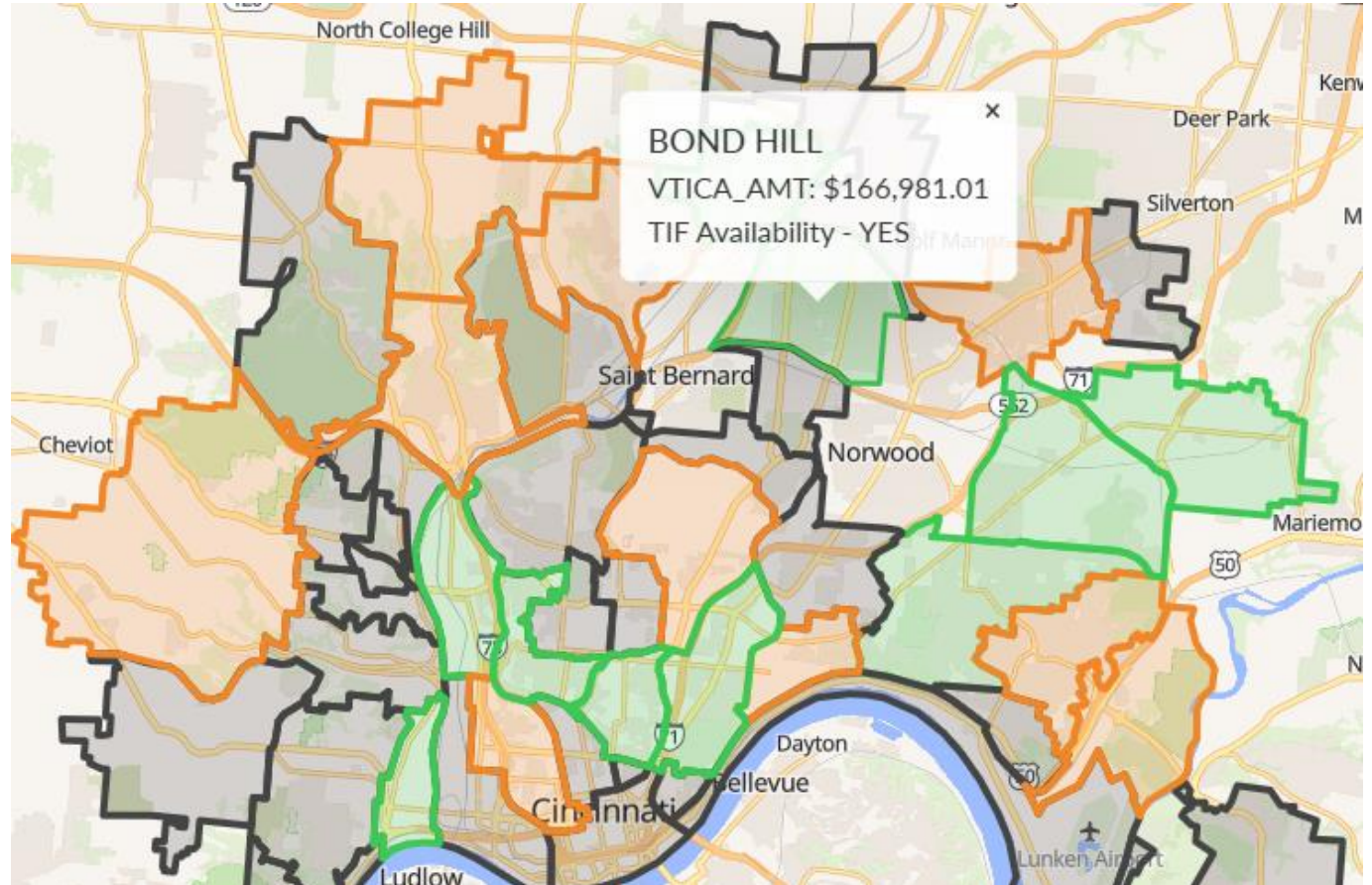
Program Highlight:

Neighborhood Voluntary Tax Incentive Contribution Agreement (VTICA) Program

Current Balance: **\$166,981**

- Continued annual allocations (year 3 of a 15 year abatement) of around \$45,000

*Full balances of all neighborhoods can be found on the HomeBase website



Program Highlight:

Empower Neighborhoods Program (ENP)

Purpose: to support emerging organizations “jump start” foundational projects in their communities. The main objectives are to support community revitalization, advance both existing and new projects, and act as a catalyst for transformative change within neighborhoods.

The program began its first funding cycle in FY 2026, with **\$900,000** being allocated from the City of Cincinnati to support 1-3 community projects.



The Empower Neighborhoods Program (ENP) is a Homebase-managed CDBG funded project assistance program through the City of Cincinnati in coordination with The U.S Department of Housing and Urban Development (HUD).

Program Highlight:

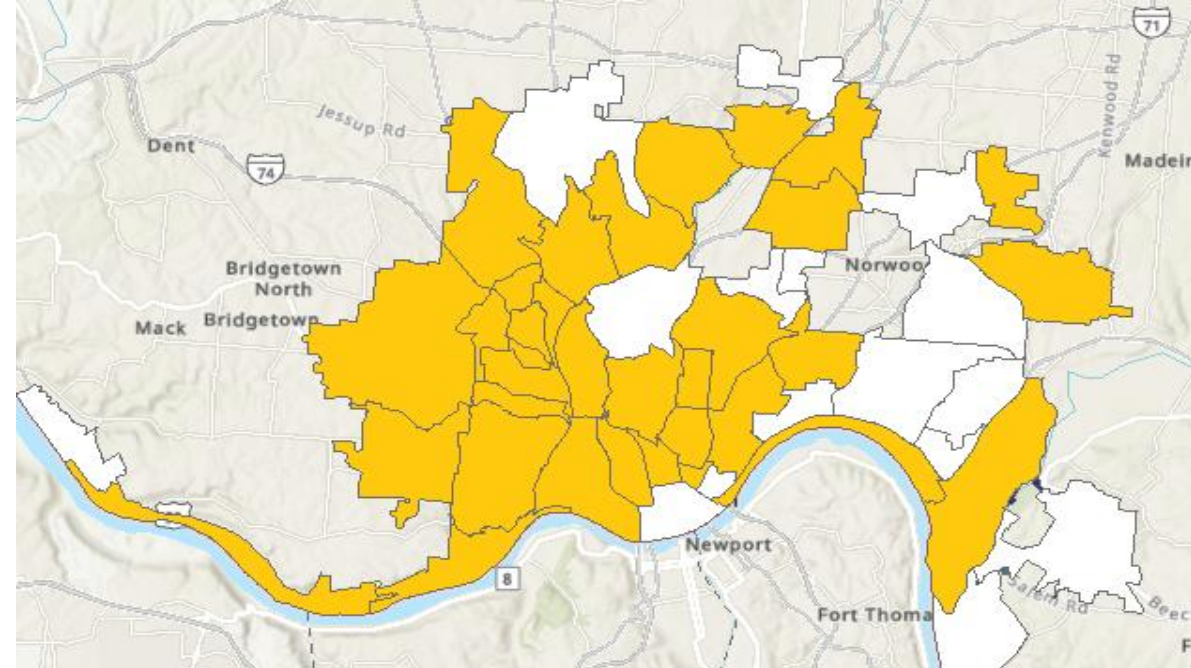
Empower Neighborhoods Program

Organizational Eligibility:

- Business associations
- Community councils
- Improvement associations
- Community Development Corporations

Project Eligibility (HUD Guidelines):

- Acquisition of Real Property
- Public Facilities and Improvements
- Construction of Housing
- Special Economic Development Activities



Avondale	English Woods	North Fairmount	Spring Grove Village
Bond Hill	Evanston	Northside	Villages at Roll Hill
Camp Washington	Kennedy Heights	Over-The-Rhine	Walnut Hills
Carthage	Linwood	Pendleton	West End
Corryville	Lower Price Hill	Riverside	West Price Hill
CUF	Madisonville	Roselawn	Westwood
East End	Millvale	Sedamsville	Winton Hills
East Price Hill	Mount Airy	South Cumminsville	
East Westwood	Mount Auburn	South Fairmount	

Program Highlight:

Empower Neighborhoods Program

Carthage Commons

Carthage Commons is a proposed community gathering space that intends to be used as a hub of community gathering, events, and the home of the Carthage Civic League. The site includes an open lawn with sensory play features, detention basin and shade trees, a widened walking path, and a facility with a covered stage for indoor activities.

Spring Grove Village Facade Improvements

This project will revitalize and enhance the visual and functional appeal of long-standing businesses in the Spring Grove Village community. Through a range of exterior upgrades, including facade renovations, storefront repairs, updated signage, improved exterior hardscapes, and the addition of exterior amenities, the program seeks to increase the aesthetic and economic vitality of the neighborhood.



Program Highlight:

Quickstrike Acquisition Fund

Purpose: The Quick Strike Fund provides financial assistance for real property acquisition and acquisition related costs in Cincinnati neighborhoods.

The program began its first funding cycle in FY 2025, and has received around **\$1,000,000** annually since then.



Program Highlight:

Quickstrike Acquisition Fund

Organizational Eligibility:

- Business associations
- Community councils
- Improvement associations
- Community Development Corporations

Project Eligibility:

- Applicants are required to have valid purchase option to be recommended for funding.
- Projects funds are only eligible for real property acquisition projects.
 - Applicants may include eligible acquisition related costs in the funding request such as title report, appraisal, and environmental site assessment costs.



Park Theater, 4157 Hamilton Ave., Northside

Thank You!

<https://www.homebasecincy.org/>

