



Investing in Tomorrow

The Strategic Alliance of the City and Landbank

May 2024

Jill Schiller, Hamilton County Treasurer, Landbank

Board Chair

Erica Faaborg, Deputy Solicitor, City of Cincinnati

Philip Denning, Executive Vice President, The Port



THE PORT
Making Real Estate Work





**Invest in City & Landbank
partnership in order to
get great results.**



Vacant Properties in the City of Cincinnati



A major challenge we face is a true understanding of the scope of the issue. Just how many vacant properties do we have in Cincinnati and Hamilton County?

Unfortunately, that number is an unknown.

What we do know are how many buildings the City has ordered to be kept vacant, and how many properties are in the Landbank's inventory.



Click here to view the current year data.

Code Enforcement cases in the last three years

By Case:

By Neighborhood:

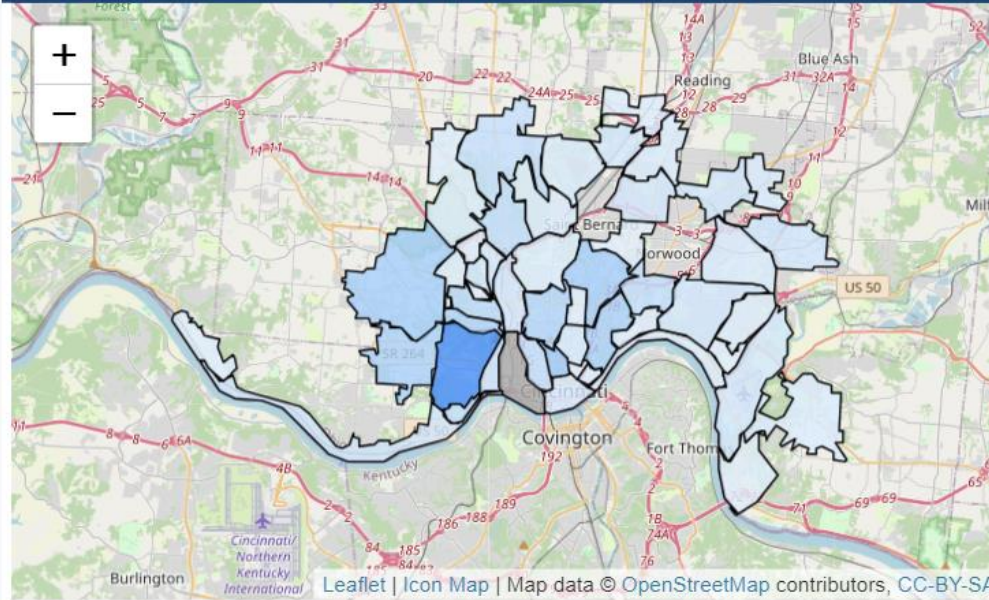
Case Type:

Vacated and Condemned Buildings

By Neighborhood:

Neighborhood	Cases
EAST PRICE HILL	227
AVONDALE	124
WESTWOOD	79
OVER-THE-RHINE	77
WEST PRICE HILL	77
CUF	76
SOUTH FAIRMOUNT	72
EVANSTON	64
NORTH FAIRMOUNT	62
WALNUT HILLS	62
NORTHSIDE	59
WEST END	44
SEDAMSVILLE	43
COLLEGE HILL	36
RIVERSIDE	33
MT. AUBURN	27
CARTHAGE	26
MADISONVILLE	22
CAMP WASHINGTON	21
LOWER PRICE HILL	21
PLEASANT RIDGE	21
LINWOOD	19
DOWNTOWN	16
BOND HILL	14
SOUTH CUMMINSVILLE	14
HYDE PARK	13
KENNEDY HEIGHTS	12

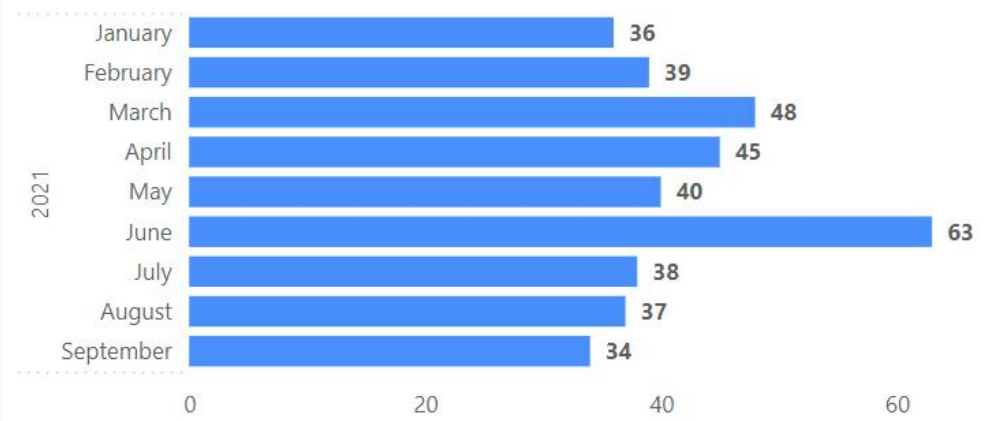
By Neighborhood:



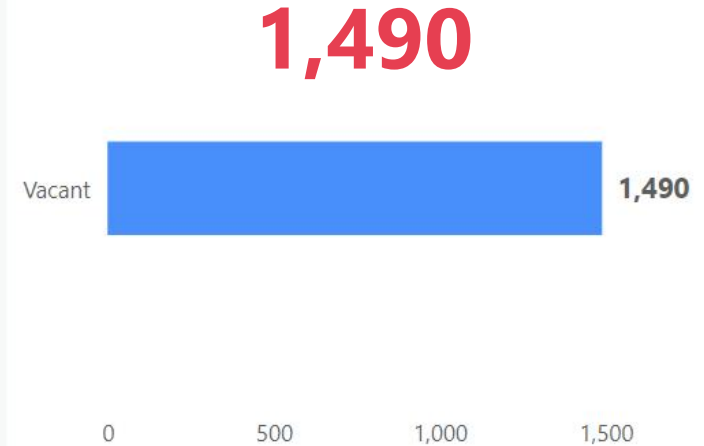
By Type of Code Enforcement:

Description	Cases
Code Enforcement - Buildings with Residences	1,308
Code Enforcement - Commercial Buildings	182

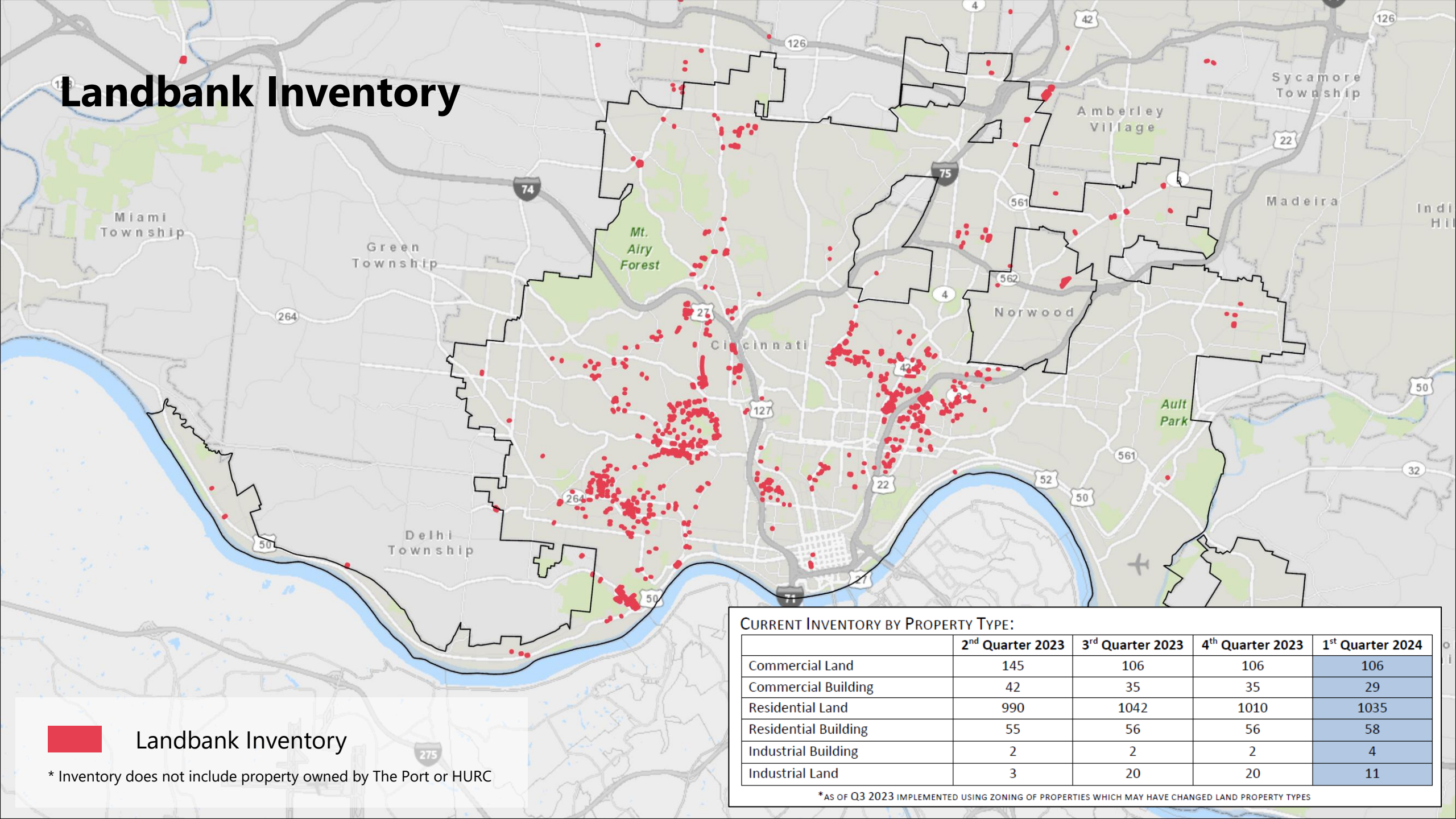
By Month:



Top Ten Reasons:



Landbank Inventory



■ Landbank Inventory

* Inventory does not include property owned by The Port or HURC

CURRENT INVENTORY BY PROPERTY TYPE:

	2 nd Quarter 2023	3 rd Quarter 2023	4 th Quarter 2023	1 st Quarter 2024
Commercial Land	145	106	106	106
Commercial Building	42	35	35	29
Residential Land	990	1042	1010	1035
Residential Building	55	56	56	58
Industrial Building	2	2	2	4
Industrial Land	3	20	20	11

*AS OF Q3 2023 IMPLEMENTED USING ZONING OF PROPERTIES WHICH MAY HAVE CHANGED LAND PROPERTY TYPES

What is the Impact of Vacant Property?



Approximately 20% of the Landbank's annual property maintenance cost goes toward dumping clean-up

- \$64K in 2022
- \$94K in 2023
- \$27K to date in 2024

The Landbank's Facilities Manager averages two calls per week to CPD regarding trespassing, dumping, etc.

The City incurs significant costs associated with vacant properties:

- \$820k+ in private lot abatement costs from 2017-2022
- \$480k+ in tire collection costs from 2019 to 2024"



The Landbank's Impact
throughout Cincinnati and
Hamilton County



Landbank Successes

193

stabilized/preserved
properties

337

Properties conveyed
to communities /
municipalities

115

Single-family homes rehabbed or built by the
Landbank, HURC, and Port

1,150

Properties put back
to productive use

2,431

Properties impacted
through our work





What is the Landbank?



When real estate works, communities benefit. Our mission is to put properties back to productive use to transform communities one lot at a time.



Hamilton County Landbank

- **October 2011:**
 - The Hamilton County Land Reutilization Corporation (Landbank) was incorporated by the County Treasurer.
- **January 2012:**
 - The Landbank Board was appointed.
- **February 2012:**
 - The Port was contracted to serve as the management company for the Landbank.

The mission of the 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. In cooperation with our governmental and non-governmental partners and as a result of our relationships with private developers, the Landbank focuses on providing diverse commercial and residential opportunities through catalytic investment in neighborhoods. These investments will lead to improved community quality of life, blight and nuisance abatement, stabilization, revitalization, increased property values and will return unproductive properties to contributing, tax-paying status.



THE PORT

Hamilton County Landbank Board of Directors

The Board is comprised of members designated by the Ohio Revised Code and includes experts and leaders in the fields of real estate, local government and economic development from Hamilton County.



Jill Schiller
Hamilton County Treasurer
Board Chair



Joe Honerlaw
Springfield Township Trustee
Vice Chair



**Stephanie
Summerow Dumas**
Hamilton County
Commissioner



Alicia Reece
Hamilton County
Commissioner



Denise Driehaus
Hamilton County
Commissioner



Mayor Aftab Pureval
City of Cincinnati
Representative



Tonya Key
Village of Lincoln Heights
Councilmember
Municipal League Representative



Tom Weidman
Township Assn. Representative
Sycamore Township



Scott Taylor
SVP & Commercial Real Estate
Relationship Mgr. – Huntington
Private Sector Representative

THE PORT

Making Real Estate Work



Hamilton County
Landbank

 A MANAGED ENTITY OF THE PORT



Homesteading & Urban Redevelopment Corporation

 A MANAGED ENTITY OF THE PORT

Mission-Aligned Organizations

Focus on vacant properties

Often owner of last resort

Built for community benefit, not profit

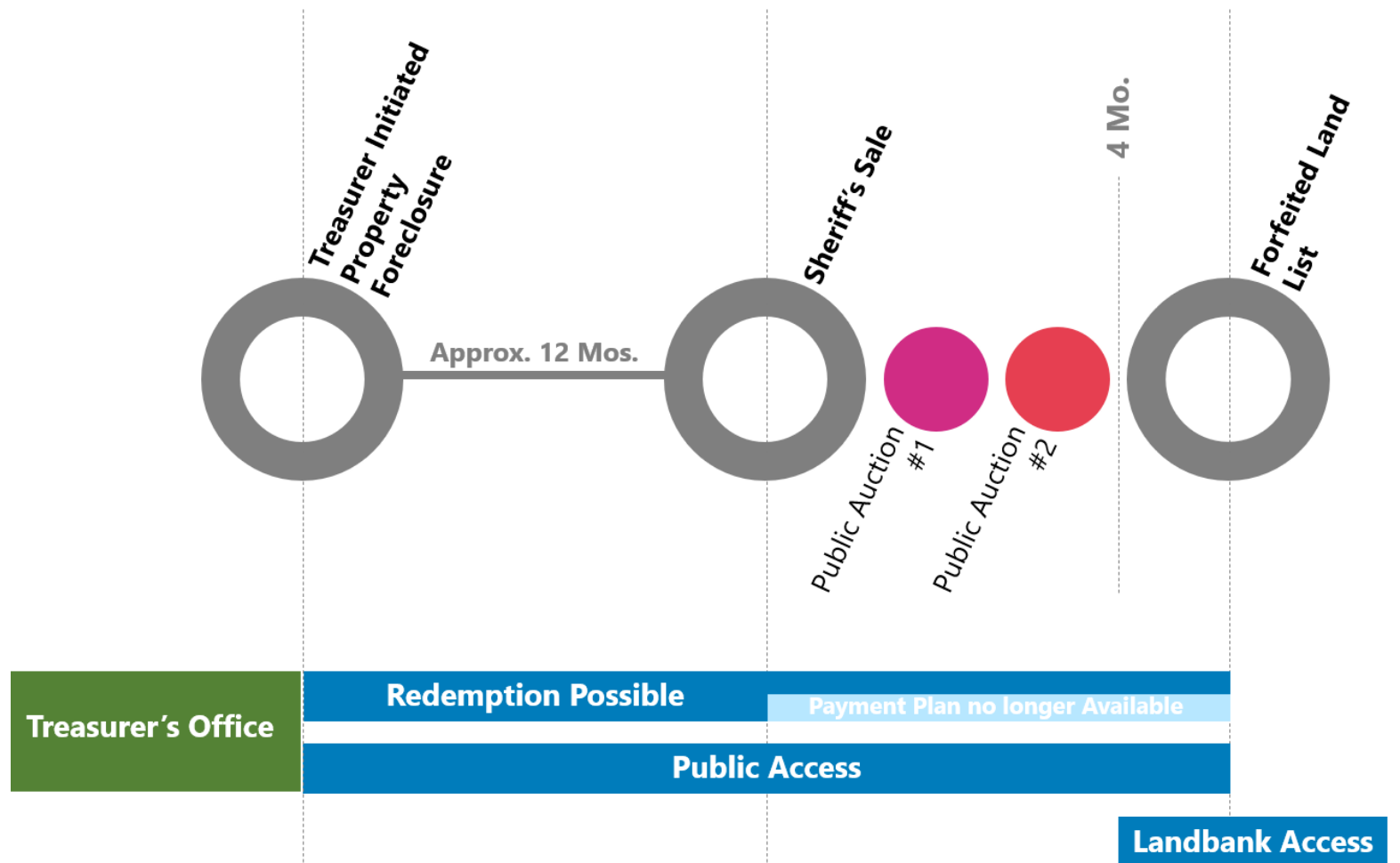
Protect neighborhoods from speculators

Strategy emphasizes housing development (infill + rehab)

How does the Landbank Acquire Properties?



- Strategic Acquisitions
- Forfeited Properties
- Donation



Primary Landbank Functions – Serve as a Resource for Communities:

Acquire and consolidate (or aggregate) vacant parcels through purchases, donations, or intergovernmental transfer from public foreclosure proceedings.

Clear title to land and prepare parcels for transfer to a responsible third party for redevelopment or reuse.

Prioritize land for disposition or reuse, selling land for redevelopment to a responsible third party.

The Landbank works with communities to turn vacant properties into community assets for housing creation, job creation, and increased quality of life.

Ohio County Land Banks

Updated 2024



LEGEND

Land Bank Established (69)

County Boundary



Partners



Amberley Village	City of Forest Park	Environmental Protection Agency	Seven Hill Neighborhood Houses
Anderson Township	City of Mount Healthy	Fotofocus	Spring Grove Village Development Corporation
Artworks	City of North College Hill	Great Parks of Cincinnati and Hamilton County	Springfield Township
Avondale Development Corporation	City of Norwood	Green Township	Sycamore Township
Beekman Corridor Committee	City of Reading	Habitat for Humanity	University of Cincinnati
BLOC Ministries	City of Silverton	Hamilton County	Village of Addyston
Bond Hill and Roselawn CDC	City of Springdale	Jobs and Family Services	Village of Cleves
Building Value	City of Wyoming	Keep Cincinnati Beautiful	Village of Elmwood Place
Calvary Cemetery	College Hill Community Redevelopment Corporation	Madisonville CURC	Village of Golf Manor
Camp Washington CDC	Colerain Township	Metropolitan Sewer District of Greater Cincinnati	Village of Lincoln Heights
Cincinnati Community Action Agency	Community Economic Advancement Initiatives (CEAI)	Mill Creek Alliance	Village of Woodlawn
Cincinnati Preservation Association	Community Learning Center Institute	Mt. Airy CURE	Walnut Hills Redevelopment Foundation
Cincinnati Zoo	Crosby Township	Mt. Auburn Community Development Corporation	Western Wildlife Corridor
City of Cincinnati	DeSales Community Development Corporation	Mt. Washington CDC	WestCURC
City of Cincinnati Quality of Life	Delhi Township	Northsiders Engaged in Sustainable Transformation	Working in Neighborhoods
City of Deer Park	Duke Energy	Pleasant Ridge Community Development Corporation	
City of Evendale	Easterseals	Price Hill Will	



Working Together on Vacancy



The Landbank has a proven track record collaborating with the City of Cincinnati to stabilize, maintain, and put vacant properties back into productive use.



Not all vacant properties are the same – how we treat them should also not always be the same



Different Plans

Stabilize

- Buildings that can still be feasibly rehabbed post-stabilization

Demolish

- Buildings that are past the point of feasible rehabilitation

Develop

- Land with development potential for infill housing, side lots, community space, etc.

Maintain

- Land with little or no development potential



A few projects completed
in partnership



City/Landbank Projects

- Flat Iron
- Sedamsville stabilizations
- 819 Elm – in process
- 810 Livingston – in process
- Jubilee Market
- Regal Theater
- Baymiller Project



WAYS THE LANDBANK HELPS RESOLVE VACANCY ISSUES



Flatiron Building



La Monarca Supermercado



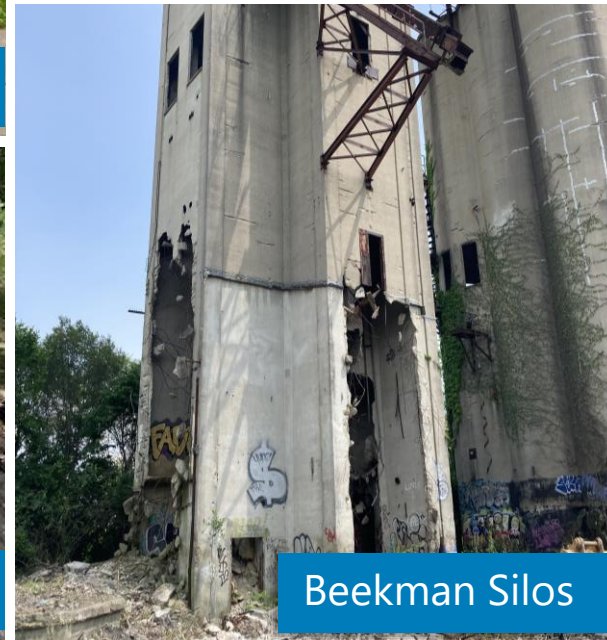
819 Elm



Landbanking



810 Livingston



Beekman Silos

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Flatiron Building



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Landbanking



810 Livingston



Beekman Silos

Working Together on Vacancy Issues

The Landbank has Relationships with:



Department of Building & Inspections

Law Department

Community Revitalization Working Group

Cincinnati Police Department

Dept. of Community & Economic Development



Hamilton County Commissioners

Hamilton County Auditor

Hamilton County Treasurer



Successes we have Realized Together

- Crime Reduction
- Eliminating Blight
- Housing Production
- Community Redevelopment
- Dumping



Community Revitalization
Working Group – Brief
Overview



Community Revitalization Working Group

Landbank Counsel

Landbank
Leadership

Landbank Property
Team

Department of
Buildings and
Inspections

Department of
Community and
Economic
Development

Law Department

City Manager's
Office





Economic Equity Focus

The Port/Landbank has a best-in-class commitment to diversity in real estate.

In 2023, our DE&I practice drove **27% (MBE)**, **28% (WBE)**, and **28% (SBE)** of our total spend.

We focus on the development of M/W/SBE subcontractor supply chain in our projects.

We built Queen City Developers to grow the ecosystem to change the paradigm of real estate ownership.





The Path Forward



The Landbank and City went through training and left with a renewed commitment to working together to address vacant property in Cincinnati.



Best Practices



Map of vacant properties annually

Neighborhood Block captains

Plan for a community, not a property

Stabilization > Demolition

Enlist residents/engagement

Equitable, effective, efficient solutions

Potential Priorities



Strategic Plan for Vacant Properties

Mitigating Demolitions

**Enhancing Role of Data and Code
Enforcement**

**Identify and Address Speculative
Property Owners**

**Collaborate with the City on a Design
Standardization for Infill**



The Port -- Making Real Estate Work... For **Everyone.**