



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final-revised Healthy Neighborhoods

*Chairperson, Jan-Michele Kearney
Vice Chairperson, Victoria Parks
Councilmember Anna Albi
Councilmember Scotty Johnson*

Tuesday, May 27, 2025

5:30 PM Bush Recreation Center, 2640 Kemper Lane,
Cincinnati, Ohio 45206

SPECIAL MEETING

ROLL CALL

The Special Meeting began at 5:30 P.M. & convened at 7:30 P.M. Gerald Fortson was in attendance from the Administration. Items 1-3 were filed.

PRESENTATIONS

SPEAKERS

Walnut Hills Area Council

Mona Jenkins

Walnut Hills Business Group

Kathryne Gardette

Walnut Hills Redevelopment Foundation

Samantha Miller

Homeowner Assistance Repairs & Order Remission

Helen Hill, Department of Community & Economic Development

LISC Heir's Property Relief Program

Valerie Daley, Director of Programs

Stephanie Moes, Managing Attorney, Consumer Law Group

Legal Aid Society of Southwest Ohio. LLC

AGENDA**PRESENTATIONS**

1. [202501099](#) **PRESENTATION**, submitted by Vice Mayor Jan-Michele Lemon Kearney regarding Walnut Hills Business Group, Walnut Hills Area Council, & Walnut Hills Redevelopment Foundation.

 Sponsors: Kearney
 Attachments: [Presentation](#)

2. [202501101](#) **PRESENTATION**, submitted by Vice Mayor Jan-Michele Lemon Kearney regarding Homeowner Assistance Program & Building Order Remission Program.

 Sponsors: Kearney
 Attachments: [Presentation](#)

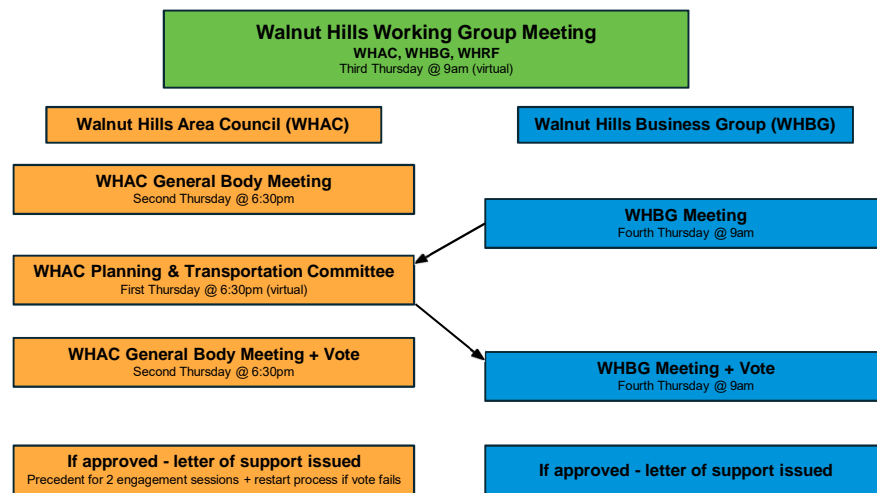
3. [202501098](#) **PRESENTATION**, submitted by Vice Mayor Jan-Michele Lemon Kearney regarding *LISC GREATER CINCINNATI*, Heir's Property Initiative.

 Sponsors: Kearney
 Attachments: [Presentation](#)

ADJOURNMENT



Healthy Neighborhoods Committee
City of Cincinnati
May 27, 2025



Neighborhood Development Process

Project	Units				Year Completed
	0-60%	60-80%	80-120%	Market	
Navarre Garrone	62				2009
Walnut Court	30				2015
Trevarren Flats				30	2016
Windsor Flats				91	2017
Baldwin Building				190	2017
Chapel Apartments	24				2017
Mailiana		6			2017
Sheakley Center for the Youth	39				2017
Hamilton House				3	2018
Paramount Square		11		40	2019/2020
Poste Phase I			12	112	2019/2020
The Alms (newly available units)	78				2019
The Ashby			12		2019
Cincinnati Scholar House	44				2020
772 E McMillan				4	2020
Manse Apartments	60				2021
Thatcher Flats I	86				2024
Melrose Place	26				2022
Peebles Apartments	42				2024
The Terra (722 E McMillan)			7	4	
2501 May			8		
2623 Kemper	10				
725 E McMillan			8	2	
Paramount Launch	7	22		27	2024
Thatcher Flats II	36				2025
Total Completed Units	544	39	47	503	1133
Percent of Total Completed Units	48%	3%	4%	44%	100%

Predevelopment					
2846 May Street	180				TBD
Park Avenue Square				176	TBD
Paramount Works (unit #/breakdown unconfirmed)				56	TBD
Former Alms Garage (unit #/breakdown unknown)					TBD
750 E McMillan (unit #/breakdown unconfirmed)			6	54	TBD
Total Predevelopment Units	180	0	6	286	472
Percent of Total Predevelopment Units	38%	0%	1%	61%	100%

All Units - Completed + Predevelopment					
Total Units	724	39	53	789	1605
Percent of Total All Units	45%	2%	3%	49%	100%

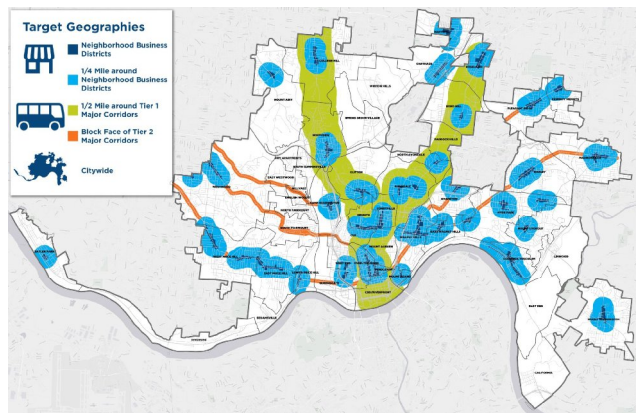
Affordability Update

HAMILTON COUNTY CDBG AND HOME INCOME LIMITS

Effective: 05/01/2025

FY 2025 Income Limit Category	Persons in Family							
	AMI	1	2	3	4	5	6	7
30%	\$23,500	\$26,850	\$30,200	\$33,550	\$37,650	\$43,150	\$48,650	\$54,150
50%	\$39,150	\$44,750	\$50,350	\$55,900	\$60,400	\$64,850	\$69,350	\$73,800
80%	\$62,650	\$71,600	\$80,550	\$89,450	\$96,650	\$103,800	\$110,950	\$118,100
120%	\$93,900	\$107,350	\$120,750	\$134,150	\$144,900	\$155,650	\$166,350	\$177,100

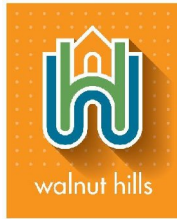
AMI - Affordable for Whom?



Resident Concerns

- Parking
- Affordability Requirements
- Bedroom Sizes
- Accessibility
- Hiring within the neighborhood

Connected Communities



area
council

- Ad Hoc Committee - First Wednesday 6p @ Library
- Planning & Transportation Committee - First Thursday 6:30p via Zoom
- Community Council General Body - Second Thursday 6:30p @ Bush Rec
- Sustainability & Beautification Committee - Third Tuesday 6p @ Library
- Housing Resources Committee - Third Thursday 6:30p via Zoom
- Business Group - Fourth Thursday 9a @ rotating locations
- Safety Committee - Fourth Thursday 6:30p via Zoom
- Health Committee - Fourth Friday 9a via Zoom



business
group

Ways To Get Involved

2024

The Year in Review

Progress. Partnership. Place.



Walnut Hills
Redevelopment
Foundation

We continued our decade-long effort to bring quality, affordable housing to Walnut Hills.



PEEBLES APARTMENTS

2520 GILBERT AVENUE

We co-developed Peebles Apartments with The Model Group, bringing 42 affordable units online with this four-story building on Gilbert Avenue.

It was designed to bridge the architectural styles of the adjacent historic buildings—Alexandra Apartments and The Paramount.

The apartment rents average 30-60% AMI (Area Median Income) with 2,000 square feet of ground floor community amenity space.

The center of the Walnut Hills Business District has a growing mix of housing price ranges and retail storefronts.



PARAMOUNT LAUNCH

954 E MCMILLAN

Located on the former Kroger site, Paramount Launch delivers 56 apartments, including 29 income-restricted units, a public plaza, and three storefronts.

The first tenant, ETC Produce & Provisions, opened in Fall 2024. They partner with farms in the Ohio/Kentucky/Indiana region so they can offer fresh, locally-grown food.

Planning is underway for the third building, Paramount Works, which will be at the corner of E McMillan & Kemper Lane and next to the Walnut Hills Branch Library.

New affordable housing on the former site of the historic Walnut Hills Black business district.



THATCHER FLATS

933 GILBERT AVENUE

Pennrose and the WHRF worked to develop Thatcher Flats—named for Ernest and Georgia Thatcher’s fish & poultry market that stood in the 1000 block of Lincoln Avenue for many decades.

The first phase has 1-, 2-, and 3-bedroom apartments—42 units for people at 60% Area Median Income (AMI) and eight units at 30% AMI or below. It includes a community room, a laundry facility, and a modern fitness center.

The second phase broke ground in 2024 and will add 36 units at 50%-60% AMI. It is being built to LEED Silver standards and will include eight Accessible units and three Sight/Hearing-compatible units.

A new headquarters and co-working space at the corner of culture and commerce.



THE MORTAR BUILDING

2453 GILBERT AVENUE

MORTAR opened their newly renovated headquarters in the Peebles Corner Historic District last November.

The four-story building offers a ground-level storefront, coworking spaces, event space, a multimedia studio, and wellness rooms—all designed for Black entrepreneurs.

As an organization that teaches entrepreneurship, it's fitting that the building stands where the commercial district meets the arts and cultural corridor.

The Walnut Hills Arts & Cultural District gains another key organization.



ARTWORKS

2429 GILBERT AVENUE

ArtWorks' new 4,300-square-foot creative campus opened in October and is already a vibrant part of the Walnut Hills Arts & Cultural District.

The new building allows ArtWorks' offices, studio space, and gallery to be in one building for the first time in its history. Across the street is Hannan ArtPark, with a building mural by

renowned artists Charles Gaines and acclaimed artist, social activist, and educator Roberto Lugo's new interactive sculpture and monument celebrating Walnut Hills.

History in the Remaking.



HARRIET BEECHER STOWE HOUSE

2950 GILBERT AVENUE

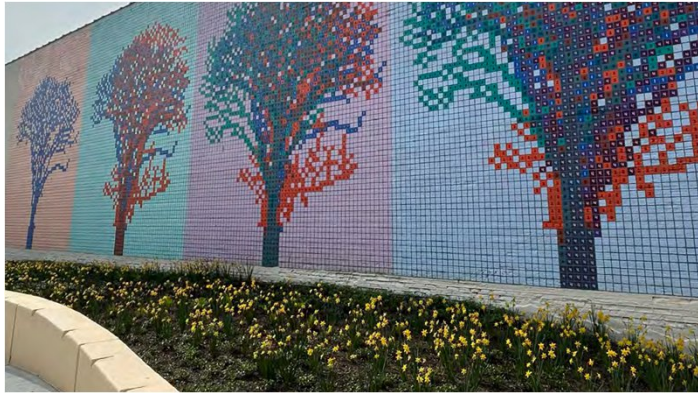
The restoration and preservation of the Harriet Beecher Stowe House culminated with its reopening in the Summer of 2024. This educational resource on Black history and the abolitionist movement was built in 1832 and was home to Harriet Beecher Stowe, author of the

influential anti-slavery novel Uncle Tom's Cabin, during her formative years in Cincinnati.

This collaborative effort between the Ohio History Connection and the Friends of Harriet Beecher Stowe House involved work by architects, archaeologists,

restoration specialists, and historic carpenters, all dedicated to preserving the site's historical integrity. It provides a unique opportunity to explore the intersection of abolitionist history and African American heritage in Cincinnati.

Existing Walnut Hills businesses receive assistance with building improvements.



THE SMALL BUSINESS BUILDING IMPROVEMENT (SBBIP) PROGRAM

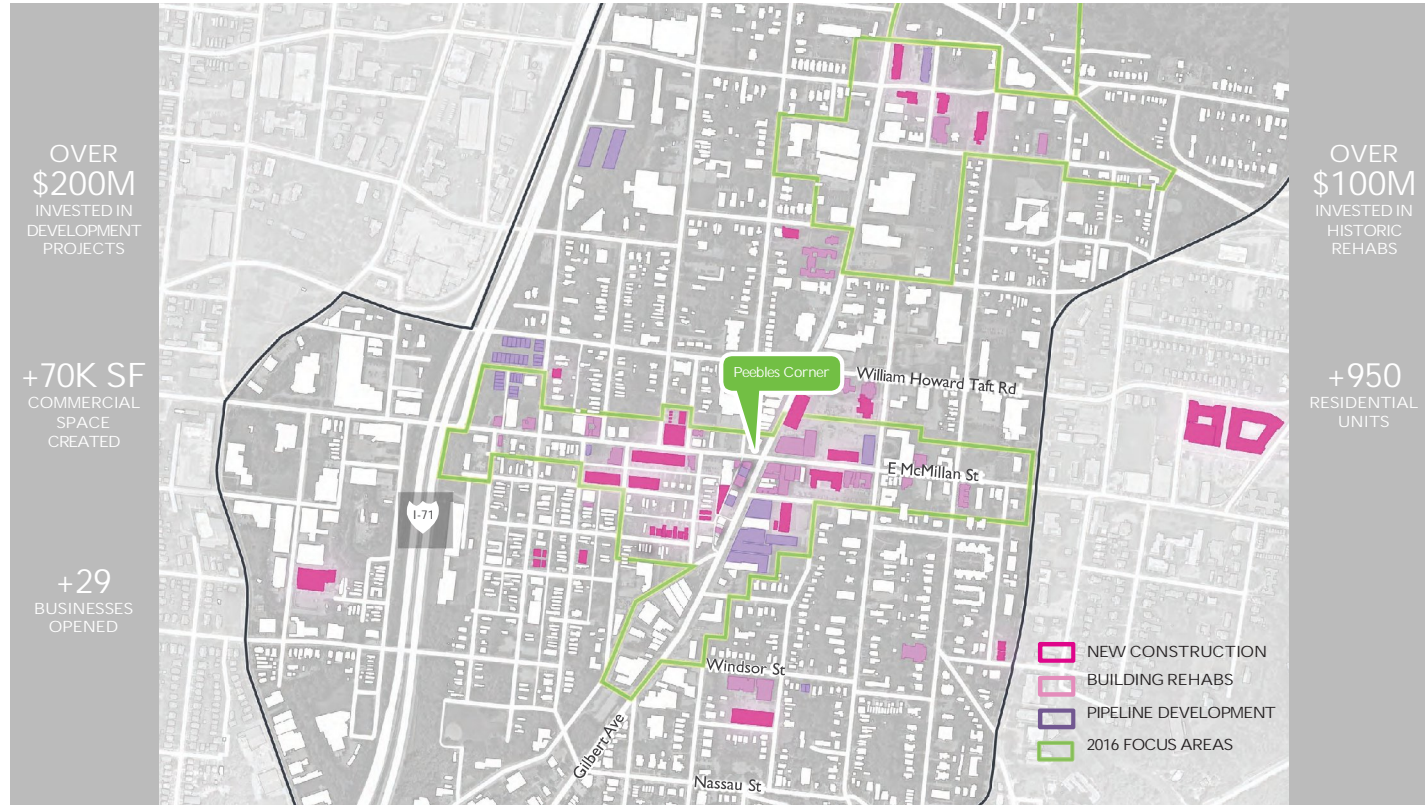
The Small Business Building Improvement Program (SBBIP) overall will assist 24 businesses in improving their property at a total investment of more than \$1,202,335 of which business owners are adding \$485,912 to grant funds of \$715,016.

Four projects were completed in 2024 at a total investment of \$318,397, of which business owners added \$258,589 with grant dollars of \$59,808.

Four projects are already underway for 2025: All-n-1, the former Kurelis Building, The BrewHouse, and The Greenwich.

- ArtWorks
Landscaping materials and installation for the Hannan ArtPark
- The Dillard Building
Infill coal chute, sidewalk repair and replacement, masonry, brick replacement and tuckpointing.
- Ted's Barbershop
Tuckpointing
- Harriet Beecher Stowe House
New signage

A summary of results since the adoption of our 2016 Walnut Hills Reinvestment Plan.



DEVELOPMENT RESULTS

More than \$200 million has been invested since the adoption of the Walnut Hills Reinvestment Plan authored by MKSK in 2016.

These investments have created nearly 1,000 residential units neighborhoodwide. Over 500 units and \$166 million of investments are located within the defined

focus area, including the redevelopment of the former Kroger site in the center of the neighborhood business district.

The neighborhood is planning to grow over the next five years.



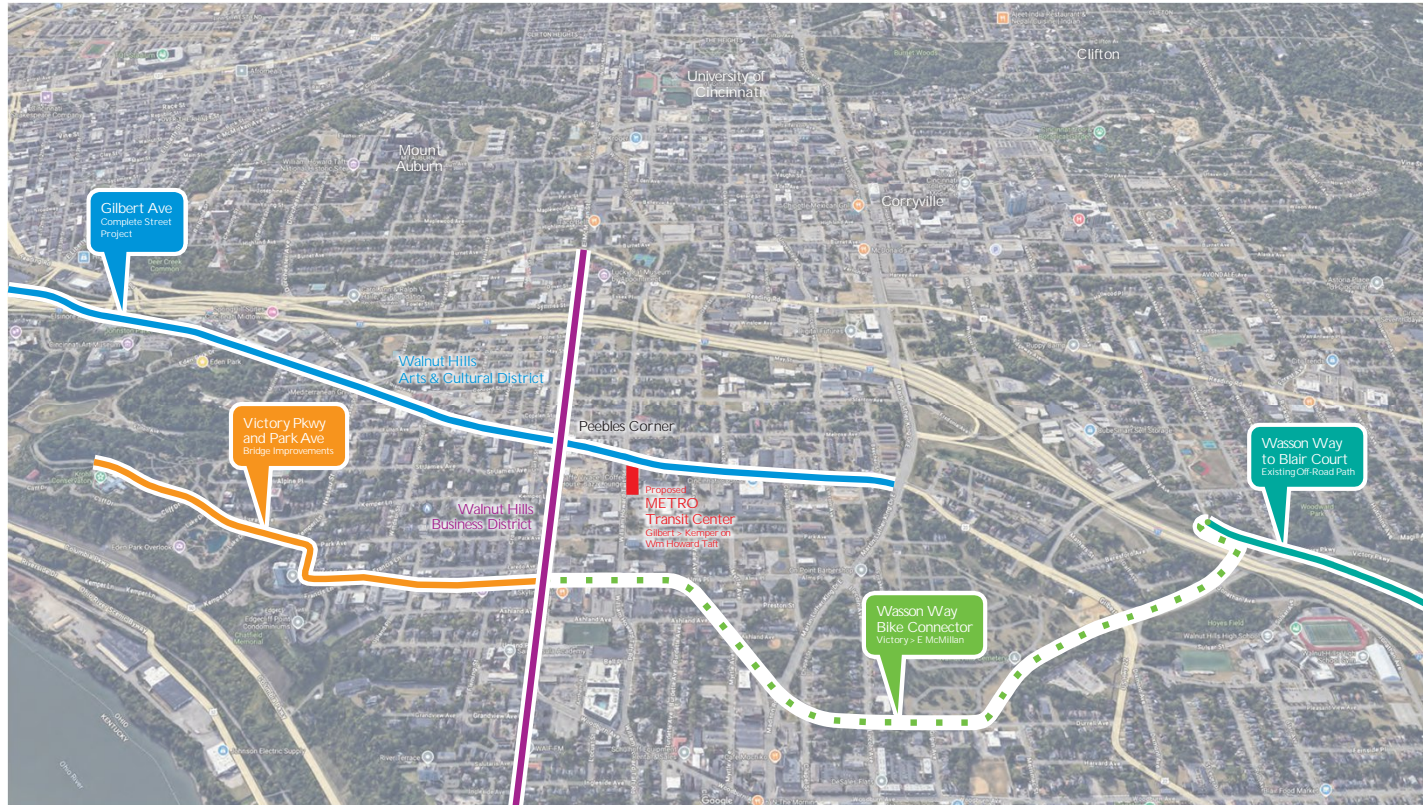
DEVELOPMENT PLANNING

After having accomplished many of the goals in the Reinvestment Plan, our next step was to build upon the successes of the past dozen years by creating a new five-year work plan.

The team at MKSK produced a real estate study that assisted us in identifying our focus areas, assessing our goals, and determining the priorities of possible future projects.

With land use programs and redevelopment scenarios underpinned by feasibility analyses, we have a clear path forward for creating a Walnut Hills that is vibrant, safe, healthy, and inclusive for all.

All roads lead to Walnut Hills!



MULTI-MODAL TRANSPORTATION

Our goal is to build a more bikeable and pedestrian-friendly neighborhood. Walnut Hills was once called the “Second Downtown” and Peebles Corner at E McMillan and Gilbert Avenue was the busiest intersection outside of the City.

Preliminary plans for Gilbert Avenue Complete Street redesign with protected bike lane routes have been presented by the City of Cincinnati’s Department of Transportation & Engineering. The Victory Parkway and Park Avenue Bridge Improvements project will

GILBERT AVENUE & VICTORY PARKWAY

begin construction in 2026. A Wasson Way biking/hiking connector has been proposed. Efforts have continued to construct a METRO Transit Center across from the Walnut Hills Branch Public Library.

We're not just growing food, we're also growing community.



URBAN AGRICULTURE NETWORK

The folks from Urban Farming Initiative (UFI) assumed responsibilities for day-to-day operations starting in Q4. They will manage several of the community gardens in the nine-garden urban agriculture network. Other gardens are managed by Queen Mother's Market Cooperative or by dedicated residents.

From March through November, there are one or more garden events every day staffed by neighbors, corporate groups, students, or La Soupe volunteers. Most gardens are "Open Harvest" meaning anyone can come and pick what they want at any time.

The remaining produce goes to Church of the Advent's Open Door Pantry or their Free Fridge & Pantry. Some of the harvest is donated to La Soupe to use in their chef-prepared dishes.

Everyone should have convenient access to affordable, healthy food.



FOOD DISTRIBUTION

Freestore Foodbank continued to provide reasonably-priced produce at the Healthy Harvest Mobile Market every Friday. SNAP card users received a dollar-for-dollar match on their fresh fruit and veggie purchases through Produce Perks.

And, La Soupe brought free, nutritious chef-prepared dishes—soupes, meals, casseroles, and sandwiches—along with meats, fruits, veggies, and drinks, for residents living with food insecurity.

On Wednesday mornings, volunteers harvested seasonal produce from the gardens and brought it to the Church of the Advent's Open Door Pantry for distribution to our Walnut Hills neighbors.



Walnut Hills has a community of creative people celebrating life in our little village.



FIVE POINTS ALLEY

2425 GILBERT AVENUE

Cincy Nice supported businesses and neighbors by sharing diverse programming like the 2nd Annual George's Reggae Jam, Congress for New Urbanism, Girls Rock Cinci First Teen Pride Fest, MORTAR 10th Anniversary,

Cincinnati Young Black Professionals Annual Juneteenth Cookout, Senegalese Mosque Magal Celebration, ArtWorks End of Summer Celebration & Walnut Hills Mural Tour, and Culture Club's Make It Tuesday Summer Meetups.

In addition to programming, there has been an increase in "third space" use of the alley with camp groups, neighbors, business workers, students and more using the alley as a lunch/day break destination.



Walnut Hills has a community of creative people celebrating life in our little village.



CULTURE CLUB

Their mission is to build a strong, equitable, and dynamic community by employing arts & culture. That is accomplished through collaboration and the appreciation of diversity to lift up, enhance, and enrich the artistic & cultural sectors of Greater Walnut Hills.

Their members include Cincinnati Art Museum, Cincinnati Ballet, Playhouse in the Park, ArtWorks, Cincy Nice, SKT Ceramics, Harriet Beecher Stowe House, and Walnut Hills Library to name just a handful.

Every Tuesday evening people gather at a local business to make something, catch up on neighborhood news, and share what's going on in our world.

Let the celebration begin...and continue.



WALNUT HILLS STREET FESTIVAL

Each Fall for the past decade we have celebrated all that has happened during the year. There's food and drink; artmaking and conversation; live music and dancing.







Homeowner Assistance Repair & Building Order Remission Program





PURPOSE

- Eliminate blight and building safety hazards by promoting building repair and renovation.
- Assist owner occupied and income eligible in bringing their home up to City of Cincinnati Building Codes
- Provide owner with addition resources to maintain code compliance.

ELIGIBILITY – PRE-ELIGIBLE

1. B & I Orders / Code Violations
2. Income Eligible
3. Owner Occupied (3 Units or Less)
 - a. Not in foreclosure
 - b. Current on Taxes

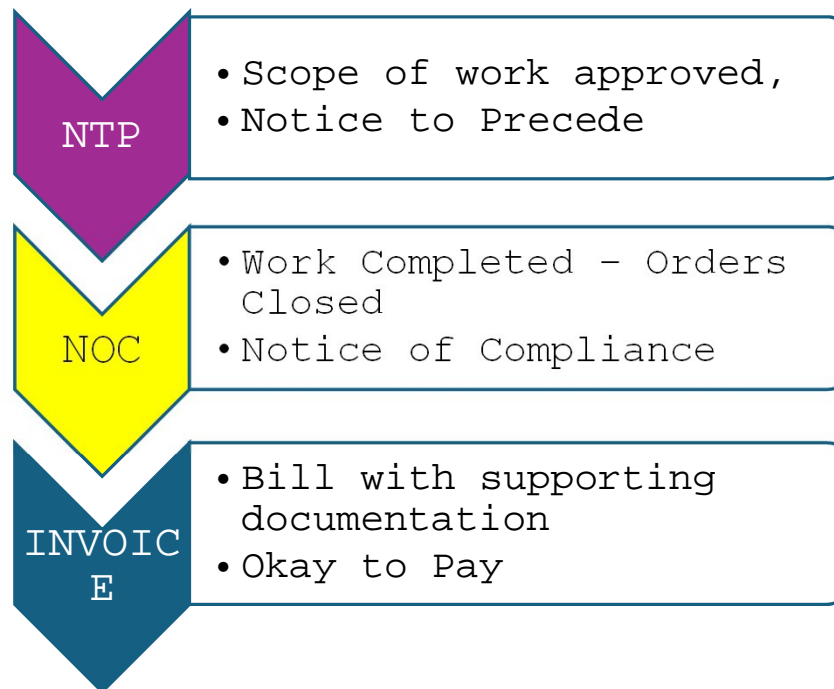
Income Eligible: 80% or less of Area Media or AMI

Household Size	Repairs 50%	Repairs 80%
	(effective June 15, 2024)	(effective June 15, 2024)
1	\$ 36,700.00	\$ 58,700.00
2	\$ 41,950.00	\$ 67,100.00
3	\$ 47,200.00	\$ 75,500.00
4	\$ 52,400.00	\$ 83,850.00
5	\$ 56,600.00	\$ 90,600.00
6	\$ 60,800.00	\$ 97,300.00
7	\$ 65,000.00	\$ 104,000.00
8	\$ 69,200.00	\$ 110,700.00

Eligibility –Scope of Work

Scope of Work within the limits of the HARBOR program.
(\$30,000.00 or less)

IF APPROVED...





Helen S. Hill, MA
City of Cincinnati
Housing Services Manager
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Helen.hill@cincinnati-oh.gov
513-352-1911



LLSC GREATER CINCINNATI Heirs' Property Initiative

Healthy Neighborhoods Committee
Cincinnati City Council
May 27, 2025



LISC GREATER CINCINNATI

OUR MISSION

With residents and partners, we help forge **RESILIENT AND INCLUSIVE COMMUNITIES OF OPPORTUNITY** across America — great places to live, work, visit, do business and raise families.

WHAT WE DO

INVEST: Provide access to capital through our own investments and the multiplier effects they bring.

CONNECT: Connect partners to resources and to each other to advance community-driven priorities.

INNOVATE: Design and implement creative solutions to drive systems change.

WHY WE DO IT

LISC Greater Cincinnati invests in **LOCALLY-DRIVEN PRIORITIES** and **PLACE-BASED ORGANIZATIONS** to drive **SHARED PROSPERITY** for the region and its residents. We prioritize asset-based, cross-cutting solutions to address the interconnected challenges our communities face.

Implementation of Housing Our Future Strategies

Key Actions:

- Provide home repair funding to low-income homeowners and small landlords.
- Target interventions to rapidly appreciating neighborhoods
- Expand homeownership opportunities and increase equitable wealth creation.
- Build capacity in housing trades

A STRATEGIC RESPONSE			
The complex, interlocking factors that cause housing unaffordability will not be solved by any one sector of the housing market. They require a strategic, multi-faceted response.			
PRODUCE	PRESERVE	PROTECT	SYSTEMS CHANGE
In order to meet housing needs, Cincinnati and Hamilton County must scale up the production of affordable homes.	Investments in maintenance and repairs are urgently needed to preserve our existing supply of affordable housing.	As the region grows, we need to protect the housing stability of those who are most vulnerable to rising housing costs.	Achieving equitable housing access and affordability throughout Cincinnati and Hamilton County will require changing the existing systems that have left too many residents behind.

Tools to Support Home Repair

Home Repair Loan Program

- Flexible loan product for up to \$25,000
- Up to 150 homeowners

Funding Sources
Hamilton County: \$2M
National Program Related Investment: \$1.3M
Locally sourced capital: \$1M
City of Cincinnati: \$1M

Lead Safe Ohio

- Grant funded lead safe renovations in partnership with Hamilton County
- Program pipeline is full and not accepting new applications

Funding Source
Lead Safe Ohio: \$5M

\$10 Million in resources for homeowners

Heirs' Property

Property inherited without a formal will, estate plan, or court document from the owner who has passed away. This causes an unclear or disputed legal title ownership for the descendants.

Heirs' Property Overview

- Nationwide, disproportionate impact on under-resourced communities.
- Nearly 9,000 heirs' properties in OH worth an estimated \$313 million.
- Research led by the United Way of Greater Cincinnati will help us understand how many heirs' properties are in Cincinnati and Hamilton County.
- Impacts the ability to obtain home equity loans, tax rebates, homestead exemptions, and other resources.
- LISC's heirs' property initiative helps families create wealth.
- Companion to our home repair programs.



Homeownership
Preservation
Strategy

COMMUNITY
Greater
Cincinnati



Our heirs' property work is part of our larger housing investment and preservation strategy to help owners finance repairs and upgrades, help insulate at-risk communities from speculators, and help reduce the overall risk of foreclosures."

KRISTEN BAKER,
LISC GREATER CINCINNATI
EXECUTIVE DIRECTOR

Program Overview

- Supported by a grant from the U.S. Bank Foundation Opportunity Fund
- Partnering with legal services providers
- Support for 150 low- and moderate-income families

Outcomes include:

- Homeowners receive estate planning, will prep, legal counseling, and educational outreach
- Leverage home market value and equity to pursue educational, entrepreneurial, or other opportunities that ultimately improve their lives and the lives of their loved ones.

Service provided:

- **Probate litigation:** The litigation topics will cover full administration, summary administration and quiet title actions.
- **Estate planning:** Homeowners who currently possess clear title are educated about estate planning and receive assistance with preparing wills, advanced directives, and deeds to prevent their property from becoming heirs' property in the future.
- **Education/Community Outreach:** Education presentations at community centers, senior centers and churches about title clearance issues including heirs' property, homestead exemption and other strategies to reduce property tax liability and increase market value and mortgage foreclosure risks.

Program Impact

Initiative partners:

Legal Aid Society of Cincinnati and Pro Seniors Inc. provide legal services



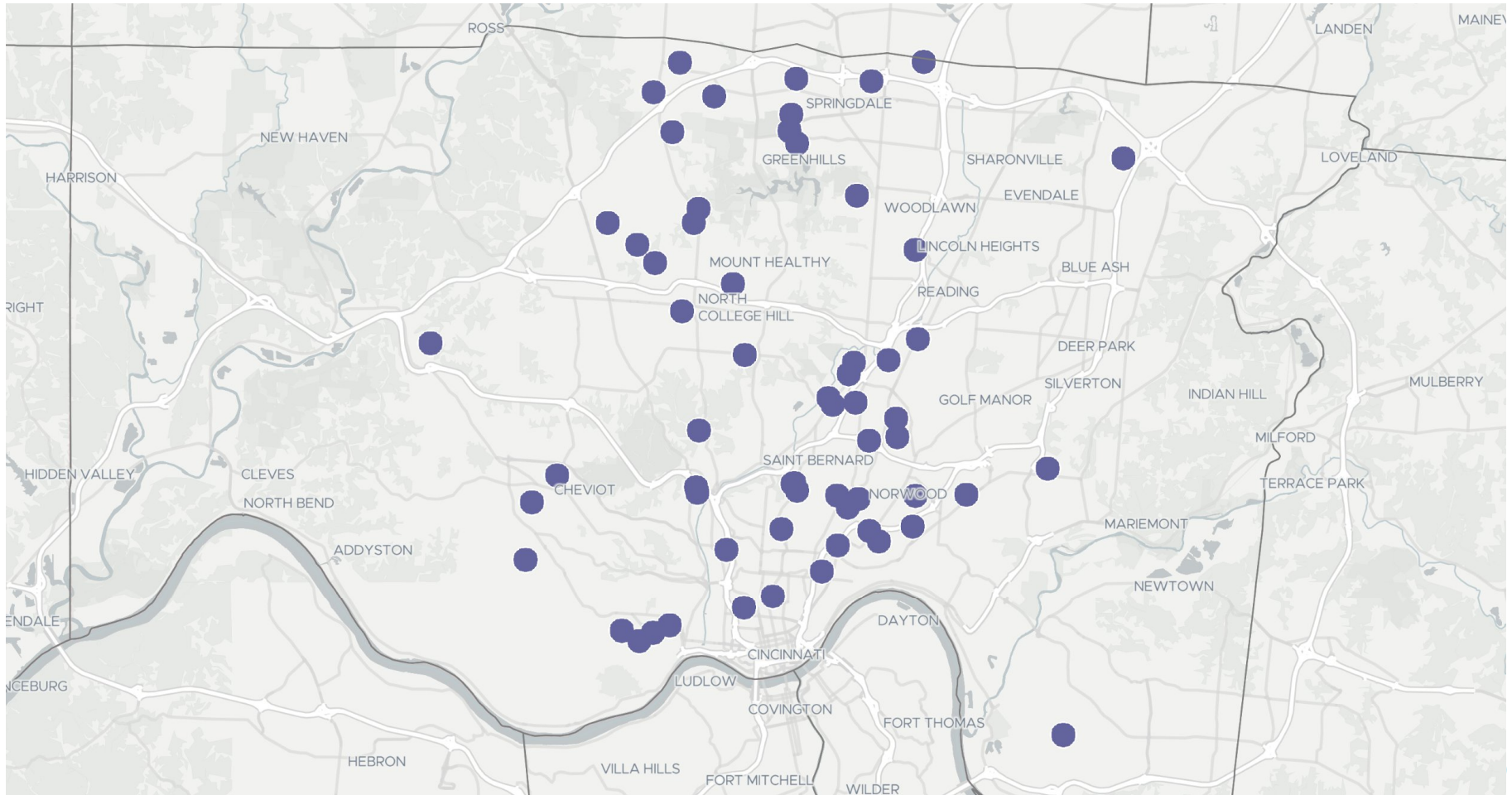
Estate Planning



Probate Litigation

Goal (Jan 2025 to Jun 2026)	125	25
Cases Opened to-date (Jan to Apr 2025)	36	34

Case Locations



Next Steps

- Legal Aid heirs' client stories
- How to get connected to legal services
- Building awareness and investment

For more info:

Valerie Daley

Director of Programs

LISC Greater Cincinnati

vdaley@lisc.org // 513-723-2111

Stephanie Moes

Managing Attorney, Consumer Law Group

Legal Aid Society of Southwest Ohio, LLC

smoes@lascinti.org // 513-362-2807 (direct dial)

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GREATER CINCINNATI