



Residential Development

Creating New Homeownership
Opportunities in Cincinnati

June 2025

Philip Denning Executive Vice President

Lindsey Florea Senior Vice President, Real Estate
Development Services

THE PORT
Making Real Estate Work



THE PORT

AGENDA

Residential
Development
Update



CARE Homes

Avondale

Walnut Hills

Sedamsville

Home Repair Program

The Port

Mission-Aligned Managed Entities

THE PORT



Hamilton County
Landbank



A MANAGED ENTITY OF THE PORT

Hamilton County Land Reutilization Corporation

The mission of the Hamilton County Landbank is to return vacant properties to productive use through the tools statutorily provided to the Landbank and by leveraging the resources of the Landbank's executive arm, The Port.

www.HamiltonCountyLandbank.org



Homesteading & Urban Redevelopment Corporation



A MANAGED ENTITY OF THE PORT

Homesteading & Urban Redevelopment Corporation

The Homesteading & Urban Redevelopment Corporation (HURC) is dedicated to improving the quality of housing stock and increasing affordable homeownership, providing a quality product with minimal overhead for the homebuyer.

www.HURCCincy.org



UPTOWN
CONSORTIUM, INC.



A MANAGED ENTITY OF THE PORT

Uptown Consortium, Inc.

UCI is a nonprofit development corporation dedicated to revitalizing Uptown Cincinnati. Founded in 2004, UCI's members include some of the region's largest employers and the leading tourist attraction: Cincinnati Children's Hospital Medical Center, UC Health, University of Cincinnati and the Cincinnati Zoo & Botanical Garden.

www.UptownCincinnati.com

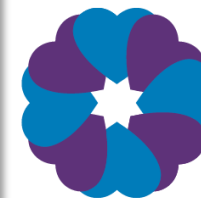


CARE HOMES UPDATE



CARE Homes Initiative

The CARE program was borne out of a moral imperative to interrupt the cycle of investor activity in the local real estate market, protecting renters and providing a pathway to homeownership. Renovations to vacant properties are underway, and 47 homes have been sold to date.



CARE Homes



194

Single-family homes



47

Homes Rehabbed and Sold



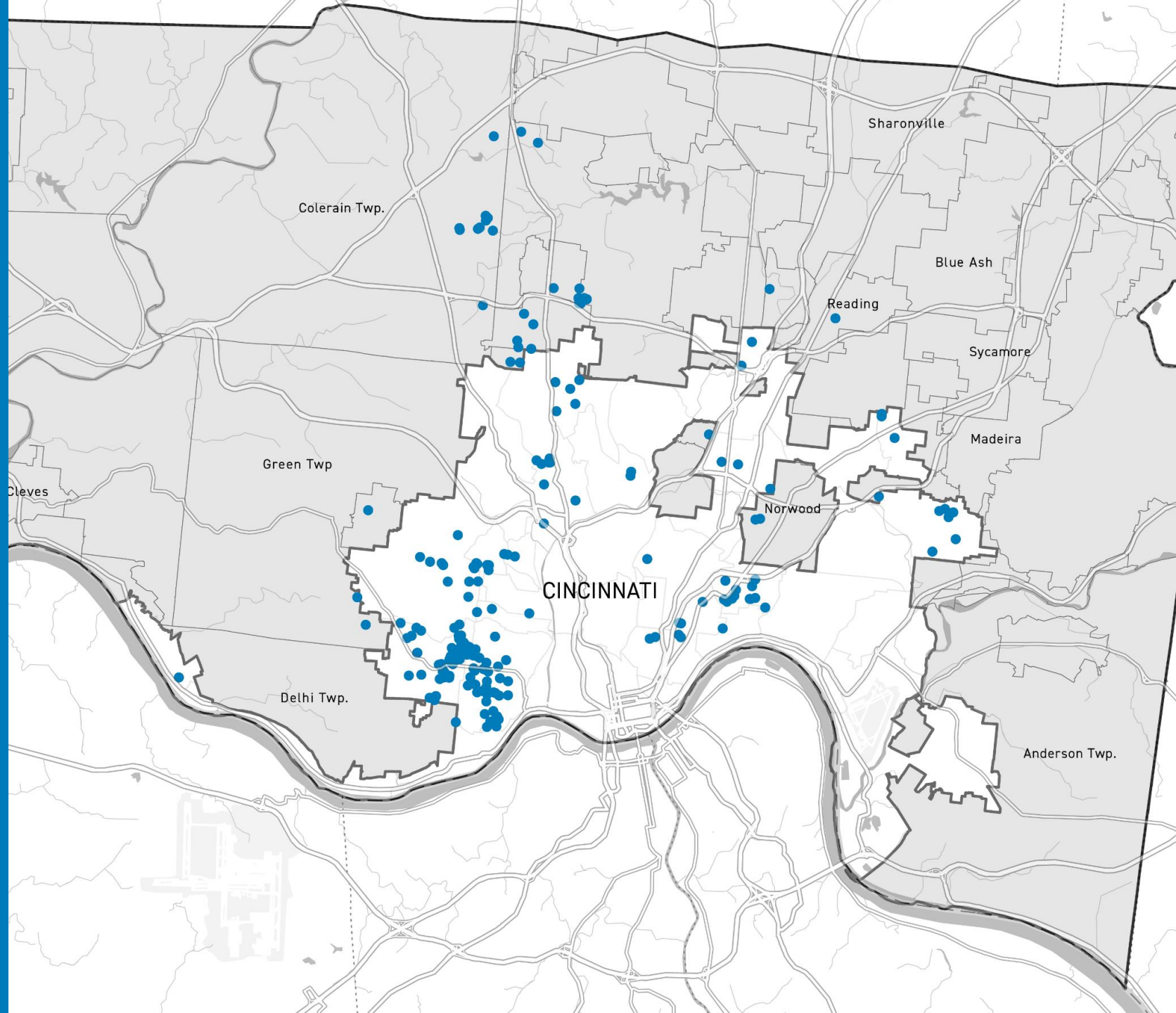
\$149,452

Average Sale Price



THE PORT

CARE Homes Initiative



THE PORT

CARE Homes Initiative

The Homes



Westwood



Bond Hill



West Price Hill



Madisonville



Evanston

CARE Homes Initiative

Inventory Example

1443 Manss Ave



THE PORT

CARE Homes Initiative

406 Purcell



BEFORE



AFTER



BEFORE



AFTER

▲ 406 Purcell

Sold 2024

\$130,000
2 Bed/1 Bath
1,077 SF

THE PORT

CARE Homes Initiative

319 Rosemont



BEFORE



AFTER



BEFORE



AFTER

▲ 319 Rosemont

Sold 2025

\$140,000
2 Bed/1 Bath
972 SF



3444 Fernside

Sold April 2025

\$196,000 Sale Price
Evanston



1442 Marlowe

Sold January 2025

\$186,000 Sale Price
College Hill



2270 Baltimore

Sold April 2025

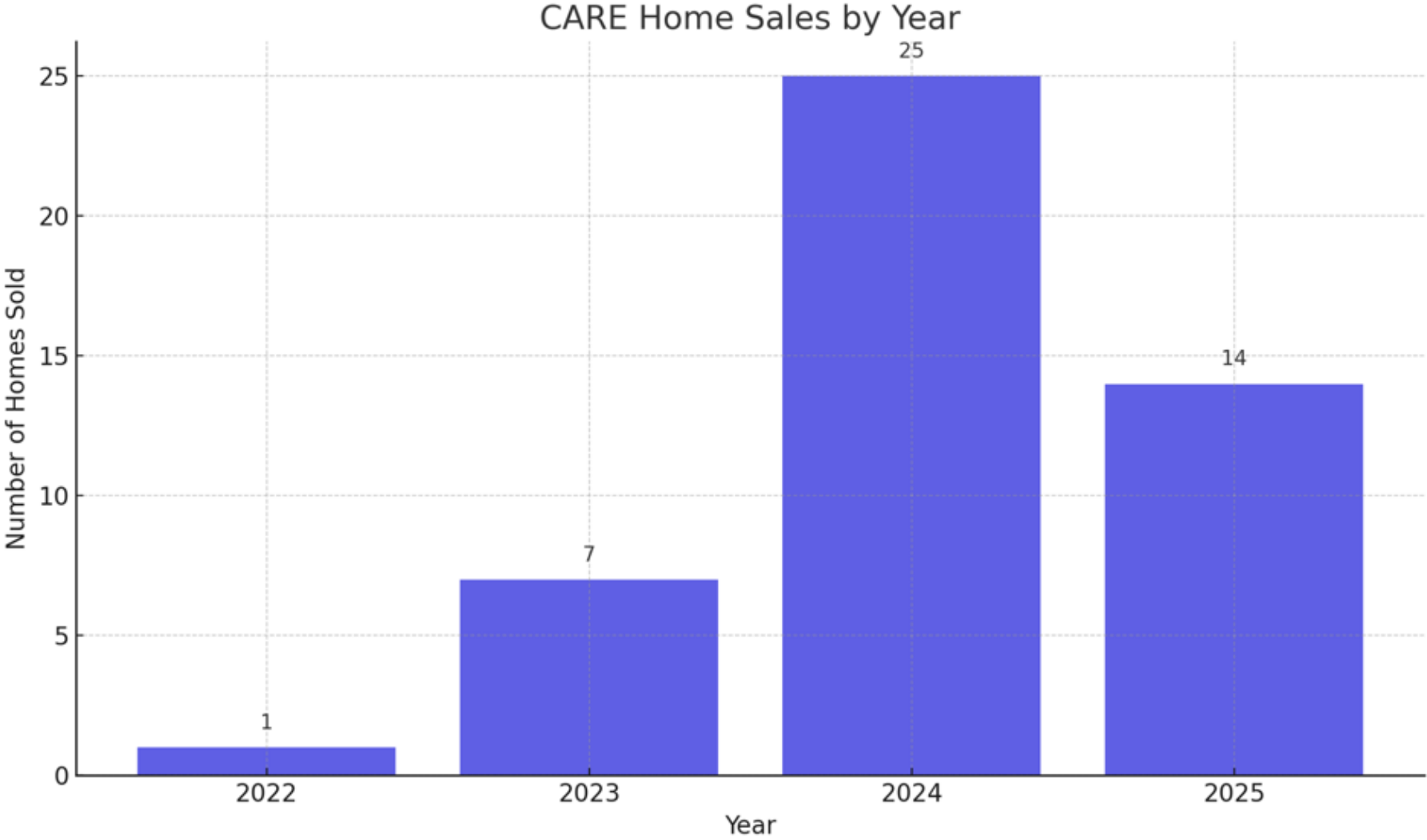
\$148,000 Sale Price
East Westwood

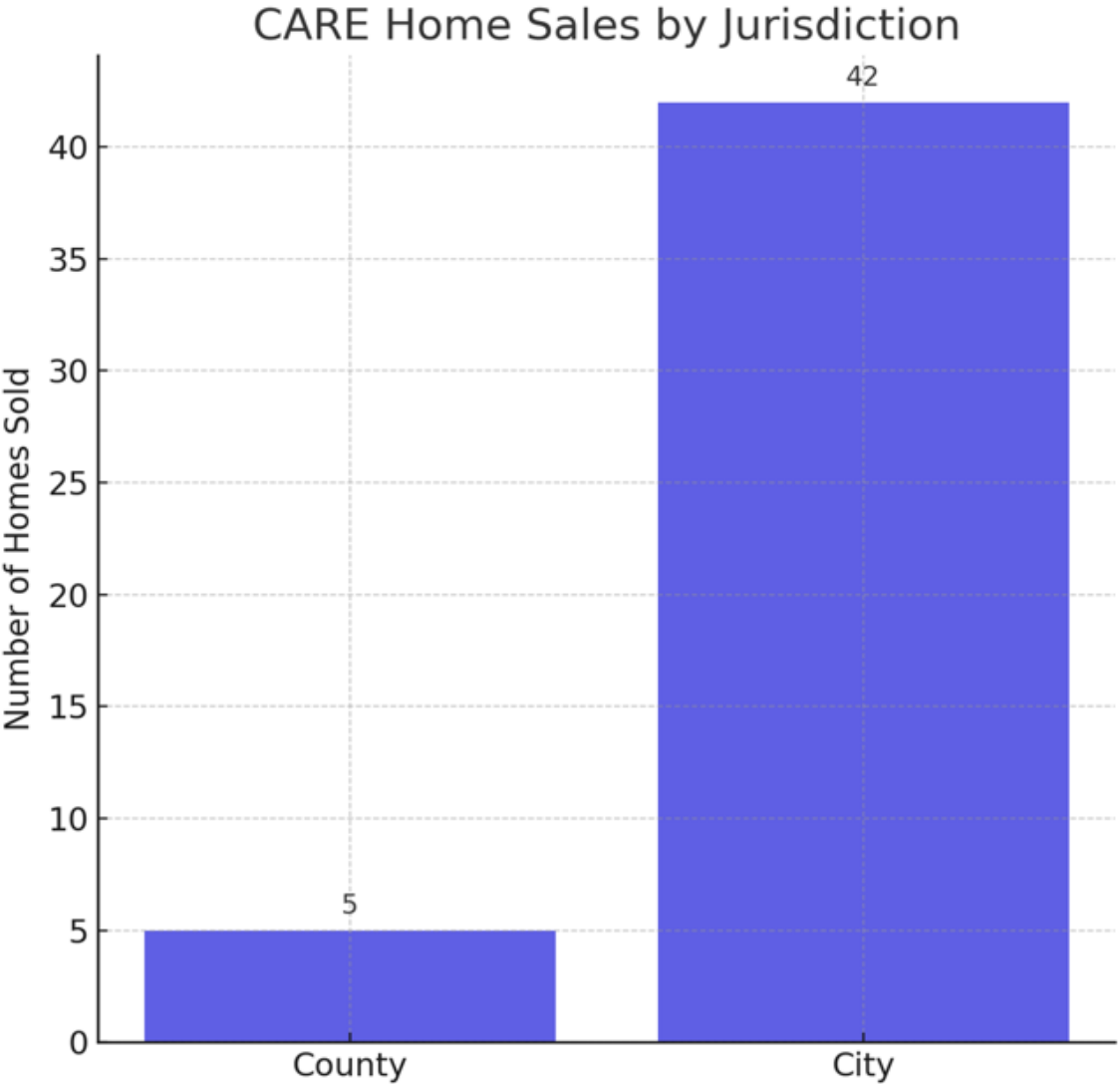


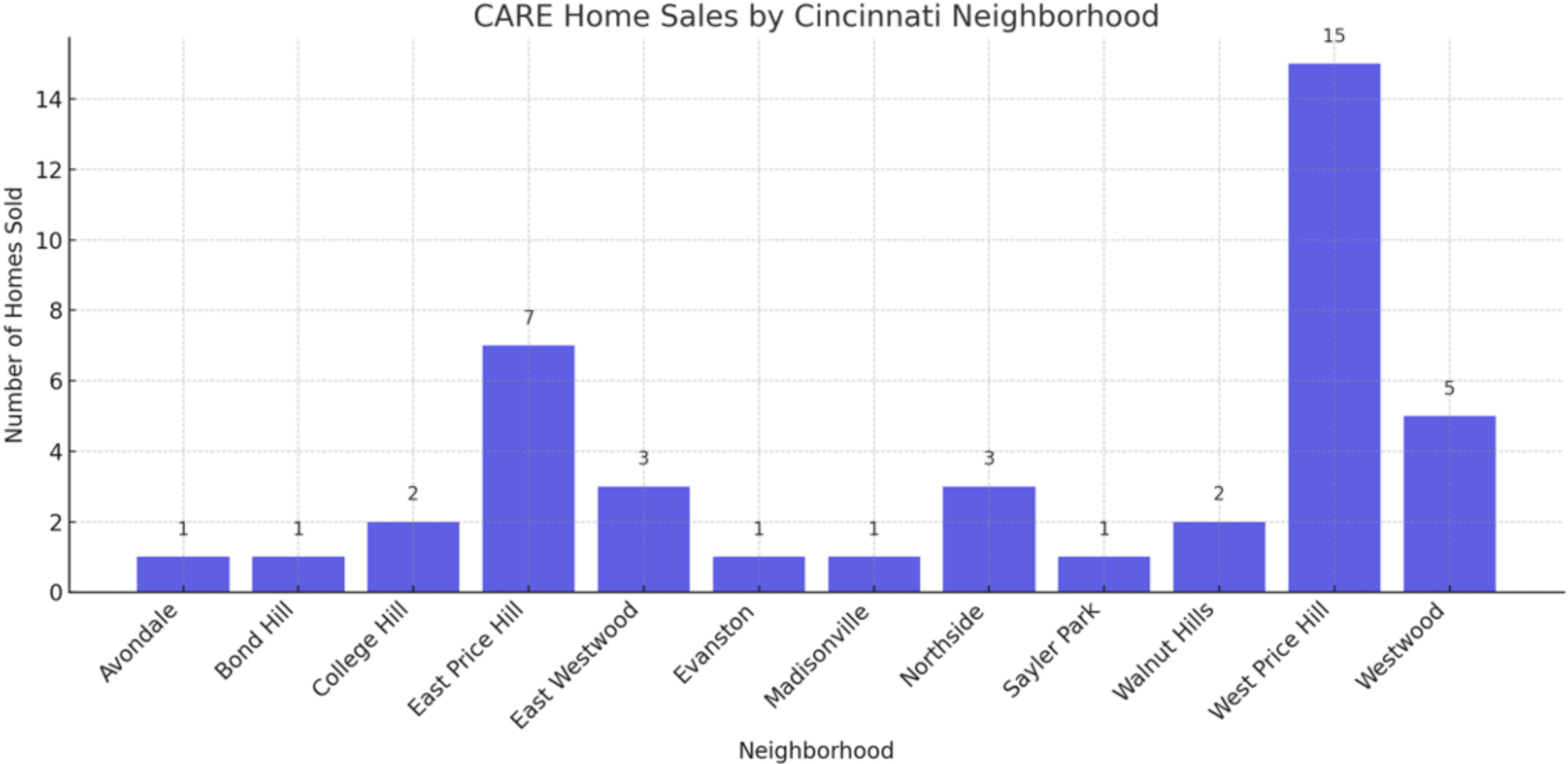
4113 Vinedale

Sold April 2025

\$150,000 Sale Price
West Price Hill







AVONDALE UPDATE



Phases I & II
Completed



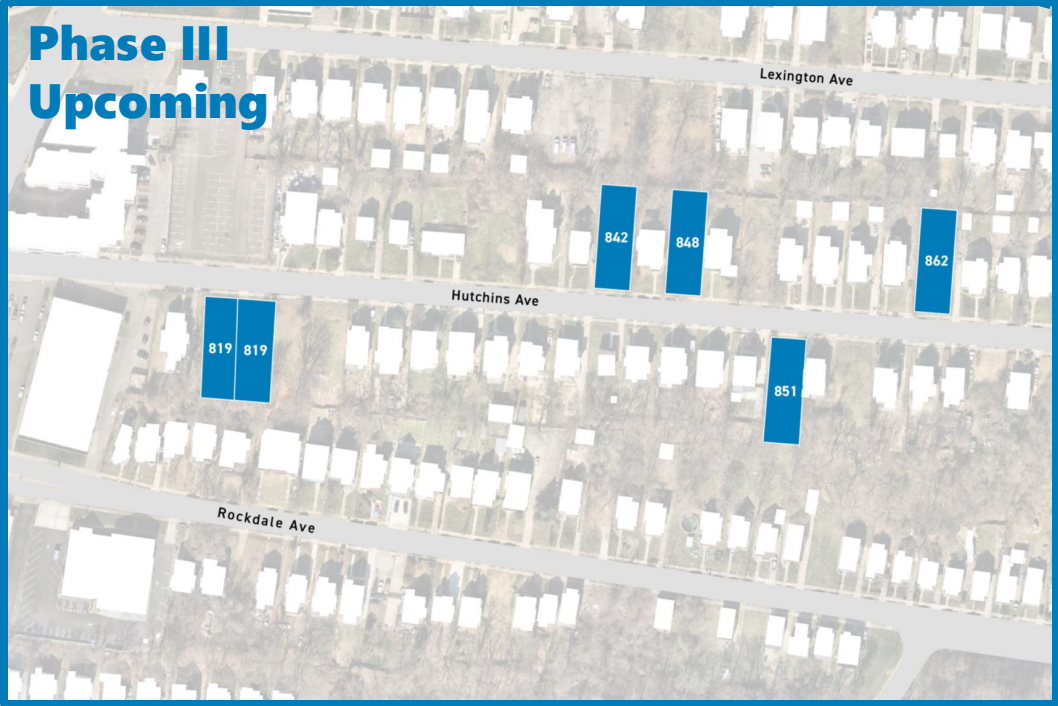
CINCINNATI
ZOO AND
BOTANICAL
GARDENS

Cincinnati
Children's

Martin Luther King D

Reading Rd

Phase III
Upcoming



THE PORT

Avondale

Phase I

- Haven St. & Wilson Ave.
- 2 Renovations
- 7 New Construction
- Sold 2021, 2022

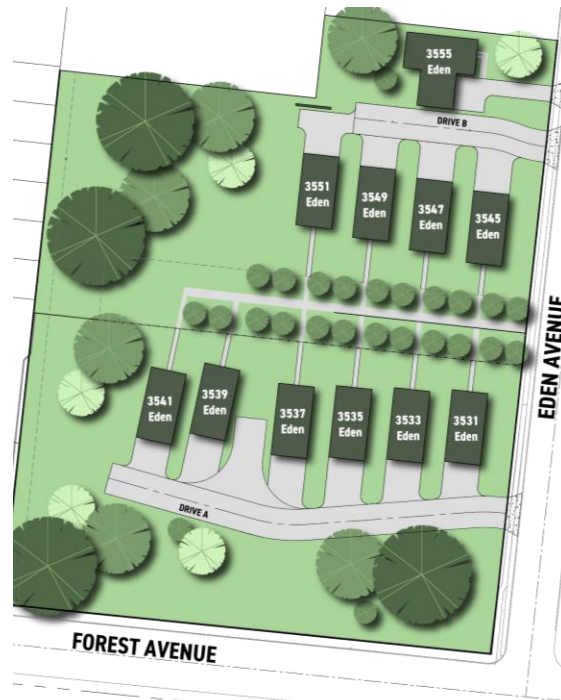


THE PORT

Avondale

Phase II

- Forest Ave. & Eden Ave.
- 11 New Construction Homes
- CCHMC & ADC



THE PORT

Avondale

Phase III

- Hutchins Ave.
- 6 Duplexes (New Construction)
- 80-120% AMI
- City ARPA
- Emerging Contractor Capacity Building Program



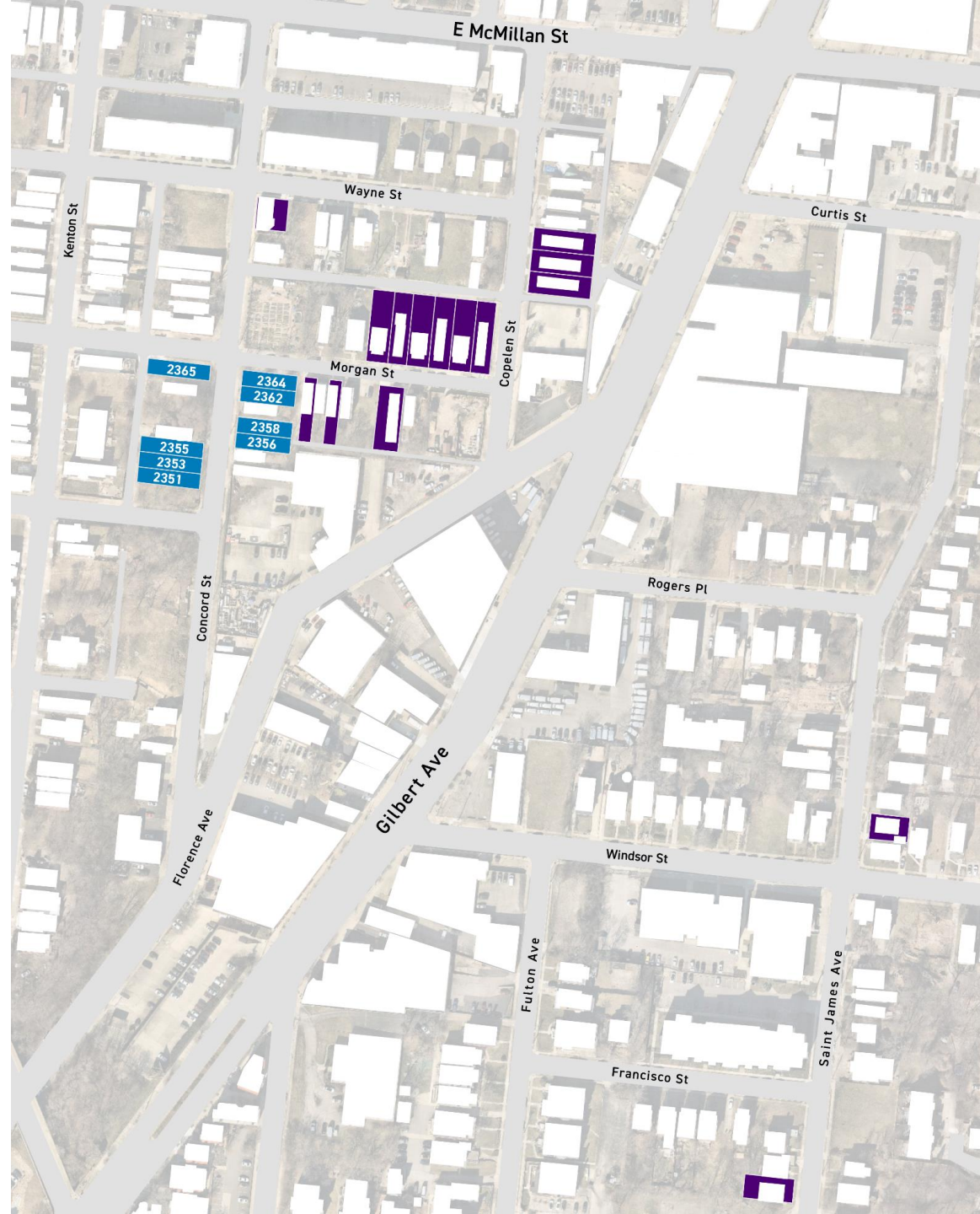
WALNUT HILLS



THE PORT

Walnut Hills

Completed and In-Process



Completed
In-Process

THE PORT

Walnut Hills

Completed

- Morgan St, Wayne St, St. James Ave, Copelen St
- 2017 - 2021
- 15 New Builds and Rehabs
- Avg Sale Price - \$214,327



THE PORT

Walnut Hills

Current

- Concord Street
- 8 New Construction Homes
- City ARPA
- Up to 120% AMI
- Solar

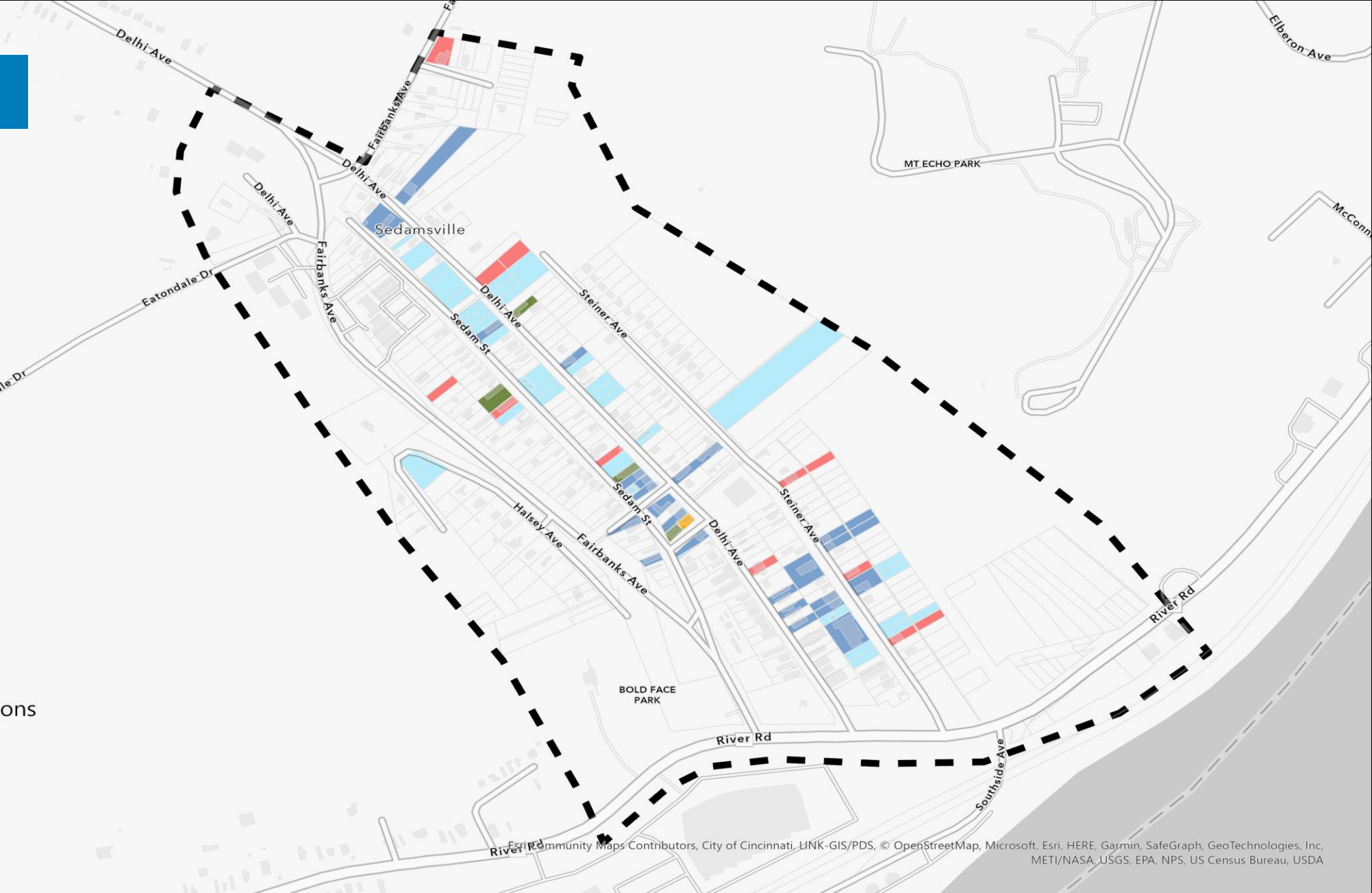


SEDAMSVILLE UPDATE



SEDAMSVILLE

- Receivership Buildings
- Receivership Land
- HCLRC - City Stabilizations
- HCLRC - Land
- HCLRC - Buildings
- Focus Area



Esri, Community Maps Contributors, City of Cincinnati, LINK-GIS/PDS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Timeline



STABILIZATIONS

- Stabilized six structures
- Utilized \$792,254 in stabilization funds
- City of Cincinnati funding support



SINGLE-FAMILY REHABS

- 18 homes planned
- Phased construction starting in 2025
- Completion 2026



HISTORIC MARKER

- Preparing Ohio Historical Marker Program Application
- Planned for Fairbanks Ave. and Sedam St.
- Honors Sedamsville Village Historic District



HOME REPAIR PROGRAM

- Up to \$15,000 per household
- Federal Earmark
- For resident homeowners to make essential exterior repairs



THE PORT

Sedamsville

Stabilization
656 Sedam

1,222 square feet
Built 1865



THE PORT

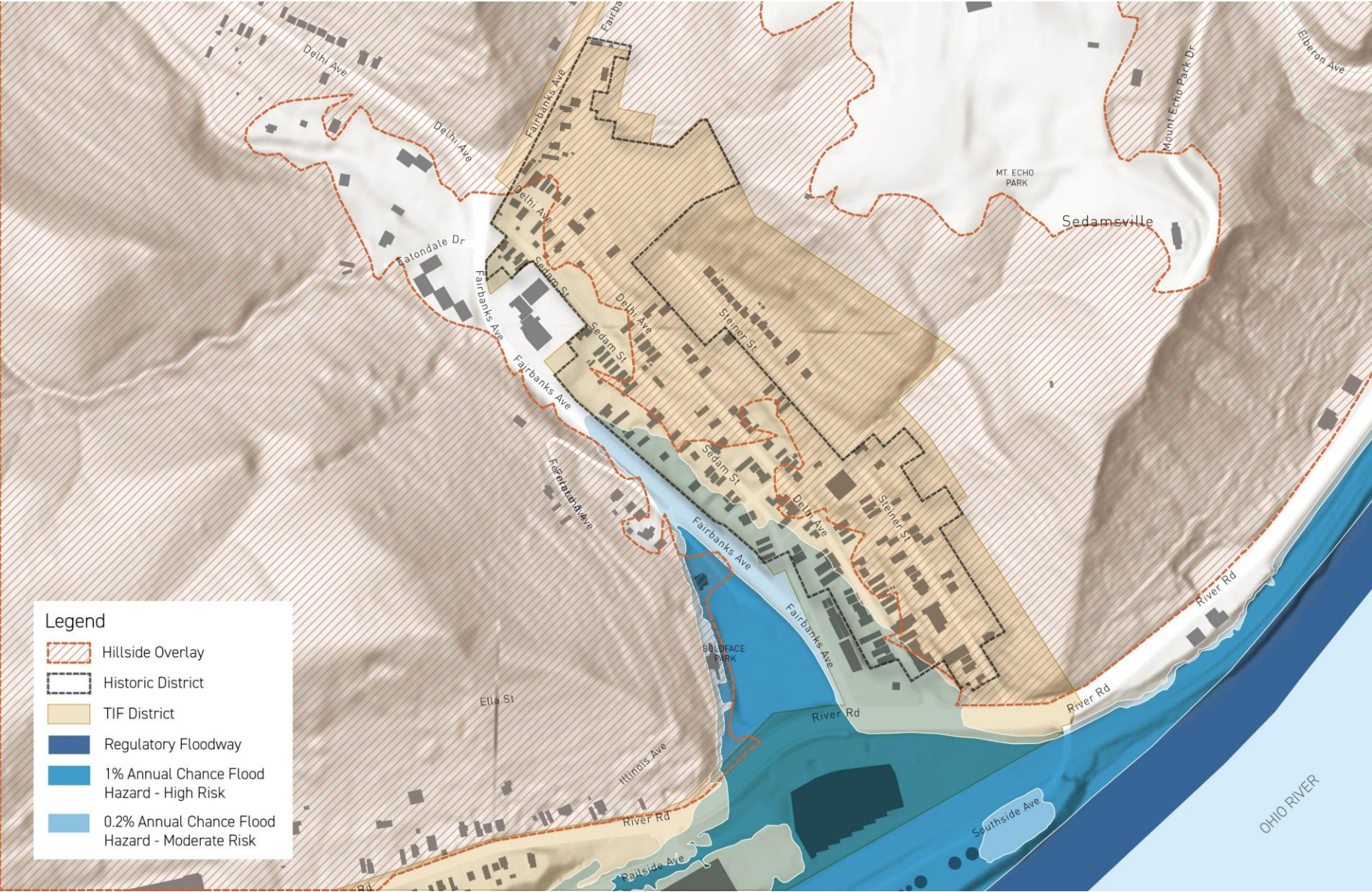
Sedamsville

Stabilization
656 Sedam

1,222 square feet
Built 1865



SEDAMSVILLE OVERLAY MAP





SEDAMSVILLE | PROPERTY INVENTORY EXAMPLES



18 Homes
Sales Price: \$125,000- \$180,000
Construction Timeline: 08/2025-12/2026

USES		
18 Homes		
Hard Construction	\$	7,050,400
Soft Costs	\$	780,020
Closing Costs	\$	170,100
Total Uses	\$	8,000,520

SOURCES
OHIO DEPT OF DEVELOPMENT, WELCOME HOME OHIO PROGRAM
HAMILTON COUNTY ARPA
CITY OF CINCINNATI
SALE PROCEEDS

Home Repair Program



A photograph of a brick building with a mural and a sign for EERC. The mural depicts a city scene with a lighthouse and a clock tower. The sign for EERC is visible in the window.

EVANSTON

2022-2023

A photograph of a row of houses on a street. The houses are multi-story and have a mix of colors, including blue, red, and white. A semi-transparent white box is overlaid on the image.

WEST END

2024-2025

A photograph of a sign for Colerain Township. The sign is yellow and blue and features the words "COLERAIN" and "TOWNSHIP". There are flowers in the foreground.

COLERAIN TWP. SPRINGFIELD TWP.

2023-2024

A photograph of a sign for Lincoln Heights. The sign is white and blue and features the words "Welcome To Lincoln Heights". It also mentions "The first African-American self-governing community north of the Mason-Dixon Line".

LINCOLN HEIGHTS

2024-2025

A photograph of a row of houses on a street. The houses are multi-story and have a mix of colors, including red, white, and green. A semi-transparent white box is overlaid on the image.

SEDAMSVILLE ELMWOOD PLACE

Upcoming

THE PORT

Home Repair Program

2022 – 2023
Evanston



35+

APPLICATIONS RECEIVED

76%

HAVE LIVED IN HOME FOR
OVER 20 YEARS

17

HOMEOWNERS RECEIVING
REPAIRS

27

YEARS OF AVERAGE
OWNERSHIP

\$36,798

AVERAGE ANNUAL INCOME
OF APPLICANT

\$240,200

AMOUNT OF BUDGET
ALLOCATED OR SPENT TO
DATE

THE PORT

Home Repair Program

In-Process
2024 – 2025
West End



10

HOMEOWNERS RECEIVING
REPAIRS

60%

HAVE LIVED IN HOME FOR
OVER 20 YEARS

\$33,154

AVERAGE ANNUAL INCOME
OF APPLICANT

31

YEARS OF AVERAGE
OWNERSHIP