



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final-revised Healthy Neighborhoods

*Chairperson, Jan-Michele Kearney
Vice Chairperson, Victoria Parks
Councilmember Reggie Harris
Councilmember Scotty Johnson*

Tuesday, March 8, 2022

12:30 PM

Council Chambers, Room 300

PRESENTATIONS

Urban Land Institute

Deborah Dent, Executive Director- Cincinnati

Homebase

Alena Speed, Executive Director

YWCA

Debbie Brooks, Executive Vice President

AGENDA

1. [202200561](#) **PRESENTATION**, submitted by Vice Mayor Kearney, from Deborah Dent, Executive Director of Urban Land Institute titled, ULI Cincinnati Real Estate Accelerator Lab.

Sponsors: Kearney
Attachments: [Presentation](#)
2. [202200588](#) **PRESENTATION**, submitted by Vice Mayor Kearney from Debbie Brooks, Executive Vice President of YWCA titled YWCA Is On a Mission, Lift as We Climb.

Sponsors: Kearney
Attachments: [Presentation](#)

3. [202200487](#) **MOTION**, submitted by Vice Mayor Kearney, **WE HEREBY** ask the Office of Human Services to provide a report on resource available to assist residents in finding rental housing vacancies and to determine if there is a need for the City to make a rental vacancy registry (“renters’ guide”) available for landlords to post vacancy information for residents in need of housing. Information listed in the renters’ guide would include, but not be limited to amount of rent, neighborhood, number of bedrooms, number of bathrooms, proximity to public transportation, whether unit is accessible, inclusion of utilities in rent, and pet policy. (STATEMENT ATTACHED).
- Sponsors:** Kearney
- Attachments:** [Motion](#)
4. [202200547](#) **MOTION**, submitted by Councilmember Jeffreys, To gain a better understanding of how littering and illegal dumping violations are cited, **WE MOVE** that the Administration report back to Council within sixty days on: How many citations for littering and illegal dumping have been issued each year for each of the past five years and who has been issuing those citations (e.g. CPD, B&I, Health, etc.), with these citations being broken out by type: illegal dumping (on public and private property violations separately) or standard littering (i.e. someone throwing trash out of their car window). (BALANCE ON FILE IN CLERK’S OFFICE) (STATEMENT ATTACHED).
- Sponsors:** Jeffreys
- Attachments:** [Motion](#)
5. [202200593](#) **PRESENTATION**, submitted by Vice Mayor Kearney from Executive Director Alena Speed, titled HOMEBASE.
- Sponsors:** Kearney
- Attachments:** [Presentation](#)

ADJOURNMENT



Cincinnati

**Real Estate
Accelerator Lab**





Cincinnati

Robie Suggs, REAL Board Chair and Cincinnati Development Fund

Deborah Robb, REAL Board Vice-Chair and The Port

Jeanne Gollhofer, REAL Board, Sponsor and Cincinnati Development Fund

Kay Battle, REAL Board & Alumni, and Common Sense Capital Solutions

Chris Dobrozsi, ULI Cincinnati Chair and Neyer Properties

Kim Fantaci, ULI Cincinnati Coordinator

Debbie Dent, ULI Cincinnati Executive Director



Urban Land Institute Mission:

Shape the future of the built environment for transformative impact in communities worldwide

Mission Commitments:

CONNECT diverse members through a global network of interdisciplinary professionals

INSPIRE best practices for equitable and sustainable land use through content, education, convening, mentoring, and knowledge sharing

LEAD in solving community and real estate challenges through applied collective global experience and philanthropic engagement



Cincinnati



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REAL Board Organizations

Catalytic Development Funding
Corp. of NKY

Cincinnati Development Fund

Cushman & Wakefield

Fifth Third Bank

Greater Cincinnati & Northern KY

African American Chamber

LISC of Greater Cincinnati and

Northern Kentucky

Huntington Bank

Ironsmith Development

JAKE Advisors

Moody Nolan

The Port

STNL Development

Terrex Development & Construction

Taft Law

ULI Cincinnati



Cincinnati

REAL Objectives

- Expand diversity, equity and inclusion in real estate development.
- Focus on leadership and advancing the real estate profession.
- Learn to create and sustain thriving careers and communities.
- Graduates will be poised to assume leadership positions and/or have an entrepreneurial drive to create and foster real estate development in their communities.
- Create long term value.



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FACTS

REAL 3.0 (started in 2019)

Never missed a class during COVID

Meet September thru May

Tuition is \$1500 or \$1750

Scholarships provided up to 85%

Applications accepted until June 30

REAL Board is also selection committee

131 applications / 75 selected

Some mentors have participated all 3 years

Alumni still call and attend events

Two alumni sit on REAL Board



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HIGHLIGHTS

Revenue budget of \$52,750

\$10,000 sponsorships

\$3,010 profit

\$16,215 scholarships

13 of 25 received assistance

ENGAGEMENT

25 Cohort members

25 Mentors

50 Alumni

25 Instructors

22 Board Members



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REAL 1.0-3.0

**ALUMNI GROUP
PLANNING FOUR
EVENTS: 98% OF
GRADS STILL
ACTIVELY RESPOND
TO REQUESTS**



AWARD WINNING

\$5,000 grant from the Ohio Capital Impact Co.

2020 CLIMB Award: Changing the Face of Business from CincinnatiUSA

CONNECTIONS

12 graduates have been hired by companies affiliated with ULI since enrolling

8 graduates have partnered on projects of various levels since enrolling.

REAL 1.0 INTRODUCTIONS

Kemo Aakhutera
Brandon Black
Dureka Bonds
Samantha Carmine
Anita Clark
Christine Crowe



Micah Dickson
Michael Golden
Lindzie Gunnels
Jalen Johnson
Keitha Johnson
Alexis Kidd-Zaffer



Kyle Ludlow
Sean Mahaffey
Joseph Malek
Brady Melton
Marcus Parrish
Samantha Reeves



Morgan Rigvad
Taylor Ross
Emily Scovil
Michael Smith, Jr.
Nique Swan
Allen Woods
Brian Yangyuen



Urban Land Institute
Cincinnati

LLSC

REAL 2.0 COHORT GRADUATES

MAY 2021

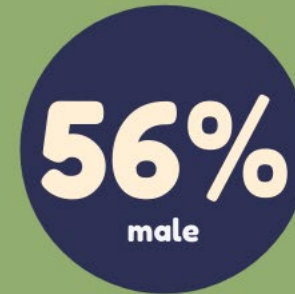
- Row 1
- Demo Ali
- Ade Ayoade
- Yvonne Ballard
- Alex Barnes Porter
- Kay Battle
- Felicia Bell
- Row 2
- Chris Bennett
- Fatima Bodrick
- Aharon Brown
- Tia Brown
- LaTosha Chappell
- Rob Denham
- Row 3
- Tommy Drought III
- Kate Greene
- Drew Haynes
- Josh Kimber
- Ed Mathis
- Derek McCain
- Row 4
- Dee McNeal
- Ced Peerman
- Kim Ranz
- Dejah Rawlings
- Luke Warren
- Sterling Wright



GENERATOR LAB
Urban Land Institute
Cincinnati
LLSC



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2021-2022

Age and gender play an important role in balancing the REAL Cohort.



WHEN MATCHING TO OUR MENTORS WE LOOK AT EXPERIENCE AND CURRENT EMPLOYMENT

CAREER LEVEL

44% = Entry
20% = Intermediate
24% = Mid
8% = Senior

EMPLOYMENT

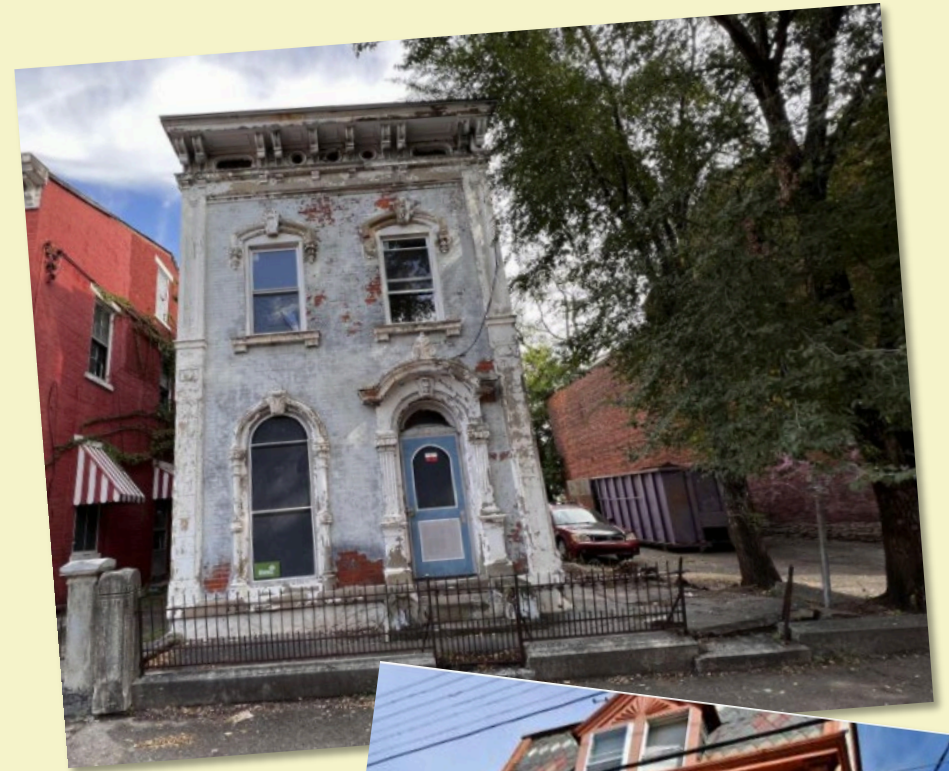
24% = Self-employed
48% = For-profit
24% = NFP
4% = Not employed



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REAL 3.0 PROJECT

Each of the five groups will create a real estate company to develop a real-life commercial, urban or in-fill project. Teams are required to simulate the purchase of a low-cost property from The Port.





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TIMELINE

NOVEMBER

Hear from The Port and visit a property as a group

JANUARY

Present to the group the property selected and why

FEBRUARY

Take a tour of the property and confirm selection. Complete pages 1-4 of the application and present the team's work.

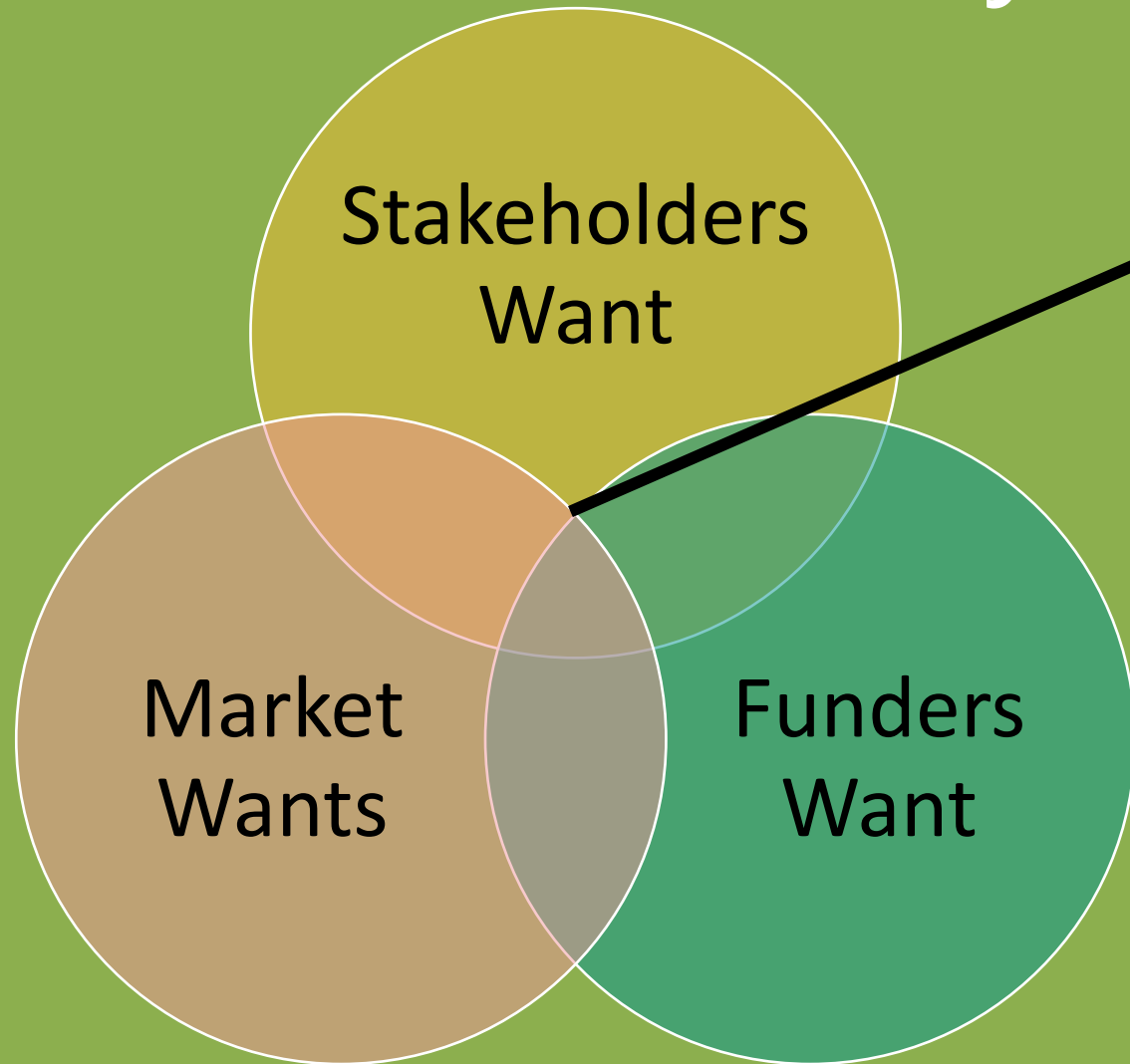
MARCH

Complete pages 6-7 of the "Commercial Development Application" and present the team's work.

APRIL

Complete the team's "pitch" as explained on page 8 of the application and present a full summary and review of the "pitch" to The Port.

Community Driven Process



Good
Development



Building a Bridge Between Vision and Capital

Lending Focus:

- To be nimble, creative, collaborative, and responsive to ever-changing community development needs
- Create and/or preserve affordable housing
- Produce developments in areas experiencing population loss or blight
- Provide capital solutions for nonprofit facilities
- Improve access to healthy food in “food deserts” and low-access communities
- Promote Energy Efficiency



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REAL Alumni

- Networking Events
- Continued Education
- Collaborative Projects
- Mentoring





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REAL 1.0 & 2.0 (2019-2021)

This page contains links to files utilized by REAL 1.0 and 2.0. We will continue to add to this page so you'll be able to connect to members of all classes.

[REAL Cohort Rosters](#)

[REAL Boards](#)

[REAL Mentees-Mentors](#)

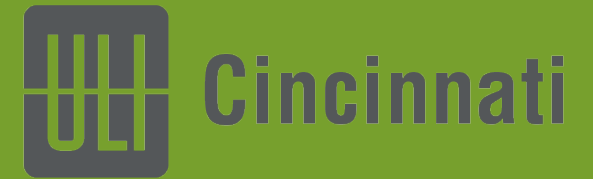
[Courses and Materials](#)

[Graduations and Photos \(past and current\)](#)

[Job and Investment Opportunities](#)



How do you apply?



Cohort members are selected from a pool of applicants through a rigorous process of screening and interviewing.

Applicants submit a completed and signed application, short essays, and a resume or bio by the deadline: June 30, 2022.

CINCINNATI.ULI.ORG



What can you do to help REAL's success?

- Help promote REAL to diverse candidates
- Teach segments on a topic, such as “How to work with the City”
- Send employees through the program
- Consider recruiting from the program
- Help with funding students for the program



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Questions?



Cincinnati

Thank you.

CINCINNATI.ULI.ORG

**YWCA
IS ON A
MISSION**

LIFT AS WE CLIMB

eliminating racism
empowering women

ywca

Greater Cincinnati



**A MISSION TO:
ELIMINATE RACISM,
EMPOWER WOMEN,
PROMOTE PEACE,
JUSTICE, FREEDOM
AND DIGNITY FOR ALL.**

YWCA IS ON A MISSION

eliminating racism
empowering women

ywca

Greater Cincinnati

INTERNATIONAL WOMEN'S DAY

MARCH 8

**1 IN 4
WOMEN**

**FACE POVERTY AND
INEQUALITY IN
GREATER CINCINNATI**



Safety

Racial Justice &
Inclusion

Empowerment &
Economic
Advancement

PUBLIC AWARENESS

eliminating racism
empowering women
ywca

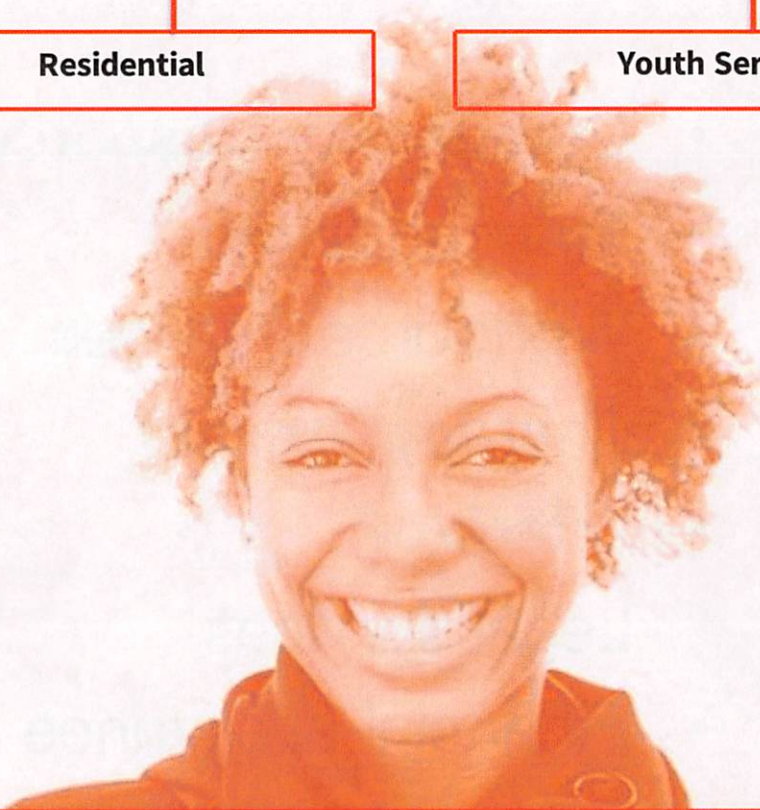
Safety

Intimate Partner & Sexual Violence

Residential

Youth Services

Non-residential



YWCA IS ON A MISSION

Shelter and Housing

Residential programs for domestic violence survivors and their children

SERVICES INCLUDE

- Emergency Shelter
- Transitional Housing
- Safety Planning
- Case Management
- Food/Clothing/Personal Items
- Children's Services
- Community Resources
- Transportation
- Workforce Services
- Therapy/Support
- Aftercare
- Legal services
- Financial assistance



SURVIVOR-CENTERED AND TRAUMA-INFORMED SERVICES

"I feel good and secure. It has helped me so much. I can go out, I can smile. My favorite thing is bettering myself. I used to be so afraid of going out, now I feel so much more secure and independent. I like playing with the kids on the swings in the park, running, just spending time with them. The kids are doing so well. I know they are still afraid of their father and they try to protect me but I think they are doing very well. I'm happy and I feel good. Before I used to cry and say 'why is my life like this, why does he mistreat me?', but now he can do what he wants and I will go forward with my life and be a better mother to my children. I am really grateful for this service."

IMMIGRANT SURVIVORS OF PARTNER VIOLENCE

Prevention and intervention programming for immigrant or Limited English Proficiency (LEP) survivors of violence. Collaborative of over 20 partners coordinates community services to ensure access to necessary resources.

SERVICES INCLUDE:

- Survivor Services
- Multilingual Safety Materials
- Case Consultation
- Technical Assistance
- Cultural Sensitivity
- Language Access
- Community Outreach
- Expertise Training on Immigrant Issues

Racial Justice & Inclusion

Education and Awareness

Advocacy



YWCA IS ON A MISSION

PEACEFUL SOLUTIONS

An innovative, equitable approach to school discipline proven to successfully increase long-term student success and disrupt the school-to-prison pipeline. Restorative circles and relationship building provide an atmosphere of safety and equality while empowering students.

STUDENTS LEARN TO:

- Develop relationships
- Build community
- Respond to conflicts
- Develop problem-solving strategies

Empowerment & Economic Advancement

Recognition & Leadership

Education & Training



YWCA IS ON A MISSION

THANK YOU FOR YOUR TIME!

Debbie Brooks, Executive Vice President

EMAIL: dbrooks@ywcacin.org

PHONE: 513-361-2137

**eliminating racism
empowering women**

ywca

Greater Cincinnati

898 Walnut Street
Cincinnati, OH 45202

PHONE: 513.241.4070

WEB: www.ywcacincinnati.org

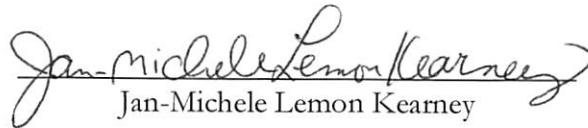
**YWCA
IS ON A
MISSION**



Jan-Michele Lemon Kearney
Councilmember

MOTION

We hereby ask the Office of Human Services to provide a report on resources available to assist residents in finding rental housing vacancies and to determine if there is a need for the City to make a rental vacancy registry ("renters' guide") available for landlords to post vacancy information for residents in need of housing. Information listed in the renters' guide would include, but not be limited to amount of rent, neighborhood, number of bedrooms, number of bathrooms, proximity to public transportation, whether unit is accessible, inclusion of utilities in rent, and pet policy.


Jan-Michele Lemon Kearney

_____	_____
_____	_____
_____	_____
_____	_____

STATEMENT

The City and the County have funds to assist tenants in relocating by providing rent and security deposit assistance, as well as a list of landlords. The recent list that we received from the County had approximately 1,500 landlords listed. However, residents must contact the landlords themselves and find their own placement with no assistance from the City or County. The renters' guide would provide information for renters, especially for low to moderate income renters, and help to expedite and facilitate the process of finding suitable housing.

CAL

Neighborhoods
J-mix



Mark Jeffreys
Councilmember

March 1, 2022

MOTION

Littering & Illegal Dumping Enforcement

To gain a better understanding of how littering and illegal dumping violations are cited, WE MOVE that, the Administration report back to Council within sixty days on:

- How many citations for littering and illegal dumping have been issued each year for each of the past five years and who has been issuing those citations (e.g. CPD, B&I, Health, etc.), with these citations being broken out by type: illegal dumping (on public and private property violations separately) or standard littering (i.e. someone throwing trash out of their car window).
- The total monetary value of the littering and illegal dumping citations in each of the past five years by type of violation and how much of that total amount has been recovered by type.
- An assessment of what portion of the difference between the total fines issued and total revenue recovered is due to lower collections rather than the court system not enforcing the fine given by the citation authority.
- Cost of littering clean up by type for each of the past five years
- What fund the revenue from those citations is put into.
- How Cincinnati's dollar amount for fines associated with litter and illegal dumping citations compares to its peer cities. This should include information on whether or not other cities have a different penalty for repeat offenders.
- A recommendation on the amount of additional cameras and/or personnel that are needed to enforce illegal dumping and any risks/concerns associated with this action.

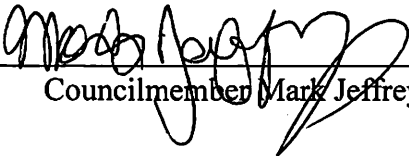
- A recommendation on whether Cincinnati should increase fines for repeat illegal dumping and littering offenders, and any risks/concerns associated with this action.
-

STATEMENT

Cincinnati has a significant litter and illegal dumping problem. An analysis by the Cincinnati Enquirer in late 2021 found that through mid-September 2021, there were 3,016 litter complaints, which would put Cincinnati on track to top or equal 2018, which was the highest number of annual complaints in the past 10 years. Department of Public Services (DPS) Director Jerry Wilkerson has testified to City Council that once litter is picked up then it comes right back within days, which often is the same for illegal dumping on which the city spent \$2 million to clean up in 2021. Keep Cincinnati Beautiful has separately testified that they will undertake a marketing campaign similar to “Don’t Trash the Nati” from years ago to help shift the mindset of our community on littering, and that there are 20 cameras at the ~200 illegal dumping sites across the city.

In testimony before City Council, we heard both from DPS and Buildings & Inspections that they are unclear how many fines are issued for citizen littering and were not clear where this revenue goes. We also heard that the court system often does not enforce fines so they are not often recovered, and because of that – especially for illegal dumping – that there is little incentive to stop the practice especially for repeat offenders.

Based on this data, City Council will be able to assess further action that may be needed to address this growing problem.


Councilmember Mark Jeffreys

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H O M E B A S E



Who we are & what we do



What is Homebase?

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.

H O M E B A S E 2 0 2 2 - 2 0 2 5



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.

STRATEGIC DIRECTION

By 2025, HomeBase will be more impactful, have increased capacity, and sustainable funding for operations. Our advocacy and partnership efforts with the City will secure increased funding for CDCs. Our members will feel supported and think of HomeBase as the first resource for community development expertise.



ADVOCATE

Advocate for members to receive funding and resources:

- Increase government funding available to CDCs
 - HOME, CDBG, Operational Support Grants, VTICA
- Grow sustainable funding to support:
 - Back Office
 - Neighborhood Growth Fund
 - Training / Reimbursement



IMPACT

- Increase the capacity of our member organizations so they can broaden their impact in their communities
- Communicate the stories, impact, and return on investment created by our members



GROW

- Scale the staff and Board of Directors of HomeBase to meet the needs of our members
- Strengthen and increase brand awareness and member services

Board of Directors

- **Robie Suggs,
Board
President**
- **Mike Cappel,
Vice President**
- **Jule Kucera,
Secretary**
- **Sara Sheets,
Treasurer**
- **Deborah Robb**
- **Jermaine
Carter**
- **Kevin Wright**
- **Kristen Baker**
- **Matt Bourgeois**
- **Nathan
Paszczkowski**
- **Rachel
Hastings**
- **Sarah Thomas**



**listed from left to right*



Executive Director

ALENA SPEED

Alena Speed, President and founder of CPM Services Group LLC, has more than 15 years of experience in creating strong communities through affordable housing, investments, and service. Her experiences range from leading various nonprofit organizations, to consulting on various community projects and organizational development leadership, driving outcomes and effecting necessary changes.



Director of Programs

DEJAH RAWLINGS

Our Director of Programs is originally from Lexington, Kentucky. She moved to the Cincinnati Region in 2015 to attend college at Northern Kentucky University where she received her Bachelor of Art degree in Political Science and minored in Pre-Law & Black Studies. She began to work for Homebase in 2018. She's very excited to work directly with communities and has a growing interest in community building and urban redevelopment.



CDC/CHDO

Community Development Corporation

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 Organization (CHDO)

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

Our Members

CDC Members

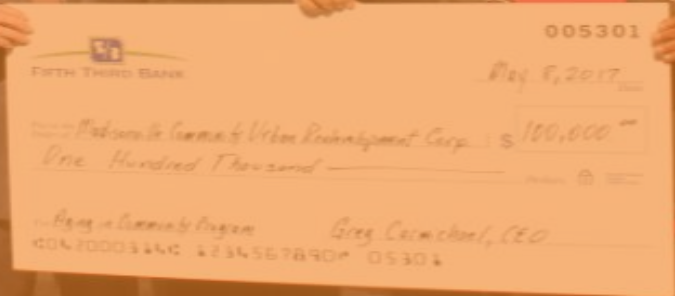
- 3 East CDC
- Avondale CDC
- Camp Washington URC
- Catalyst Development Fund
- Clifton Heights CURC
- College Hill CURC
- H.U.R.C
- H.O.N.K
- Kennedy Heights DC
- Madisonville CURC
- Mohawk CDC
- Mt. Airy CURE
- Mt. Auburn CDC
- Mt. Washington CDC
- Mt. Lookout CDC
- Northside's N.E.S.T.
- Norwood Together
- OTR Community Housing

- Price Hill Will
- Seven Hills Neighborhood Houses
- Spring Grove Village Development Corp.
- Westwood CURC
- Westwood Works
- Working In Neighborhoods

Non-CDC Members:

- Excel Development
- Invest in Neighborhoods
- Legal Aid Society
- LISC Cincinnati
- Ohio CDC Association
- OTR ADOPT
- Uptown Consortium

Our Impact



Our Programs

BackOffice Reimbursement:

We provide members with support through the Homebase Back Office Program. Our vendors are familiar with the CDC structure and non-profit best practices and offer discounted services to our members. We also provide a cost supplement through grants from PNC Bank. Members agree to pay the full cost of the vendor and are reimbursed from us for 40% of the cost, up to a maximum amount of \$4,000.00 as the grant funds are available. CDC's must have a valid contract with Homebase to be eligible for the grant money.

Training Reimbursement:

Provide reimbursements for the costs of professional training for members' staff. Reimbursements are available up to \$200 per person per event. These funds are great for learning new skills without bankrupting your organization!

Down Payment Assistance Program:

The Homebase Down Payment Assistance Program (DAP) was created to distribute approximately \$100,000 of down payment assistance funds. It is also designed to support the efforts of member CDCs to increase sales and support eligible families. Down payment funds will support sales of property offered by local CDC organizations.

Neighborhood Growth Fund:

The Neighborhood Growth Fund is a capacity-building tool for Cincinnati's emerging neighborhoods. This fund will allow communities to comprehensively revitalize neighborhoods in these areas: Workforce Development, Neighborhood Business Development, Placemaking, Health, Economic Development, Education, Safety, Housing, & Civic Engagement.

Our Services

CDBG

Community Development Block Grant program provides operating assistances to non-profit community development corporations serving the City's various neighborhoods. This allows them to provide emergency homeowner repair services; redevelopment or new construction of public facilities; rehabilitation of public infrastructure such as streets and sidewalks; economic development activities; and other public services such as emergency food services.

HOME

The HOME Investment Partnerships Program is to strengthen public-private partnerships to expand the supply of decent, safe, sanitary, and affordable housing for very low-income and low-income Americans. The City has allocated certain HOME funds to provide operating support to one or more local community housing development organizations (each a "CHDO"), for the purpose of building the production, impact, and organizational capacity

CDC Grant Program

Community Development Corporation grant program is from the City of Cincinnati with the goal of providing resources to neighborhood organizations for: Overall economic development, Business district revitalization, Housing enhancement, and Community engagement & empowerment.

Neighborhood Business District Support Grant

This program was created in response to the adverse economic impacts of the COVID-19 pandemic to aid small businesses. This may include both direct support to the business as well as support to enhance outdoor spaces for COVID-19 mitigation (e.g., restaurant/outdoor dining) or to improve the built environment of the neighborhood (e.g., façade improvements).

H O M E B A S E

Since 2015, Homebase members have

Created 2,899 new jobs

Restored 78 vacant commercial spaces

Started 1,421,760 square feet of new commercial space

Opened 36 new businesses

Completed 120 business district beautification projects

Restored 276 vacant housing units

Improved 132 privately owned units

Started construction on 2,930 housing units

Completed 672 housing units

Hosted 701 public events

Raised \$169,381,790 in private project dollars

Raised \$59,920,318 in public project dollars



#TogetherWeBuild

Thank You

A group of cheerleaders in purple uniforms are performing in a parking lot. They are holding pom-poms and some are in motion. In the background, there is a white SUV parked under a white canopy tent. The scene is set outdoors with trees and a clear sky. The overall tone is warm and celebratory.



Questions?