

# WEST END RENEWED DEVELOPMENT

**Mission:** As partners in the communities we serve; we are dedicated to improving the quality of life of our neighbors.



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# HISTORY OF THE NEIGHBORHOOD HOUSE

In 1945, Findlay Street Neighborhood House was founded as a settlement house and neighborhood center in the former St. Barnabas Church.

The Neighborhood House provided social services to predominantly low-income African-American families living in the West End.

In 1961, the West End's Findlay Street Neighborhood House and East End's Riverview Neighbors House merged to become Seven Hills Neighborhood Houses.

In 2015, Seven Hills Neighborhood Houses joined the Place Matters network and became the lead agency and CDC for the West End. Shortly after, Seven Hills merged with Community Land Co-op and inherited its portfolio of rental units and mortgages.



# WEST END BACKGROUND

## URBAN RENEWAL

- Homes
- Businesses
- Residents
- Churches

## WE SPEAKS PLAN

Goal 1: The West End has a sustainable business retention and recruitment strategic plan for recruiting and supporting businesses that the community needs.

Goal 3: West End residents have the opportunity to own and operate their own businesses in the West End.

Goal 4: The West End Business District is inviting, open, and has thriving businesses that meet the needs of the community.

Goal 12: The condition of all West End properties is improved.

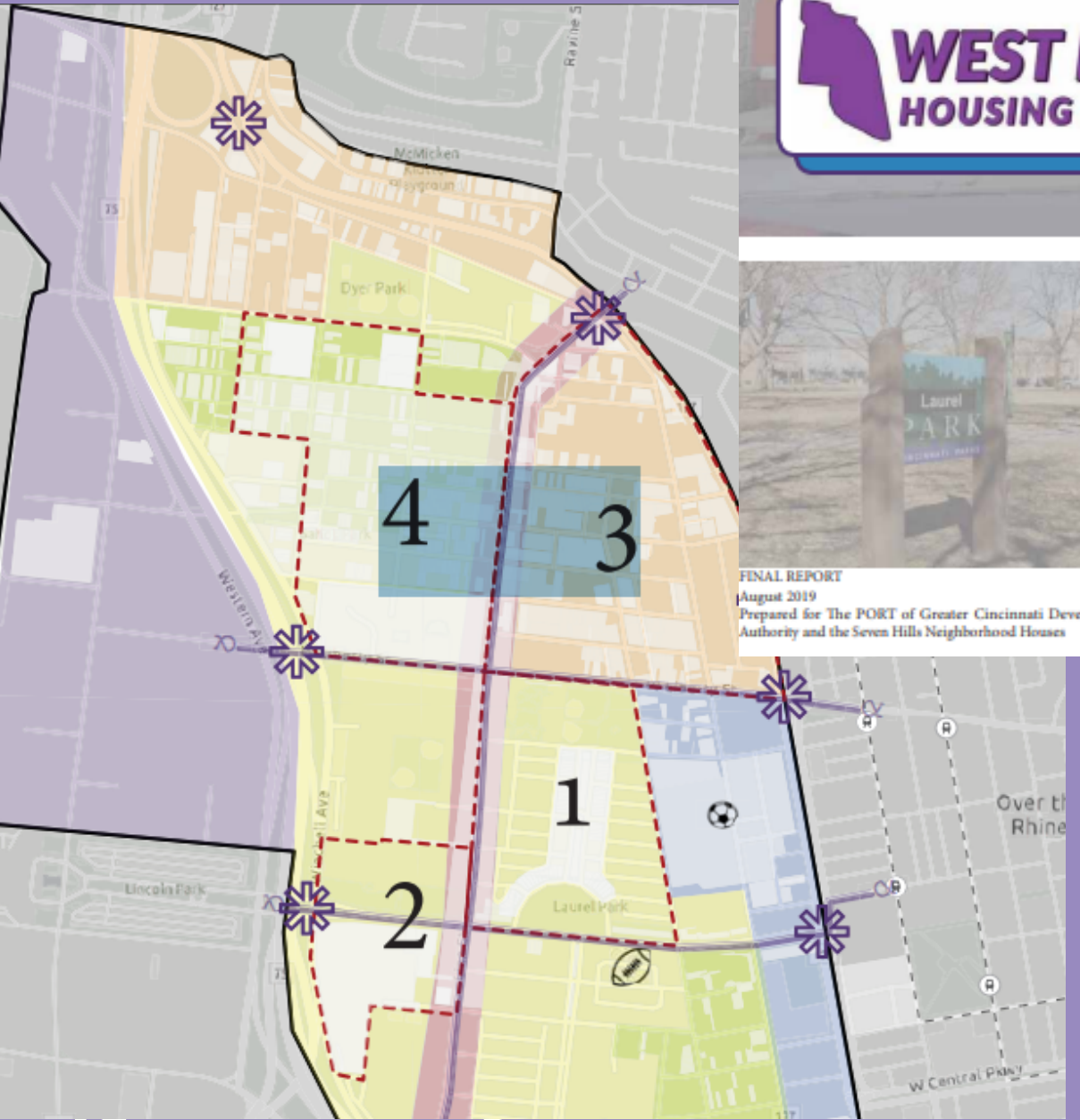
Goal 13: The quality of affordable unites in the West End is upgraded.

Goal 14: The West End supports the expansion of homeownership in the neighborhood.

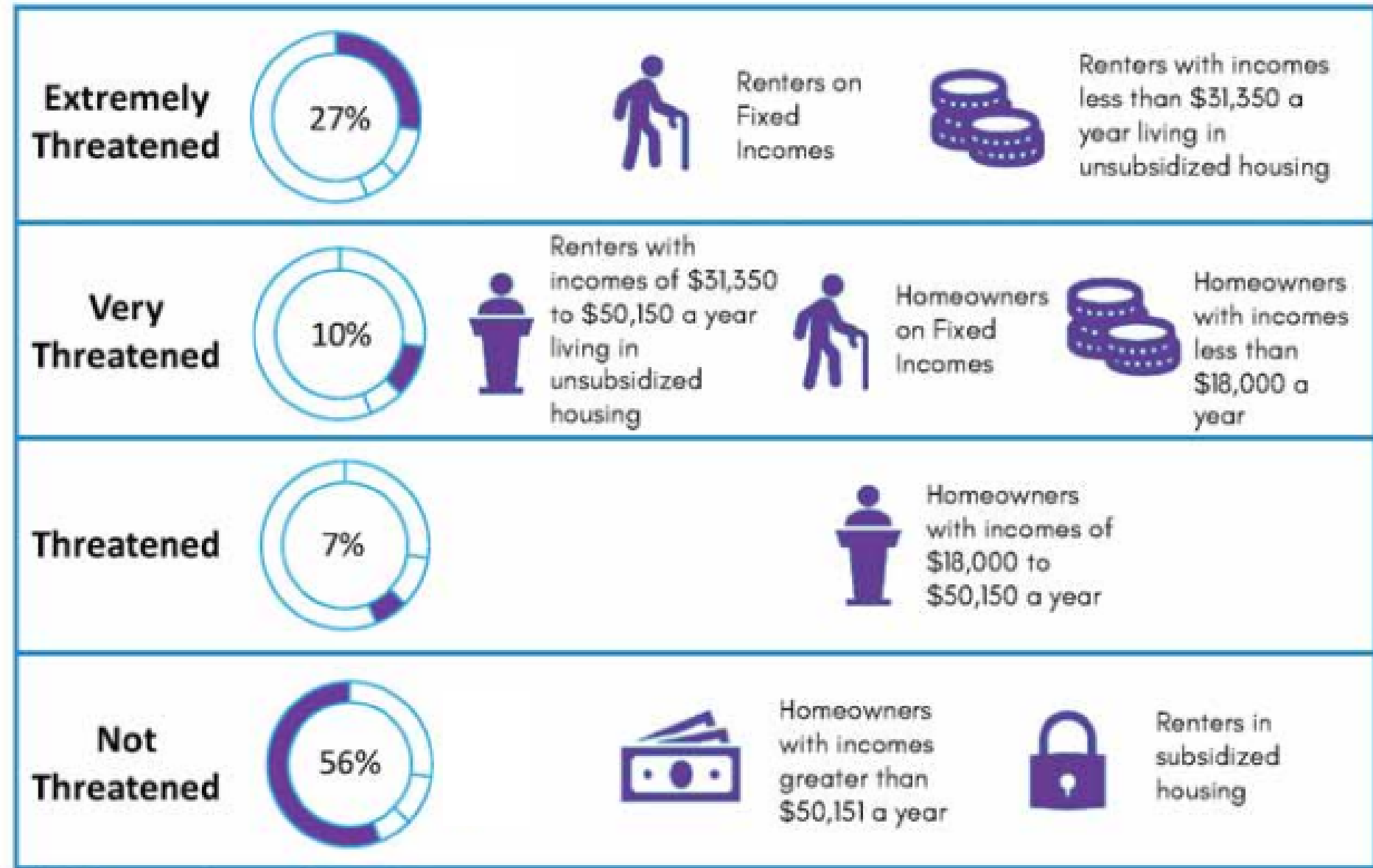


# HOUSING STUDY

- Displacement Risk
- Focus Areas



## Displacement Risk Analysis



APD Urban Planning & Mgmt.; The PORT; Auditor of Hamilton County; Cincinnati Area Geographic Information System (CAGIS)

# CDC HIGHLIGHTS

2015-Now

- Community Events:
  - Ezz Fest, Family Fun Days, Black History Month Series, Holiday Tree Lighting & Winter Wonderland
- Safe Growth & Tot-lot activation
  - Safe Growth Team --> Live on Linn Events --> "Spaces to Places" Grant with Keep Cincinnati Beautiful
- Linn Street Beautification & Safety Improvements
  - Flower pots, Placemaking Totems, Bus Wraps
  - RAISE Grant



# CDC HIGHLIGHTS

## 2015-Now

- Community Garden
  - WE Grow Garden launched for youth and seniors
- Home Repairs
  - Assisted 13 home-owners with needed repairs to remove citations and safety hazards
  - H4H Rock the Block- 15 households assisted through our partnership
- Eviction Prevention
  - Directly prevented the eviction of 315 households (294 children) from displacement
- Minority Developer Partnership
  - 5 minority development companies were assisted to begin development projects in the West End through our advocacy and holding agreement with the Port Authority



# CURRENT PROJECTS

- First German Reformed Church (FGRC)
- Trauma Recovery Center Cincinnati (TRC)
- West End Affordable Housing (WEAH)





# City Ask: -\$4.4 Million

- 1.) Increase in African American Homeownership (\$1M);
- 2.) Supporting current homeowners to remain in their homes (\$500,000);
- 3.) Substantial investment in the restoration of the Regal Theater (\$1M towards ROMAC);
- 4.) Restoration and construction of storefronts for community serving businesses (\$1.4M); and
- 5.) Support churches in need of structural repairs and improvements (\$500,000).



# WEST END RENEWED PRIORITIES

Priorities were set based upon the areas most impacted by Urban Renewal and set in the WE Speaks Plan and 2019 West End Housing Study. These include protection for legacy residents, home ownership opportunities for African Americans, restoration of the Regal Theater, structural support for houses of faith, and investment in storefronts for the creation of community serving businesses.

- **Protect Legacy Residents:**

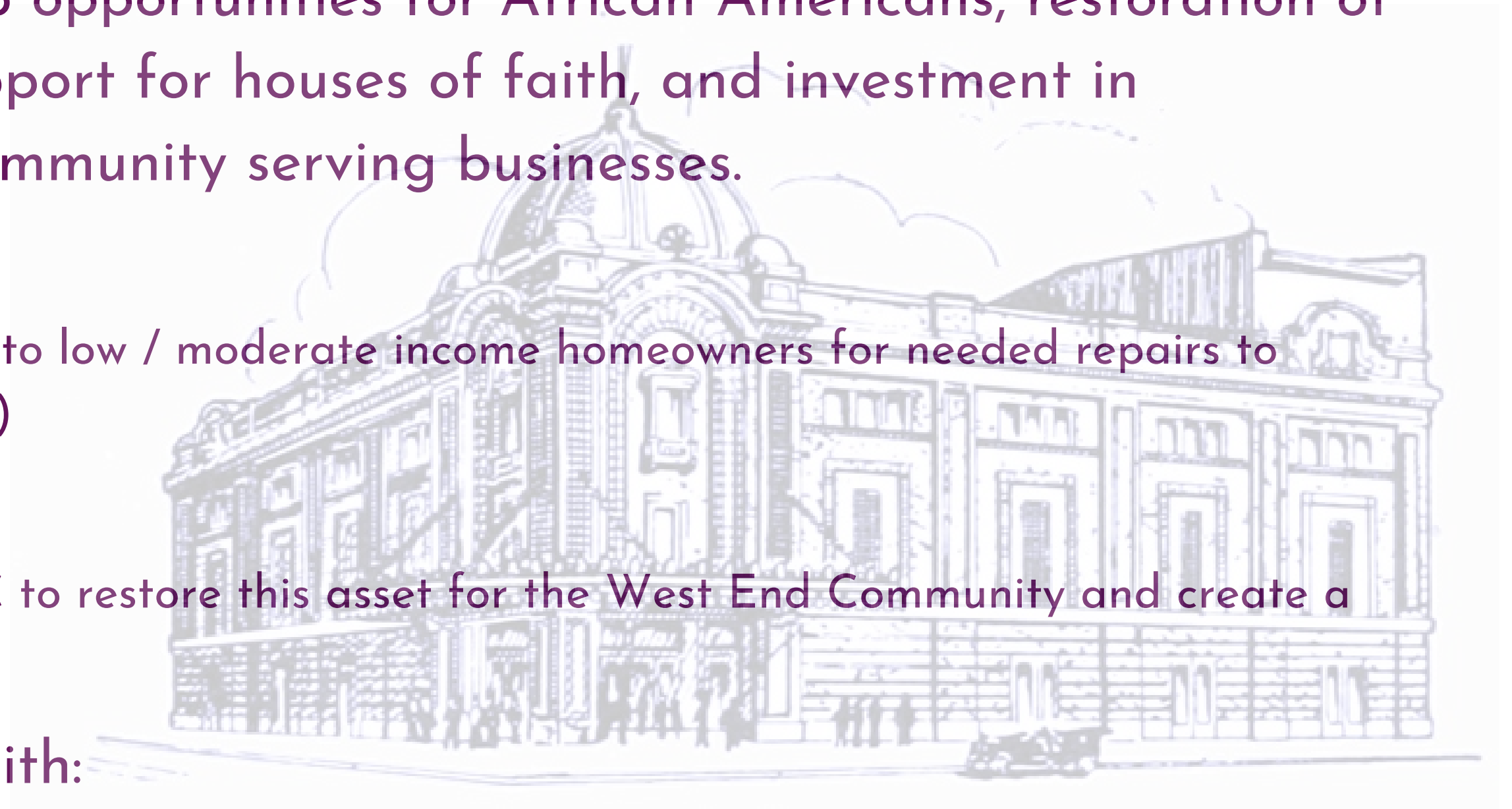
- Provide leverage funding support to low / moderate income homeowners for needed repairs to remain in their homes (\$10-15,000)

- **Preserve the Regal Theater:**

- \$1,000,000 investment in ROMAC to restore this asset for the West End Community and create a home for Black Arts

- **Preservation of Houses of Faith:**

- \$500,000 Provide historic churches and houses of faith with funding to prevent the loss of these sacred historic places



# WEST END RENEWED PRIORITIES

- **African American Homeownership (\$350,000):**
  - Increase Black homeownership through the development of affordable single-family homes and duplexes
  - Rehab existing vacant homes for home ownership
  - Leveraging partners that specialize in home ownership for individuals with low to moderate income levels
- **Business Development & Growth (\$650,000):**
  - Community serving businesses to open in the West End
  - Identify commercial spaces and developments experiencing funding gaps
  - Invest in community serving businesses that would fill gaps in serve

# HOMEOWNERSHIP PROJECTS

Our goal is to increase homeownership for African Americans in the West End. Across our Country and in our Cincinnati, Black homeownership is down.

Potential Shovel Ready Projects (\$350,000):

- Habitat for Humanity:
  - 4 New
- CMHA- City West Development:
  - 5 New
- Seven Hills/ Community Land Co-op:
  - 4 Rehabs

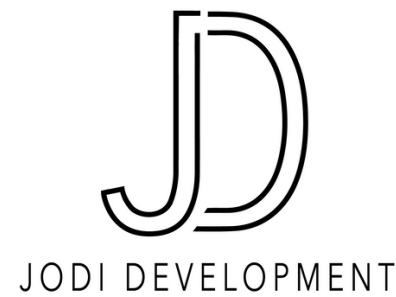


# COMMERCIAL DEVELOPMENT PROJECTS

## Potential Shovel Ready Projects (\$650,000)

- **My Why:**
  - Market to occupy CMHA's City West Storefront
- **Nelly's Deli**
  - Deli, sandwich & smoothie shop by former resident to occupy CMHA's City West Storefront
- **Freeman Ave. Apt. Historic Redevelopment**
  - 3 Storefronts restored (Mental Health, rental office, Security detail services)
- **8K Development- 1007 Dayton:**
  - 1 Storefront- potential bakery location
- **West End Affordable- 1904 Linn:**
  - 1 Storefront- WE resident owned business
- **The Garage- 516 Poplar:**
  - 1 Building- event space
- **Daycare Expansion 901 Findlay Street:**
  - SHNH Back-wing- 4 classroom daycare expansion WE resident owned business
- **Common Ground Com. Dev.- 1901 Baymiller:**
  - 1 Storefront- pizzeria
- **WE Laundromat- location TBD:**
  - Location and co-op model to be determined

# WEST END RENEWED PARTNERSHIPS



# PROJECT BENEFITS

- Economic advancement of community residents and stakeholders
- Reduction in barriers to create generational wealth through homeownership and entrepreneurship
- Eradicate the food desert
- Resurrection of a vibrant business district with community serving businesses
- Removal of barriers for small and start-up businesses
- Increased probability of success for businesses through reduction in start-up expenses and coaching support
- Supporting small business growth and expansion
- Advancing PIVOT and Safegrowth goals to increase safety
- Expediting community growth and improvement
- Anticipated 5 to 10xs leverage of investment

# FUTURE PROJECTS & DEVELOPMENTS

- ROMAC- Regal Theater:
  - \$2M gap to begin phase 1 stabilization
- Bloom School Development:
  - The Port- Robert Sanders Development Group
- First German Reformed Church:
  - SHNH working to stabilize and determine future use
- Tot Lot- Linn & Livingston Lots
  - SHNH working w/ CRC and CPD for future usage and development.
- Privately Owned Undeveloped Lots:
  - Opportunity properties will require significant funding to purchase
- West End Library
  - Our current facility is far too small to meet the current demand.
- I-75 Re-Imagined
  - Bridge Forward (15+ acres reclaimed)





# THANK YOU!



SEVEN HILLS  
NEIGHBORHOOD  
HOUSES

Building Strong Communities One Family at a Time

