



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda

Community Investment Subcommittee

*Chairperson Evan Nolan
Vice Chair Jan-Michele Kearney
Councilmember Anna Albi
Councilmember Meeka Owens*

Thursday, October 30, 2025

1:00 PM

Council Chambers, Room 300

REVISED

PRESENTATIONS

Department of Planning and Engagement

Director Katherine Keough-Jers & Dep. Director Emily Ahouse

Department of Community and Economic Development

Greg Koehler, Neighborhood Development Manager

Homebase Cincinnati

Gus Ricksecker, Development Capacity Manager, Alexis Wimbish, Program Manager,
Rosa Christophel, Executive Director

Community Economic Advancement Initiative

Sil Watkins, President of Community Economic Advancement Initiatives

Midpointe Advisory Group

Vince Terry, Senior Associate, Regional Business Development Leader

Realtor Alliance of Greater Cincinnati

Maura Black, Vice-Chair of Advocacy for the Realtor Alliance of Greater Cincinnati

AGENDA

1. [202501949](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 10/30/2025, regarding Attached is the presentation related to Zoning in Bond Hill, as requested for the Community Investment Sub-Committee meeting held on October 30, 2025.

 Sponsors: City Manager
 Attachments: [Transmittal](#)
 [Presentation](#)

2. [202501951](#) **PRESENTATION** presented by Sil Watkins, President of Community Economic Advancement Initiatives

 Sponsors: Nolan
 Attachments: [CEAI Final](#)

3. [202501952](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 10/30/2025, regarding Attached is the presentation submitted by Sheryl M. M. Long, City Manager, dated October 30, 2025, regarding the resources available to assist in development in Bond Hill.

 Sponsors: City Manager
 Attachments: [Transmittal](#)
 [Presentation](#)

4. [202501953](#) **PRESENTATION** presented by Gus Ricksecker, Capacity Manager, Alexis Wimbish, Program Manager, Rosa Christophel, Executive Director

 Sponsors: Nolan
 Attachments: [HomeBase Cincinnati - Community Investment Subcommittee10_30_20](#)

ADJOURNMENT

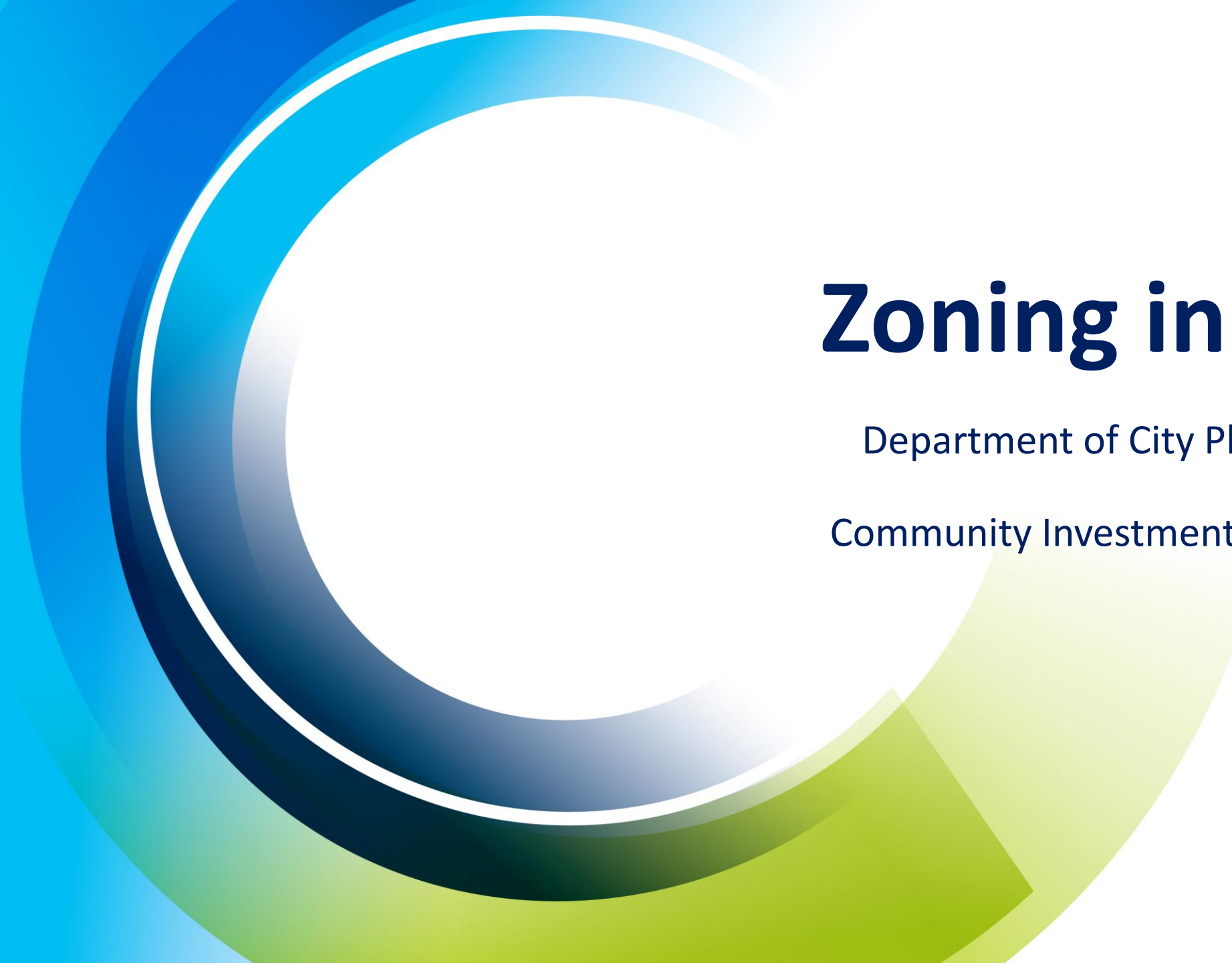
October 30, 2025

TO: Members of the Community Investment Sub-Committee
FROM: Sheryl M. M. Long, City Manager
SUBJECT: Presentation – Zoning in Bond Hill

202501949

Attached is the presentation related to Zoning in Bond Hill, as requested for the Community Investment Sub-Committee meeting held on October 30, 2025.

cc: Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

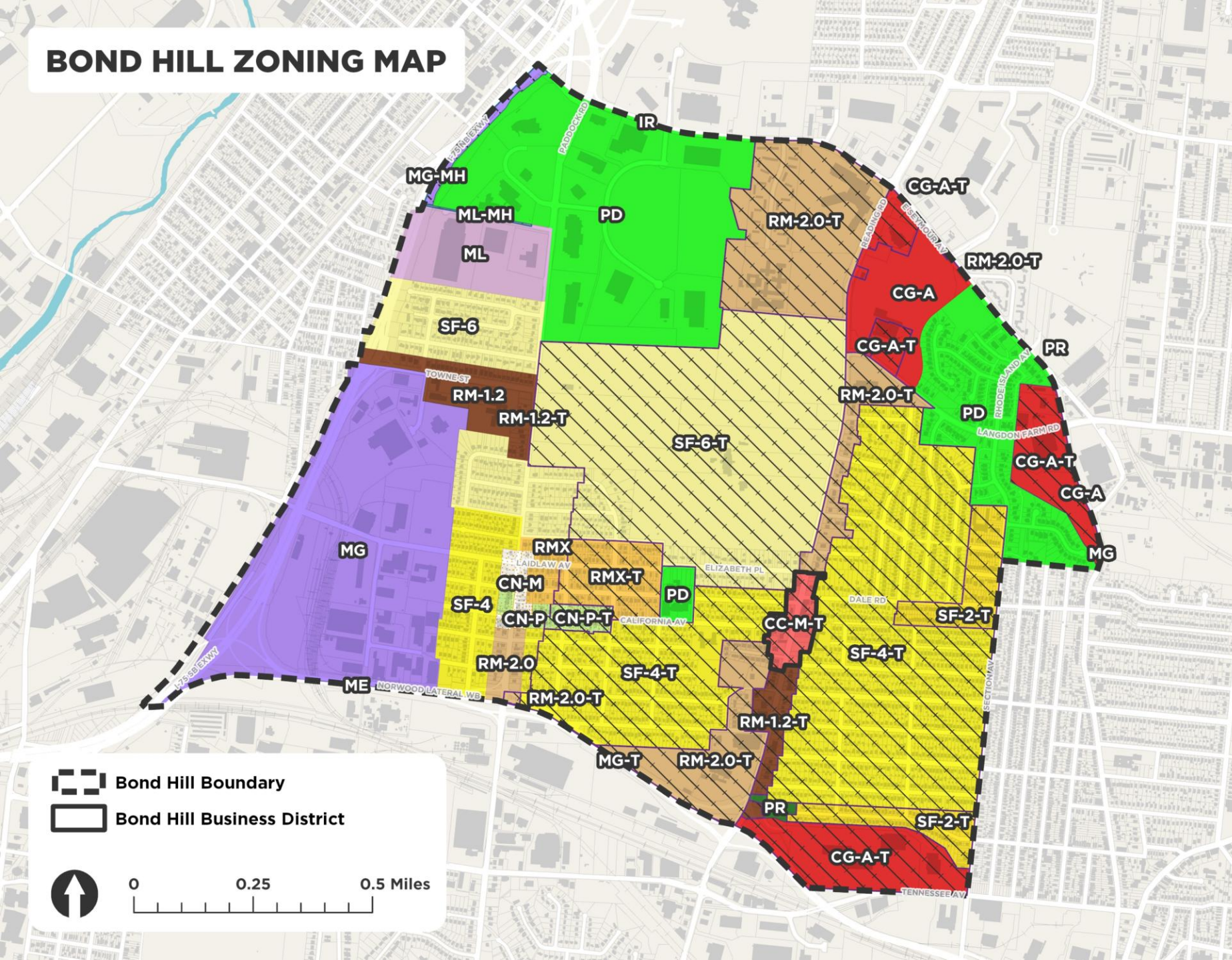


Zoning in Bond Hill

Department of City Planning and Engagement

Community Investment Subcommittee Meeting
October 30, 2025

BOND HILL ZONING MAP



BOND HILL ZONING MAP

OVERLAY DISTRICTS

Carthage
lagpole

Bond Hill

Bella Vista

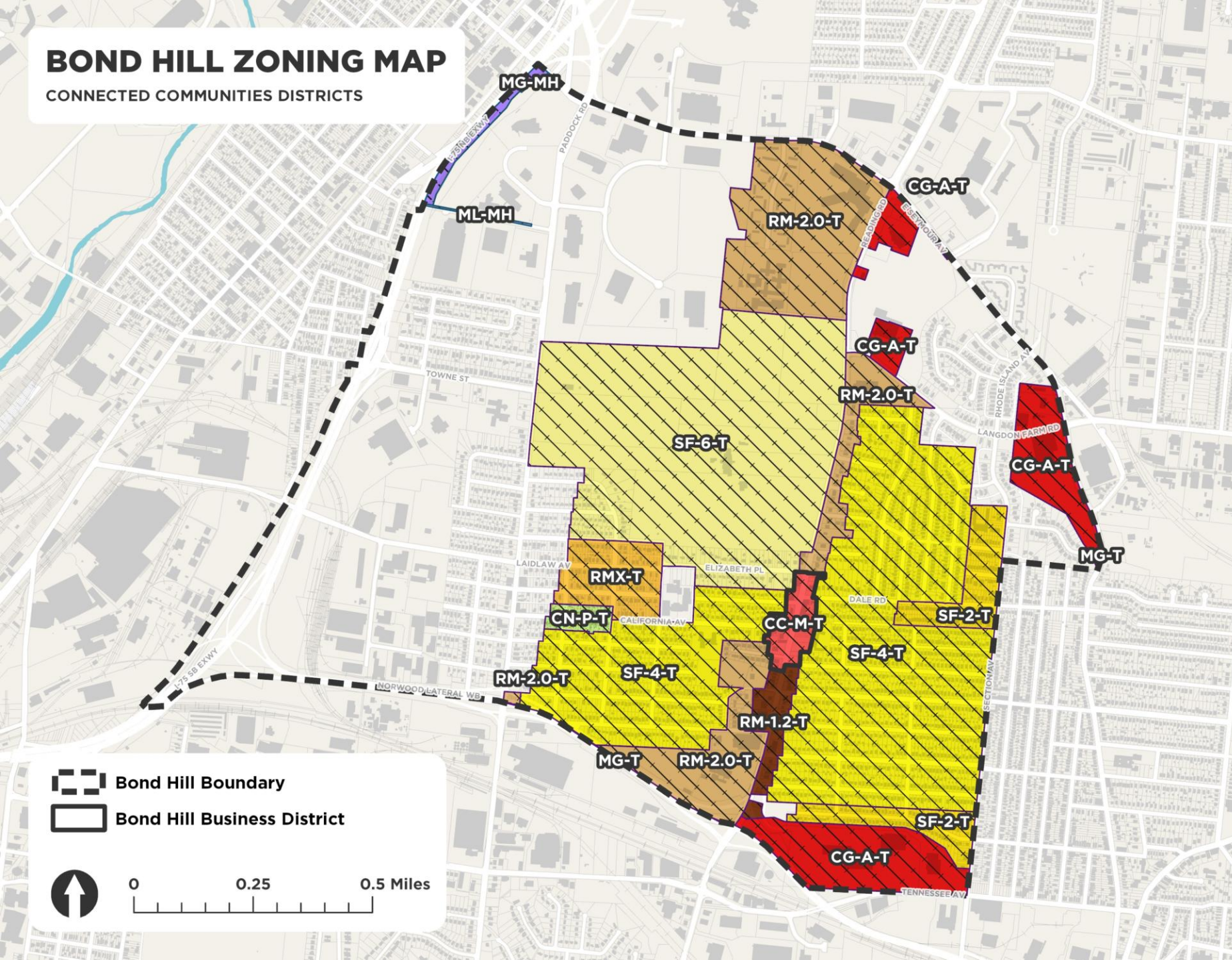
-  Bond Hill Boundary
-  Bond Hill Business District
-  Local Historic Districts
-  Hillside Overlay District



0 0.25 0.5 Miles

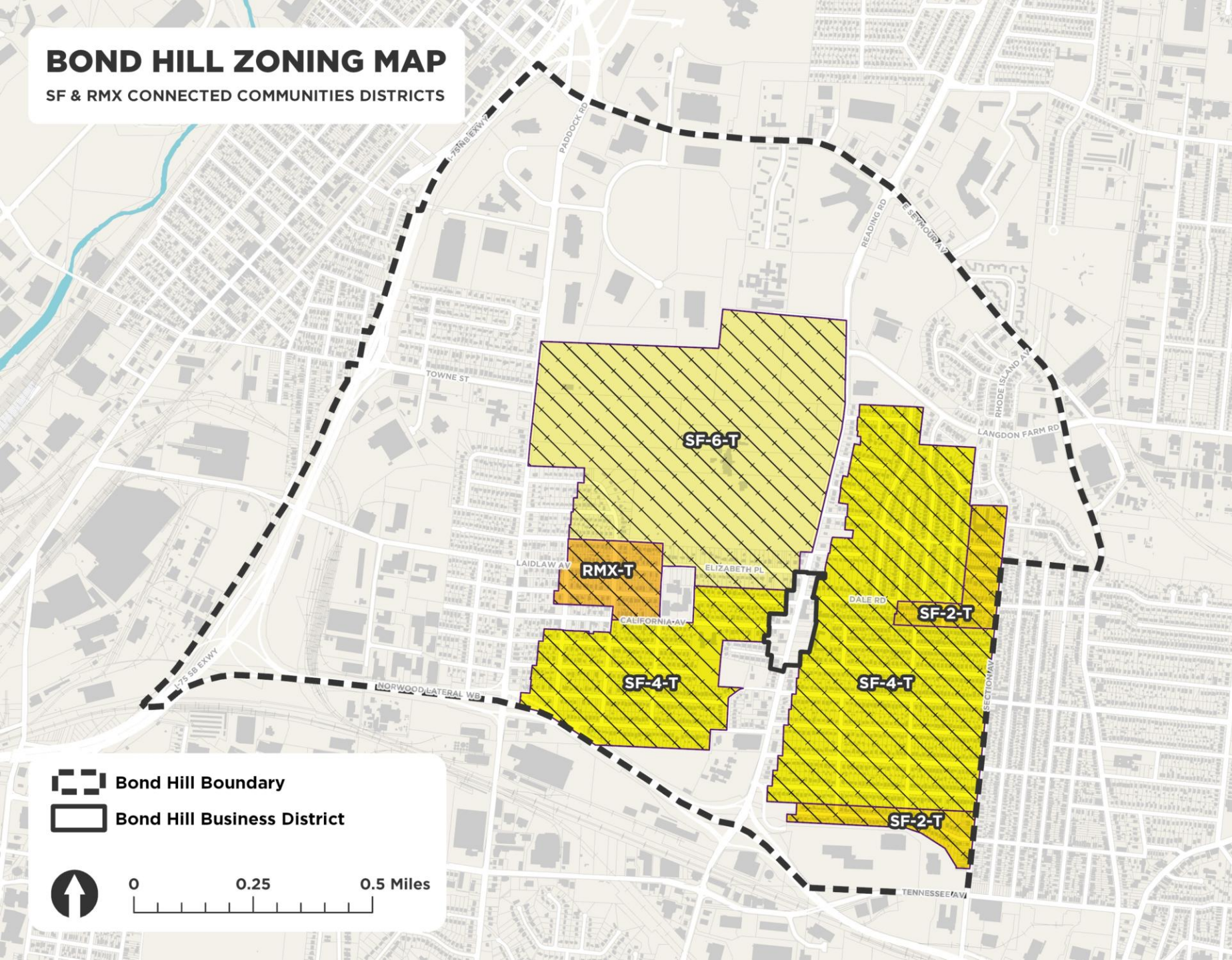
BOND HILL ZONING MAP

CONNECTED COMMUNITIES DISTRICTS



BOND HILL ZONING MAP

SF & RMX CONNECTED COMMUNITIES DISTRICTS



Bond Hill Boundary



Bond Hill Business District



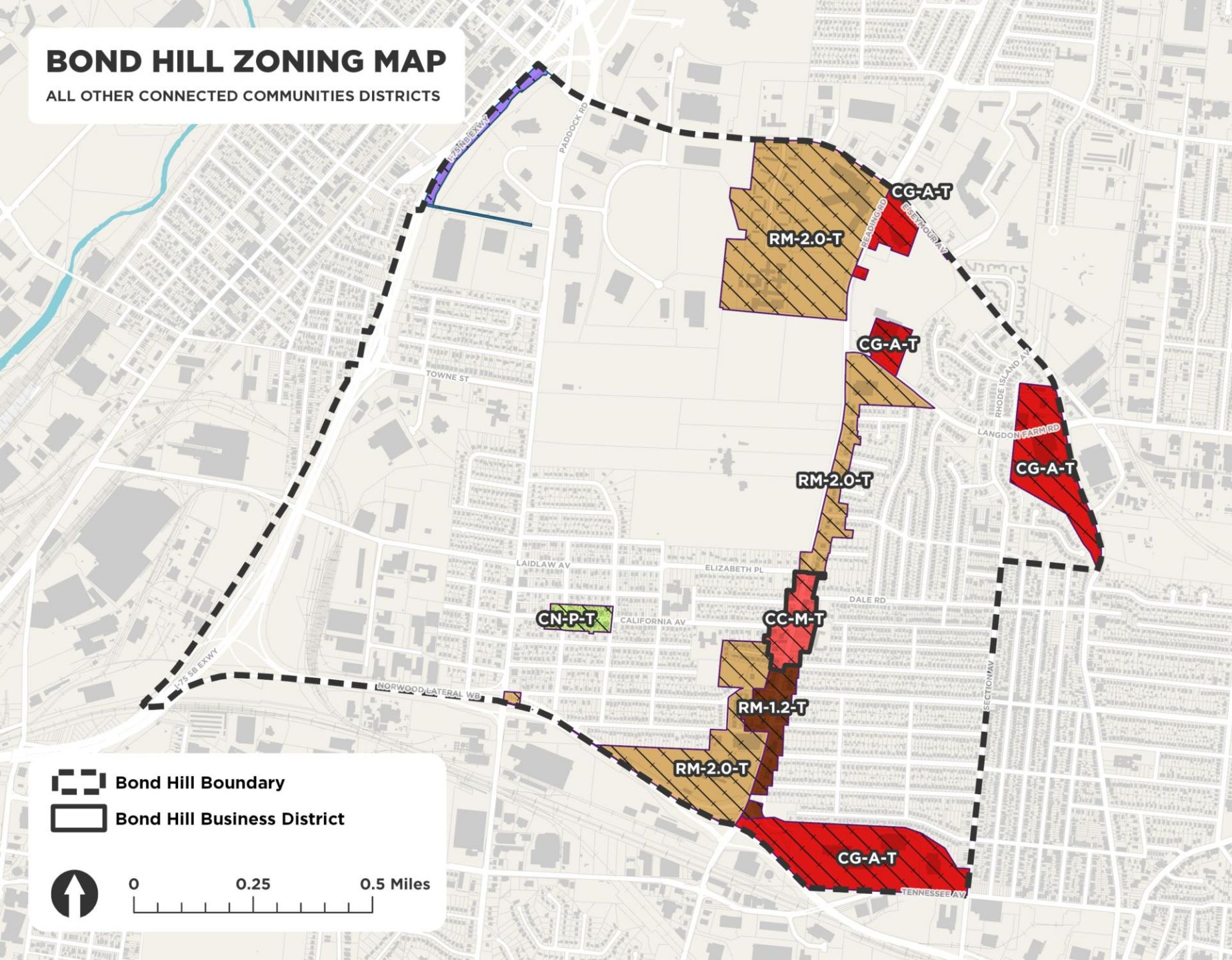
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0.25

0.5 Miles

BOND HILL ZONING MAP

ALL OTHER CONNECTED COMMUNITIES DISTRICTS

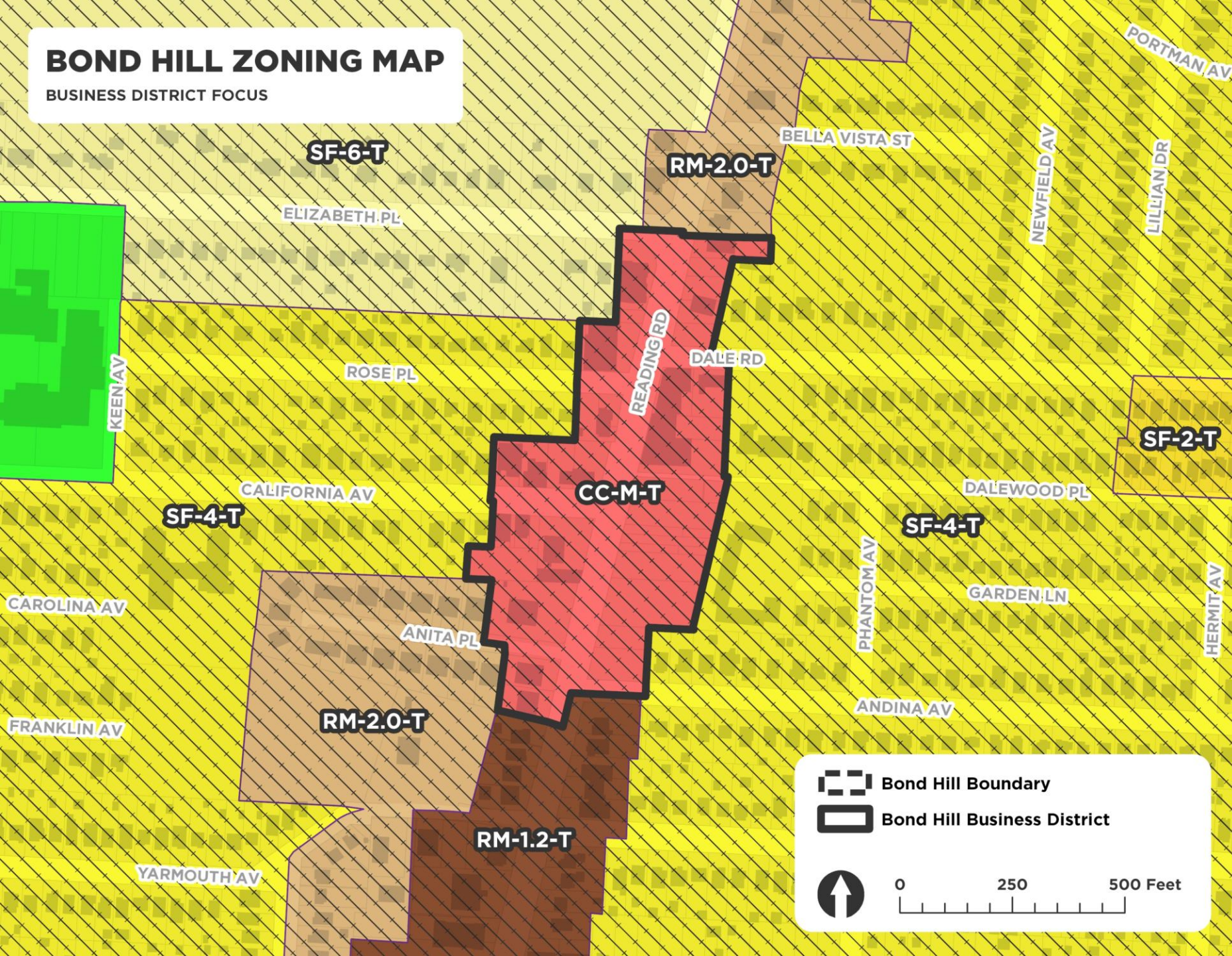


 Bond Hill Boundary
 Bond Hill Business District

 0 0.25 0.5 Miles

BOND HILL ZONING MAP

BUSINESS DISTRICT FOCUS



Bond Hill Boundary



Bond Hill Business District



0 250 500 Feet

Click here to view by City Planning Zones

Neighborhood:

All

1/2/2019 10/21/2025

Number of Units Added

Number of Units Removed

Net Change in Housing Units

Construction Permits

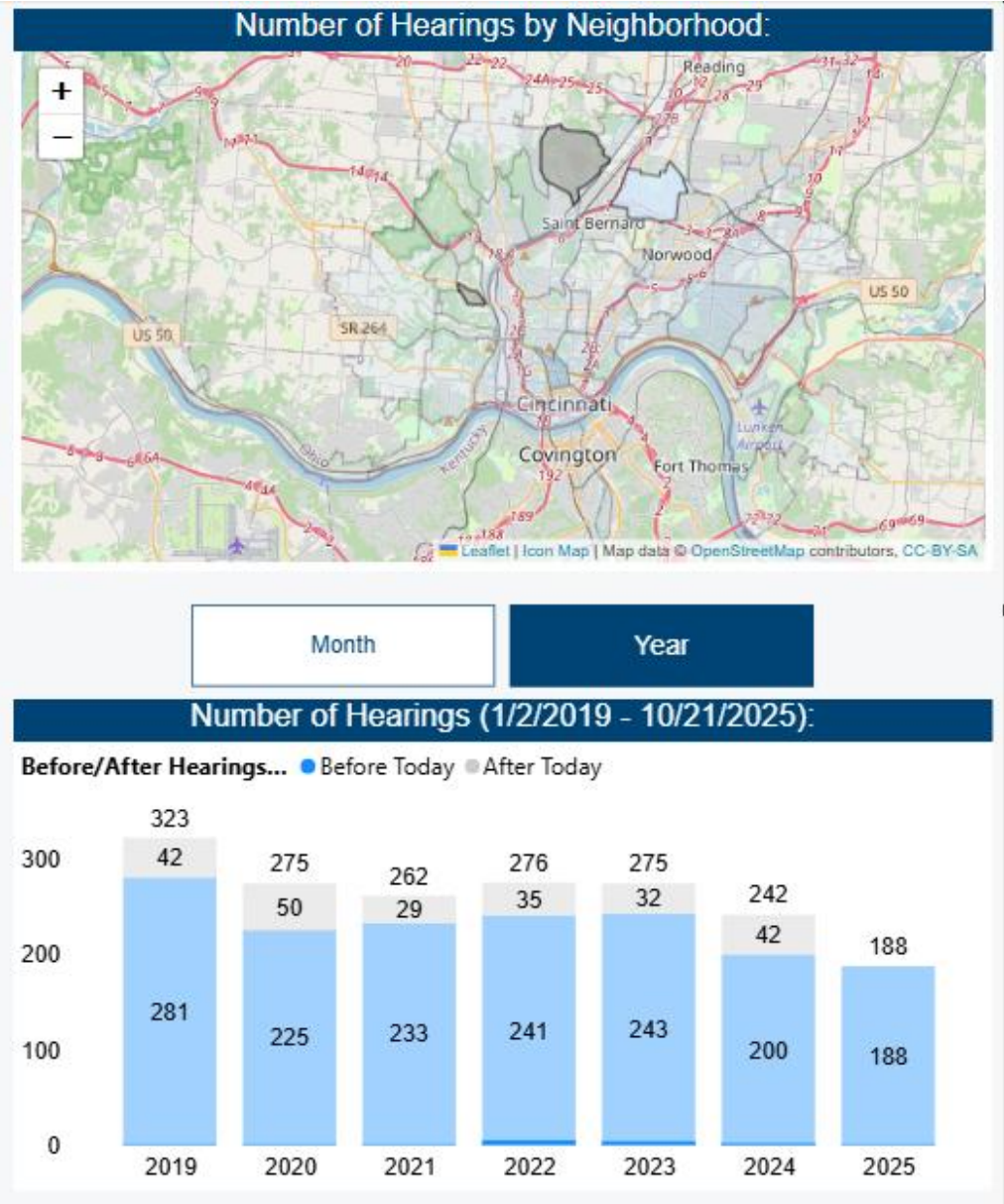
Demolition Permits

Hearings

Construction Permits to Hearings Neighborhood

Number of Hearings Year Over Year:								
NEIGHBORHOOD	2019	2020	2021	2022	2023	2024	2025	Total
Over-the-Rhine	98	42	61	57	53	36	23	370
Hyde Park	26	29	29	21	23	19	19	166
Walnut Hills	9	18	17	12	10	20	14	100
Mt. Auburn	10	21	12	12	12	15	11	93
West End	9	7	10	16	20	17	13	92
Downtown	13	10	8	12	13	12	17	85
Oakley	11	14	13	11	13	14	4	80
Mt. Lookout	8	11	6	6	12	8	9	60
Northside	8	7	9	9	5	3	8	49
Pendleton	8	15	4	6	6	6	2	47
CUF	6	4	7	6	11	8	4	46
Evanston	14	6	7	10	3	3	1	44
East End	10	10	6	4	5	4	4	43
East Walnut Hills	1	3	14	9	3	10	2	42
College Hill	5	9	8	3	8	6	2	41
Madisonville	6	4	4	13	7	4	3	41
Westwood	9	4	4	5	5	7	4	38
Clifton	8	7	4	5	3	6	2	35
Columbia Tusculum	10	6	3	3	4	5	2	33
East Price Hill	7	3	3	5	6	2	4	30
Avondale	4	5	4	7	2	3	2	27
Mt. Adams	7	5	2	1	5	1	2	23
Mt. Washington	1	5	2	4	4	5	2	23
Linwood	2	2	2		11	1	3	21
West Price Hill	3	4	1	3	5	2	3	21
Pleasant Ridge	3	2	3	4		4	2	18
Bond Hill	1	2	1	5	4	2	1	16

By Type:	
Number of Hearings	
NEW ZONING HEARING	11
Cert of Appropriateness	4
ZONING USE VARIANCE	1



Bond Hill Neighborhood Plans

- 2019:** Bond Hill - Roselawn Plan
- 2002:** Reading Road Corridor Plan
- 2000:** Paddock Hills - Bond Hill Urban Design Plan
- 2000:** Seymour Avenue Neighborhood Business District
Redevelopment Strategy
- 1990:** IAMS Urban Renewal Plan Part 2 - East Section
- 1985:** IAMS Urban Renewal Plan
- 1980:** Bond Hill Neighborhood Business District
- 1978:** Bond Hill Community Plan

<https://www.cincinnati-oh.gov/planning/neighborhood-plans/approved/>

Thank You!

Questions?



Community Economic Advancement Initiatives

Community Investment Subcommittee | October 30th,
2025

Who We Are

Community Economic Advancement Initiatives uses the principles of Asset-Based Community Development (ABCD) along with Community Economic Development (CED) and other best practices to support the building of healthy sustainable communities.

CEAI supports social, economic and cultural development in Cincinnati's African-American community through job creation and affordable housing.

Why Bond Hill

Strategic location: Bond Hill sits adjacent to downtown Cincinnati with improved connectivity via roads, public transit, and bike/pedestrian networks, enabling easy access to employment, amenities, and services. With greatest opportunity to the community will be the influx of the 800 to 1000 employees of JFS which is moving into the Bond Hill area, where Mercy Health used to operate.

Redevelopment potential: The area offers opportunities for infill development, underutilized parcels, and catalytic projects that can stimulate nearby investment and strengthen surrounding neighborhoods.

Affordability and community value: With a mix of housing options and ongoing neighborhood revitalization efforts, development can support diverse income levels while preserving the area's cultural identity.

Economic and social benefits: New projects can create jobs, increase tax revenue, and enhance public spaces, schools, and safety, contributing to long-term neighborhood resilience

Vision for the Development

A model for sustainable urban housing blending functionality, aesthetics, and community impact.

Goals:

- Integrate smart home design.
- Promote ownership accessibility.
- Reflect Bond Hill's architectural heritage with modern appeal.



Floor Plan Overview

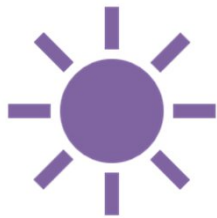
Key Features:

- Open-concept living and dining areas.
- Two bedrooms, two bathrooms.
- Maximized natural lighting and efficient layout.

Designed for comfort, built for community.



Sustainable & Smart Design



Solar-ready roofing and efficient HVAC systems.



Water-saving fixtures and insulated materials.



Smart home automation for lighting, security, and climate control.

Affordable Luxury

Key Features:

- High-end finishes at accessible costs.
- Granite countertops, LVP flooring, stainless steel appliances.
- Durable materials ensuring long-term value.

Designed for comfort, built for community.



Community Impact

Employing local
and minority-
owned
contractors.

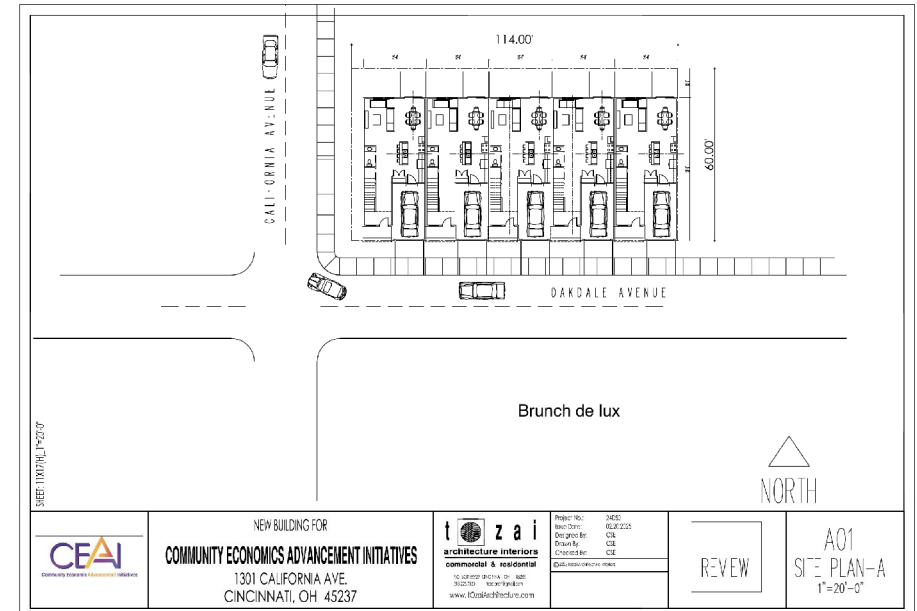
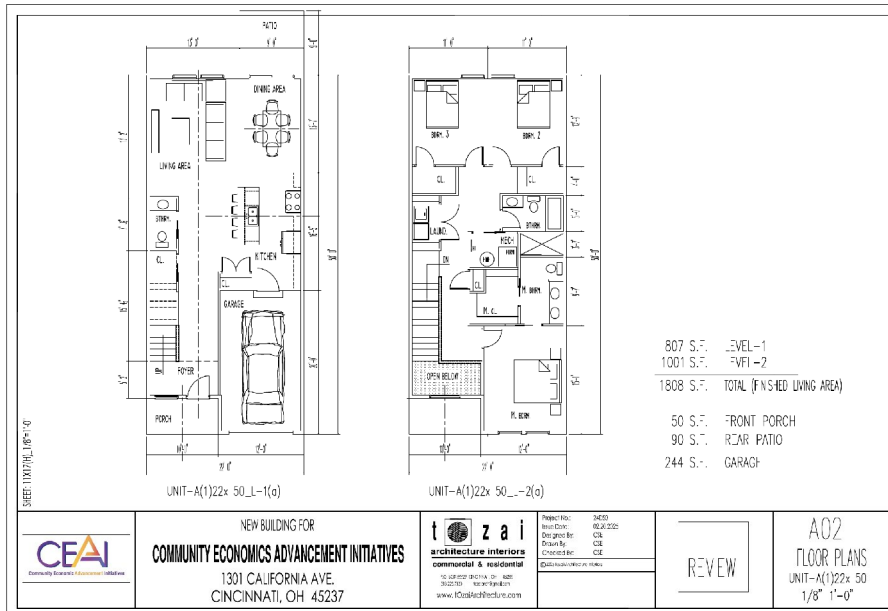
Strengthening
community pride
and
neighborhood
renewal.

Reducing energy
costs and
promoting green
living.

“Affordable
housing should
inspire, not limit.”

Investment & Partnership Opportunities

- 1301 California is the first of many CEAI sustainable builds.
- ROI & Incentives: Community reinvestment tax credits, long-term appreciation.
- Partnerships: Engaging local investors, civic leaders, and housing advocates.



Architectural Drawings 1-2

4916-4930 Reading Rd.



Brunch De Lux



California Ave. and Oakdale Ave



4860-4908 Reading Rd.



Closing & Contact

Join CEAI in redefining affordable living through innovation, sustainability, and integrity.

Community Economics Advancement Initiatives (CEAI)

Website:

Email:

Phone:



Questions?

October 30, 2025

To: Members of the Community Investment Sub-Committee
From: Sheryl M. M. Long, City Manager 202501952
Subject: **City Resources Available to Assist Development in Bond Hill**

Attached is the presentation submitted by Sheryl M. M. Long, City Manager, dated October 30, 2025, regarding the resources available to assist in development in Bond Hill.

Department of Community & Economic Development (“DCED”)

BOND HILL: City Resources Available to Assist Development in Bond Hill

City Council Community Investment Subcommittee Meeting

OCTOBER 30TH, 2025

city of
CINCINNATI

WHO AM I?

About your presenter today:



GREG KOEHLER

greg.koehler@cincinnati-oh.gov

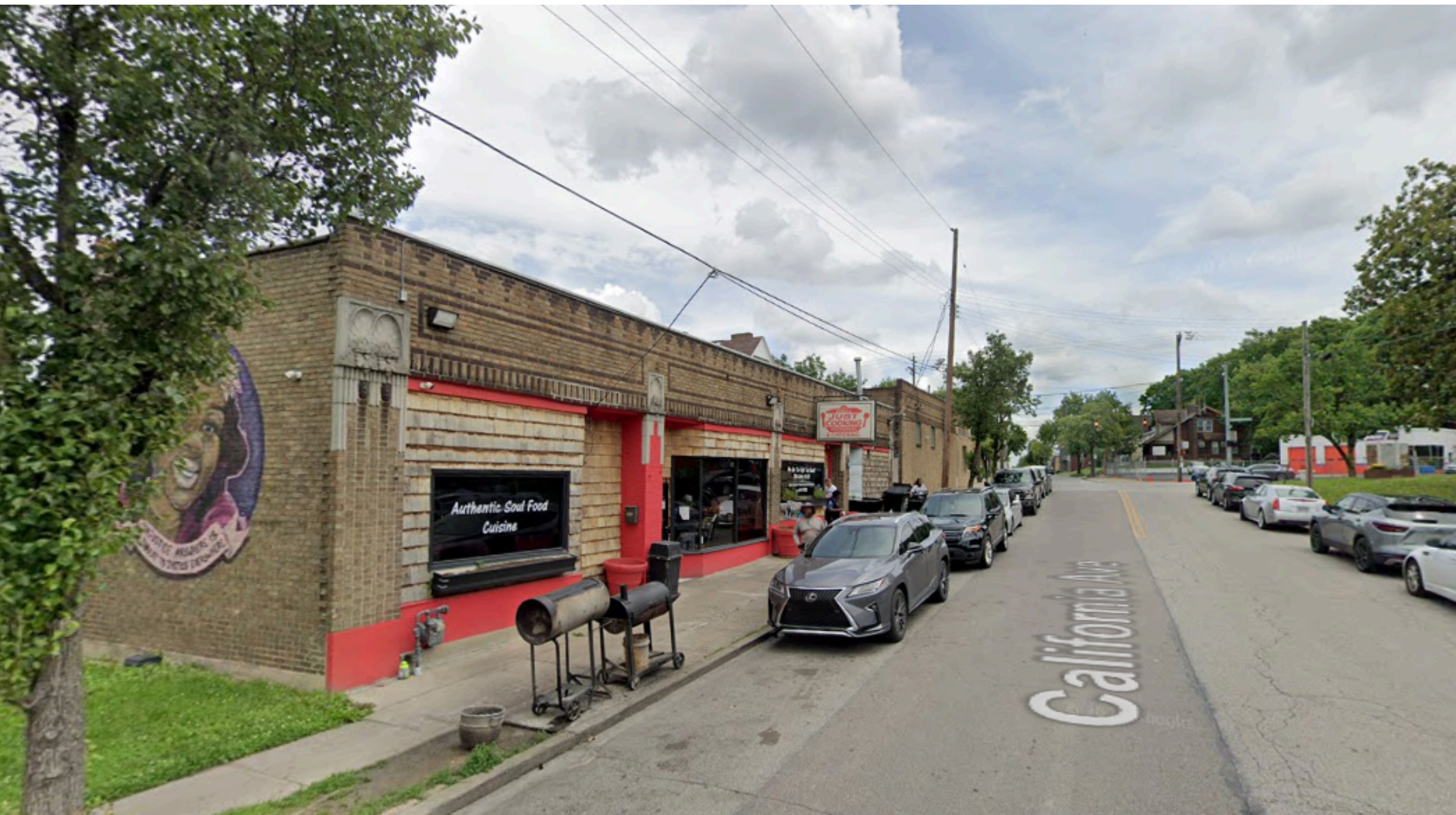
Neighborhood Development Manager
City of Cincinnati, Department of Community &
Economic Development (“DCED”)



WHY WE ARE HERE

Thank you for having us at the 1st meeting of the Community Investment Subcommittee for Bond Hill.

Today's discussion is about *aligning City tools, community priorities*, and *private investment* to advance equitable growth in the neighborhood.



CONTEXTUALIZING THE NEIGHBORHOOD

Bond Hill
Neighborhood
Boundary

Bond Hill Business
District (NBD)

Bond Hill TIF District



Key Opportunity Sites
(The Port Properties):



MidPoint Crossing



Bond Hill Business District

WHAT WE WILL COVER

DCED Presentation Overview

- ✓ **Bond Hill TIF District:** *available resources and eligible uses*
- ✓ **City Incentives & Funding Tools:** *including tax abatements, TIFs, and funding programs*
- ✓ **Special Opportunity Funds:** *targeted resources for Bond Hill revitalization*
- ✓ **Next Steps & Collaboration:** *how these tools can support ongoing community-led development*

FULL LIST OF DCED PROGRAMMING

DCED offers a wide variety of programming throughout the year to invest in the vitality and success of our city's neighborhoods, businesses, and residents.

Affordable Housing Fund	Residential CRAs	LIHTC: Low-Inc. Hous. Tax Cred. Support	PACE: Property Assessed Clean Energy
Access to Capital Program	Commercial CRAs	Meet & Confer	Property Sale Assistance/Financing
ADDI: American Dream Downpayment Init.	DORAs: Desig. Outdoor Refreshment Areas	MicroCity Loans (Small Business)	Quick Strike Program
Available City-Owned Properties	Fair Housing Services	NBDIP: Neighborhood Business District Improvement Program	Section 3 Monitoring
BR&Es: Business Retention & Expansion	Grow Cincinnati Fund	NBDSF: Neigh. Biz Dist. Support Fund	Small Business Technical Assistance
CBDO: Comm. Based Dev. Org Certification	Hand Up Initiative	NCCIP: Neighborhood Catalytic Capital Investment Program	District TIFs
CEDs: Community Entertainment Districts	HOME Affordable Units Monitoring	NSP: Neighborhood Support Program	Project TIFs
CHDO: Comm. Housing Dev. Org Designation	JCTCs: Job Creation Tax Credits	NOFA: Notice of Funding Available (NOFA)	TREX: Ohio Econ. Development Transfer
CTIP: Comm. Tenant Improvement Program	Lead Paint Hazard Control Grant Program	OHPTC: Ohio Historic Pres. Tax Credits	

FULL LIST OF DCED PROGRAMMING

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Access to Capital Program	Commercial CRAs	Meet & Confer	Property Sale Assistance/Financing
ADDI: American Dream Downpayment Init.	DORAs: Desig. Outdoor Refreshment Areas	MicroCity Loans (Small Business)	Quick Strike Program
today's focus	Fair Housing Services	NBDIP: Neighborhood Business District Improvement Program	Section 3 Monitoring
	Grow Cincinnati Fund	NBDSF: Neigh. Biz Dist. Support Fund	Small Business Technical Assistance
	Hand Up Initiative	NCCIP: Neighborhood Catalytic Capital Investment Program	District TIFs
	Certification		Project TIFs
CEDs: Community Entertainment Districts	HOME Affordable Units Monitoring	NSP: Neighborhood Support Program	
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CTIP: Comm. Tenant Improvement Program	Lead Paint Hazard Control Grant Program	OHPTC: Ohio Historic Pres. Tax Credits	Bond Hill Neighborhood Revitalization Account

TAX INCREMENT FINANCING

known more colloquially as “TIFs”

Tax Increment Financing (TIF) is a tool that allows local governments in Ohio to fund public infrastructure improvements and provide subsidies for redevelopment, community projects, and, in some cases, residential rehabilitation. It works by *redirecting the increase in property tax revenue generated from rising property values within a designated area to a public improvement fund*. These funds can then be used for projects that benefit the district or support specific economic development efforts. While TIF does not require direct spending from a city’s budget, it does result in forgone tax revenue for typical taxing jurisdictions.

DCED administers two TIF programs, both targeting different goals:

→ **Tax Increment Financing Districts**

- *known as “District TIFs”*



centers on neighborhood business districts or several sites where the increment collected is used for public improvements that benefit or serve that district.

→ **Tax Increment Financing Projects**

- *known as “Project TIFs”*



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→ **Tax Increment Financing Projects**

- *known as “Project TIFs”*



incentivizes large-scale development projects that promote urban redevelopment or public improvements

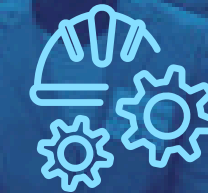


TIF DISTRICTS

OVERVIEW:

- uses growth in property tax revenue (“increment”) to **fund public improvements and community revitalization projects** within the district.
- ensure neighborhoods **benefit directly from local development** and help revitalize underinvested areas.
- currently **35 District TIFs in Cincinnati**, each covering up to 300 acres, often around neighborhood business districts.
- eligible projects include roads, streetscapes, public spaces, water/sewer lines, demolition, land acquisition, housing improvements, and more.
- due to 2020 Ordinance, **25% of all TIF funds are required to support affordable housing** for households earning 60% of Area Median Income (AMI) or below.

WHO CAN IT HELP?



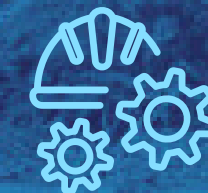
**Non-Profits
Developers**



Community Councils



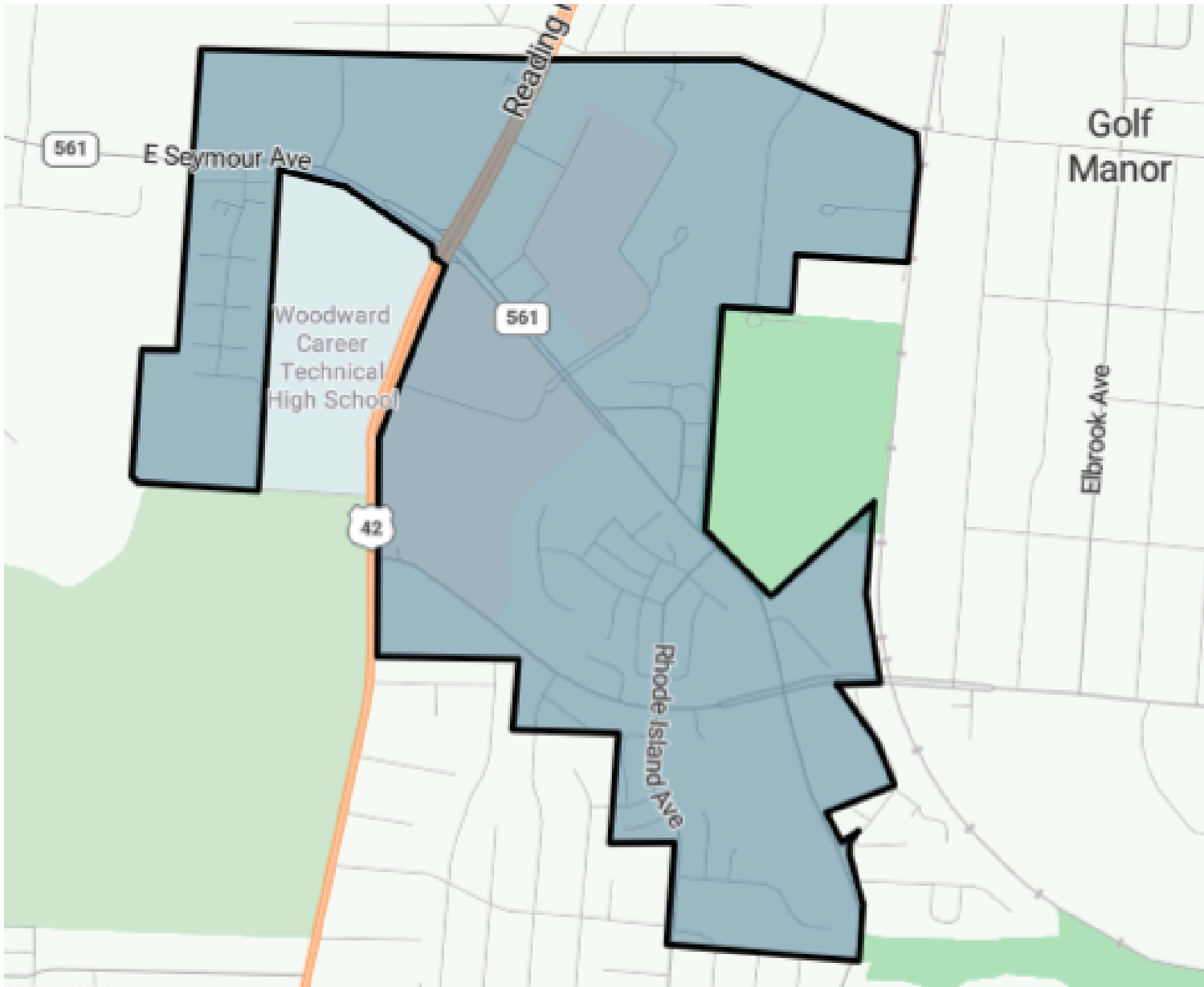
**Community
Development
Corporations**



**All residents in a
TIF district benefit
from TIF!**

BOND HILL TIF DISTRICT

TIF DISTRICT BOUNDARY



Created: 12/18/2002

Ordinance: #0420-2002

Fund Snapshot (as of October 2025):



\$1,681,953
TIF District Balance



\$560,651
Affordable Housing Balance



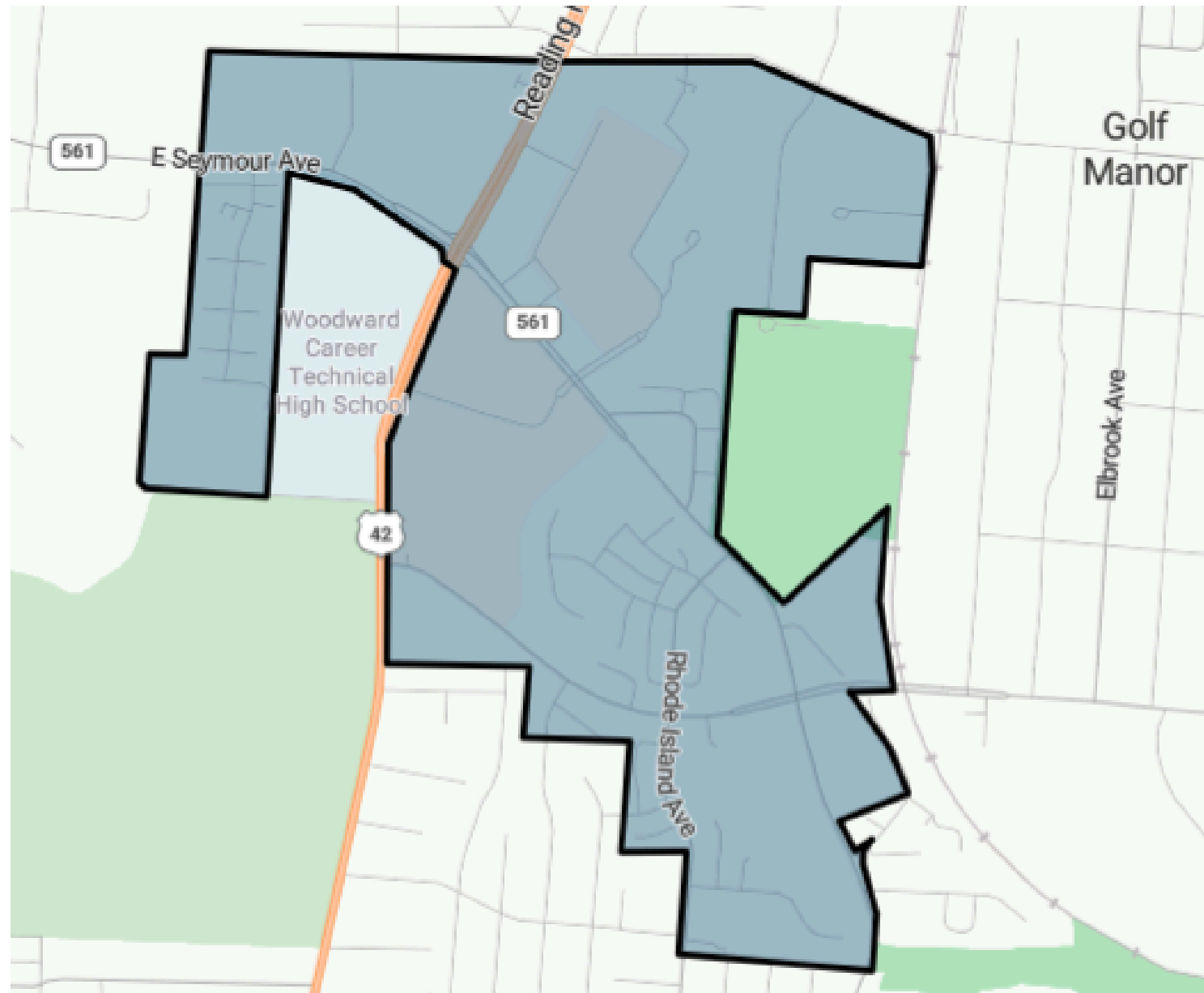
\$2,242,604
Total Available Resources

+

=

BOND HILL TIF DISTRICT

TIF DISTRICT BOUNDARY



Segments both the **Bond Hill & the Roselawn** neighborhoods.

Current focus areas:

- Reading Road corridor improvements
- Housing and mixed-use development near MidPointe Crossing
- Site preparation and infrastructure to attract private investment

PROJECT TIFS

OVERVIEW:

- provides a tool for developers, companies, and community stakeholders to **support infrastructure and redevelopment**.
- similar to Districts TIFs, Project TIFs allow the City to exempt a portion of property taxes on new development, with owners instead making payments in lieu of taxes (service payments).
- **service payments can cover project debt or be rebated to developers**, and can also fund public improvement projects.
- supports urban development; funds can be used for public infrastructure improvements and broader urban redevelopment initiatives.

WHO CAN IT HELP?



**Developers -
generally larger scale
developers of major
projects**

**NOTE: PROJECT TIFS ARE
MORE RARELY USED; IN
SPECIAL CIRCUMSTANCES
FOR LARGE SCALE PROJECTS**

COMMUNITY REINVESTMENT AREA

known more colloquially as “tax abatements” or “CRAs”

The Community Reinvestment Area (CRA) Program is a direct incentive tax exemption program created by the State of Ohio to *aid property owners who renovate existing or construct new buildings*. It permits municipalities and counties to designate areas where investment has been discouraged and offer tax incentives to spur revitalization of the existing housing stock and new development.

The City of Cincinnati's entire municipal area is one CRA. *DCED administers two programs, both targeting different goals:*

→ **Commercial Tax Abatements**

- *known as “Commercial CRAs” or “Commercial Tax Abatements”*



catalyze commercial, mixed-use, or multi-family development that might otherwise not occur



lower risk and operating expenses while increasing project viability and developer capacity

→ **Residential Tax Abatements**

- *known as “Residential CRAs” or “Residential Tax Abatements”*



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lower risk and operating expenses while increasing project viability and developer capacity

→ **Residential Tax Abatements**

- *known as “Residential CRAs” or “Residential Tax Abatements”*



reduce barriers to homeownership by making residential development and renovations more accessible



help Cincinnati families grow within their neighborhoods



COMMERCIAL CRAS

OVERVIEW:

- reduces **post-construction property taxes** paid by the property owner, helping to lower risk and operating expenses while increasing project viability and developer capacity.
- offers **a partial property tax abatement** to companies or developers building or renovating a residential (5+ units), commercial, industrial, or mixed-use facility.
- projects may be **eligible for up to a maximum 67% net abatement for up to 15 years** (33% goes to the School Board).
- often enables **increase in initial development investment** beyond what would have been feasible.

WHO CAN IT HELP?



Developers of
residential properties
(5+ dwelling units)



Developers of
commercial
properties



Developers of
industrial properties



Developers of
mixed-use properties

RESIDENTIAL CRAS

OVERVIEW:

- when you invest in renovations or build a new home, your property taxes go up, which can add an additional financial barrier for those hoping to renovate their homes or prospective homeowners hoping to construct a home (in particular, for low- to middle-income homeowners).
- residential CRAs make it possible for residents seeking renovations, improvements, or new housing construction to reduce their taxes by **paying taxes on the pre-improvement value of their property for up to 15 years.**
- reduces barriers to residential development and renovations, ultimately **helping to make homeownership more accessible** and increasing project viability and project investment beyond what would otherwise be feasible.

WHO CAN IT HELP?



Homeowner hoping to make significant renovations



Homeowner wanting to invest in improvements



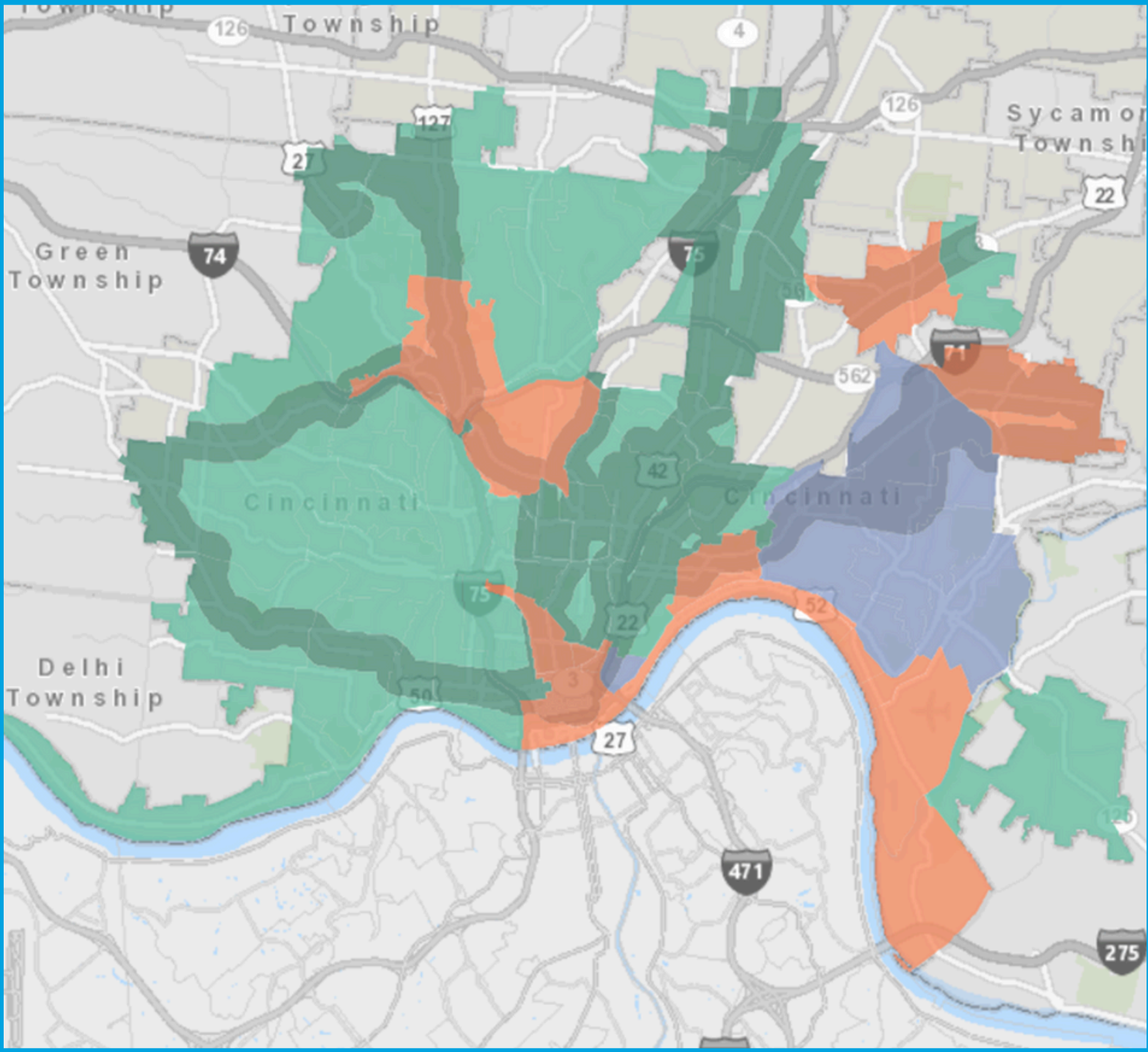
Potential homeowner hoping to construct a home

NEIGHBORHOOD TIERS

LIFT Neighborhoods	
Avondale	Mt. Washington
Bond Hill	North Avondale
Camp Washington	North Fairmount
Carthage	Paddock Hills
College Hill	Queensgate
Corryville	Riverside
CUF	Roselawn
East Price Hill	Sayler Park
East Westwood	Sedamsville
English Woods	South Cumminsville
Evanston	South Fairmount
Hartwell	Spring Grove Village
Heights	Villages at Roll Hill
Kennedy Heights	Walnut Hills
Lower Price Hill	West End
Millvale	West Price Hill
Mt. Airy	Westwood
Mt. Auburn	Winton Hills

EXPAND Neighborhoods	
California	Madisonville
Clifton	Northside
Downtown	Over-the-Rhine
East End	Pendleton
East Walnut Hills	Pleasant Ridge

SUSTAIN Neighborhoods	
Columbia Tusculum	Mt. Adams
Hyde Park	Mt. Lookout
Linwood	Oakley



INCENTIVES (UNDER 2023 PROGRAM REFORM)

Baseline Incentive Table:

LIFT Neighborhood	Abatement Term Length	Maximum Abated Increase in Market Improvement Value
Remodeling	15 years	\$350,000
New Construction	15 years	\$300,000
EXPAND Neighborhood	Abatement Term Length	Maximum Abated Increase in Market Improvement Value
Remodeling	12 years	\$350,000
New Construction	10 years	\$300,000
SUSTAIN Neighborhood	Abatement Term Length	Maximum Abated Increase in Market Improvement Value
Remodeling	8 years	\$250,000
New Construction	5 years	\$200,000

The following Bonus Incentives can be added to the relevant baseline maximum abated increase in market improvement value:

Bonus Incentive	Additional Amount of Maximum Abated Increase in Market Improvement Value
LEED Silver HERS Qualified Certified Environmental Programs	\$200,000
LEED Gold or Platinum LBC Qualified Net Zero, Full, or Petal – must include “Energy Petal”	\$300,000
Meets the Cincinnati Visitability and Universal Design Standards	\$50,000
Meets Visitability+	\$25,000 (in addition to \$50,000 for Visitability)
Missing Middle Bonus (2 to 4 units)	\$75,000 for 2 units \$150,000 for 3 units \$225,000 for 4 units
Public Transit Corridor Bonus (2 to 4 units)	\$75,000 for 2 units \$150,000 for 3 units \$225,000 for 4 units
Historic Restoration (50+ years old; remodeling only)	\$50,000

Bonuses can be cumulative. For example, an environmental certification (LEED, LBC, or HERS) can be combined with Visitability, Visitability+, Historic Restoration, Missing Middle, and/or Transit Corridor bonuses.

NOFA

The Notice of Funding Availability (NOFA) program provides *gap financing to residential developers* building transformative housing developments that advance City priorities such as *affordability, availability, variety, and sustainability*. Funding may come from federal and local sources and is available for site acquisition, construction, renovation, and related infrastructure improvements.

NOFA

OVERVIEW:

- provides **gap financing up to 40% of total project costs**, with awards capped at \$1,000,000 per project
- leverages private, philanthropic, and public funds (HOME, CDBG, City Capital, District TIFs)
- funds can **support site acquisition, construction, renovation, and infrastructure improvements**
- **competitive annual application process** with published guidelines and scoring criteria for affordable or mixed-income housing; next application window is spring 2026
- **open to all developers**, including non-profits, CDCs, CHDOs, and public housing authorities.

WHO CAN IT HELP?



**Private
developers**



**Non-Profit
Development
Organizations &
Community
Development
Corporations**



**Community Housing
Development
Organizations &
Community Based
Development
Organizations**



**Public Housing
Authorities**

AHLF

The Affordable Housing Leverage Fund (AHLF) is a *pooled financing resource* managed by the Cincinnati Development Fund (CDF) in partnership with the City of Cincinnati and Hamilton County to *support the creation, rehabilitation, and preservation of affordable housing*. Combining public, private, and charitable funds, including the City's Affordable Housing Trust Fund, the program provides forgivable and low-interest loans for projects serving low-to-moderate income residents.

AHLF

OVERVIEW:

- partnership with CDF, who manages the fund with DCED helping to review and approve projects utilizing City funding.
- **aggregates local and philanthropic dollars** to fill gaps in affordable housing projects
- offers **flexible (forgivable or low-interest repayable), low-cost loans and grants for residential and mixed-use projects** serving low-to-moderate income tenants. Loan repayments are recycled to finance future affordable housing projects.
- eligible uses include **acquisition costs, hard construction, and reasonable soft costs.**
- applications accepted on a rolling basis via the CDF website.

WHO CAN IT HELP?



Private
affordable
housing
developers



Non-Profit
Development
Organizations &
Community
Development
Corporations



Community Housing
Development
Organizations &
Community Based
Development
Organizations



Public Housing
Authorities

BOND HILL NEIGHBORHOOD REVITALIZATION ACCOUNT

established by Ord. 225-2025 (June 2025)

The Bond Hill Neighborhood Revitalization Account dedicates *\$6.5 million reclaimed by Mercy Health* to support the renewal of the Bond Hill community. The fund is focused on strategic redevelopment, business and housing revitalization, and infrastructure improvements.

BOND HILL NEIGHBORHOOD REVITALIZATION ACCOUNT

OVERVIEW:

- aims to ***restore neighborhood vitality and strengthen Bond Hill's role as a vibrant, family-friendly community*** through investments in vacant properties, enhancing public spaces, and supporting local-led development that reflects residents' vision for a safe, vibrant, and family-friendly community.
- ***in particular, it supports:***
 - strategic redevelopment and business growth
 - housing and site improvements
 - infrastructure upgrades to attract new investment
- developed ***in collaboration with residents and community leaders*** to ensure inclusive, community-driven progress.



KEY TAKEAWAYS

- Multiple City tools are *available and active* in Bond Hill today
- The Bond Hill TIF and Revitalization Account together create a strong foundation for reinvestment
- ***Layered incentives*** (TIF, CRA, NOFA, Leverage Fund) can make challenging projects feasible
- Collaboration between City, community, and development partners is essential to success

QUESTIONS?



GREG KOEHLER

NEIGHBORHOOD DEVELOPMENT MANAGER, DCED

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H O M E B A S E

Community Investment Subcommittee
October 30, 2025



Agenda

1. Overview of HomeBase Cincinnati
2. Membership and CDC Continuum
3. Brief History of the Bond Hill CDC
4. HomeBase Programming



What Is HomeBase?

Quick History:

Homebase Cincinnati (Homebase), formerly known as Community Development Corporation Association of Greater Cincinnati, has been the Cincinnati community for 40+ years. Homebase is an organization of inspired community members, community developers, funders, legal professionals, and community partners. We provide the fundamental framework and resources to our 501(c)(3) Community Development Corporation (CDC) members in the Greater Cincinnati area, so they can help neighborhoods realize their vibrancy, attract new employers, improve residents' financial well-being, and enhance the quality of life in their communities..

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.

COMMUNITY DEVELOPMENT STARTS HERE.



Meet the Team



Rosa Christophel
Executive Director



Alexis Wimbish
Project Manager



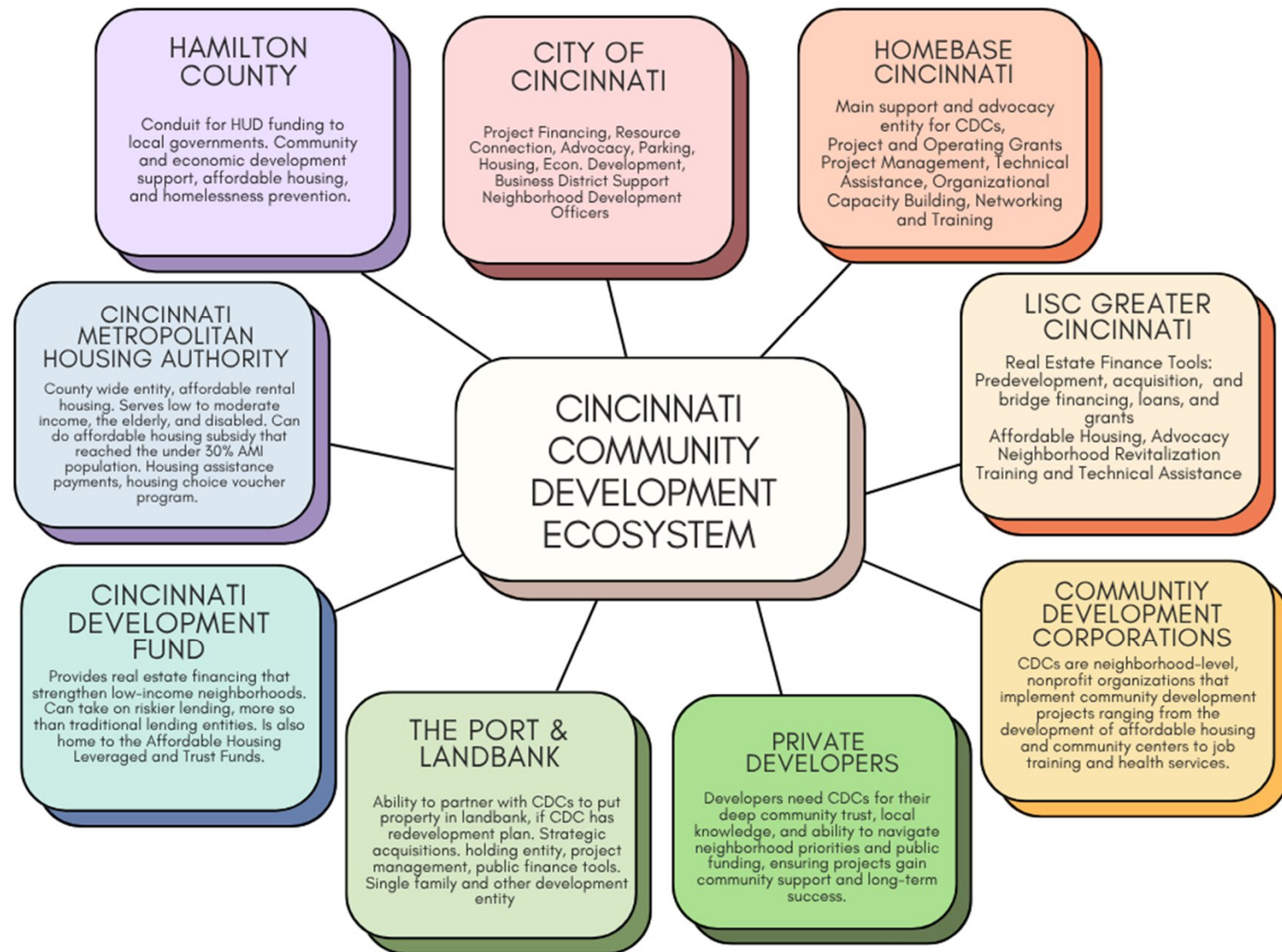
Emma Shirey- McNamara
Operations Administrator



Gus Ricksecker
Capacity
Development
Manager

HomeBase Cincinnati

Just one part of the community development ecosystem.



Our Members

Community Development Corporations (CDCs)

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 Organizations (CHDOs)

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

Community Based Organizations (CBOs)

A CBOs serve varied and important roles in their respective communities, but unlike CDCs are not real estate developers. CBO's often serve as critical engagement and activation organizations.



Membership

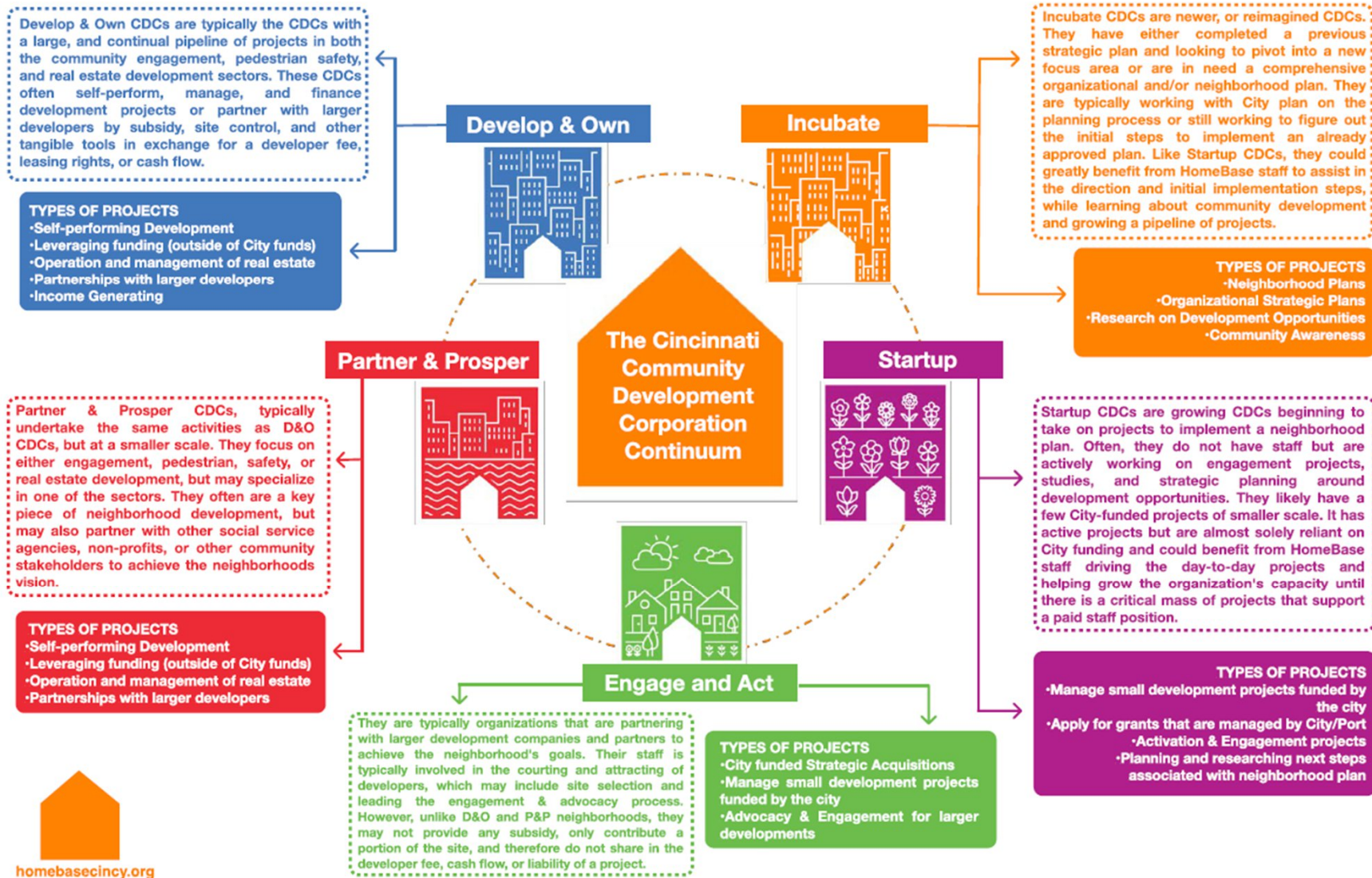
3 East CDC
Avondale Development Corporation
Camp Washington Urban Revitalization Corporation
Carthage Civic League
Changing Ground
Cincinnati Homesteading and Urban Redevelopment Corporation
Clifton Heights Urban Revitalization Corporation College
Hill Urban Revitalization Corporation Community Matters
Cincinnati, Inc.
Corryville Community Development Corporation
DeSales Community Urban Redevelopment Corporation Kennedy
Heights Development Corporation
Madisonville Urban Revitalization Corporation
Mohawk Neighborhood Community Development Corporation
Mt Auburn Community Development Corporation
Mt. Airy Community Urban Redevelopment Enterprise
Mt. Adams Community Development Corporation
Mt. Lookout Community Development Corporation
Mt. Washington Community Development Corporation
Northsiders Engaged in Sustainable Transformation
Over-the-Rhine Community Housing
Price Hill Will

Roselawn Business Alliance
Sedamsville Civic Association
Seven Hills Neighborhood Houses
Village Development Corporation
Homesteading & Urban Redevelopment Corporation Walnut
Hills Redevelopment Foundation
Westwood Community Urban Redevelopment Corporation
Westwood Works
Working In Neighborhoods

Affiliate and Corporate Members

Cincinnati Development Fund
The Port of Greater Cincinnati Development Authority & HURC
8K Construction
Kaiker Development
SHP
Invest in Neighborhoods
LISC





Bond Hill CDC

Event

Initial Meeting with Bond Hill residents

Kickoff Technical Assistance

Task Force Meeting #1

Task Force Meeting #2

Task Force Meeting #3

Task Force Meeting #4

Task Force Meeting #5

Task Force Meeting #6

Task Force Meeting #7

Task Force Meeting #8

Task Force Meeting #9

Start of Board Revisions to CDC Plan

Date(s)

June 20th, 2024

August 4th, 2024

August 26th, 2024

September 11th, 2024

September 26th, 2024

October 10th, 2024

October 24th, 2024

November 14th, 2024

November 21st, 2024

December 12th, 2024

December 19th, 2024

January 28th, 2025

Key Programs

- Neighborhood Voluntary Tax Incentive Contribution Agreement (VTICA)
- Empower Neighborhoods Program (ENP)
- Quick Strike Acquisition and Project Support Fund
- Operating Support Grant (OSG)



Program Highlight:

Neighborhood Voluntary Tax Incentive Contribution Agreement (VTICA) Program

The Neighborhood Voluntary Tax Incentive Contribution Agreement (VTICA) is part of the City of Cincinnati's Community Reinvestment Area (CRA) Program in which commercial tax abatement recipients contribute 15% of the value of a development tax incentive back to affordable housing (7.5%) and neighborhood quality of life projects (7.5%).

HomeBase Cincinnati administers the portion of funding allocated to neighborhood quality of life projects. The amount of money individual neighborhoods have available is based on how many new developments, with a CRA that includes a VTICA, come to that neighborhood. Under the current ordinance, the Neighborhood VTICA funding must be used within the neighborhood for which the funding was collected and cannot be combined and shared with other neighborhoods.



Program Highlight:

Neighborhood Voluntary Tax Incentive Contribution Agreement (VTICA) Program

Eligible Neighborhoods

**Neighborhood Fund > \$10,000 as of 07/01/2025*

Bond Hill
Camp Washington
Carthage
CUF
Hyde Park
Lower Price Hill
Madisonville
Mt. Auburn
Oakley
Walnut Hills

Types of Eligible Projects

Neighborhood organization(s) can apply for VTICA for the betterment of their neighborhood through the following options.

- Neighborhood Service Programs
- Implementation Projects
- Community Engagement & Placemaking

Applications will open in February and August.



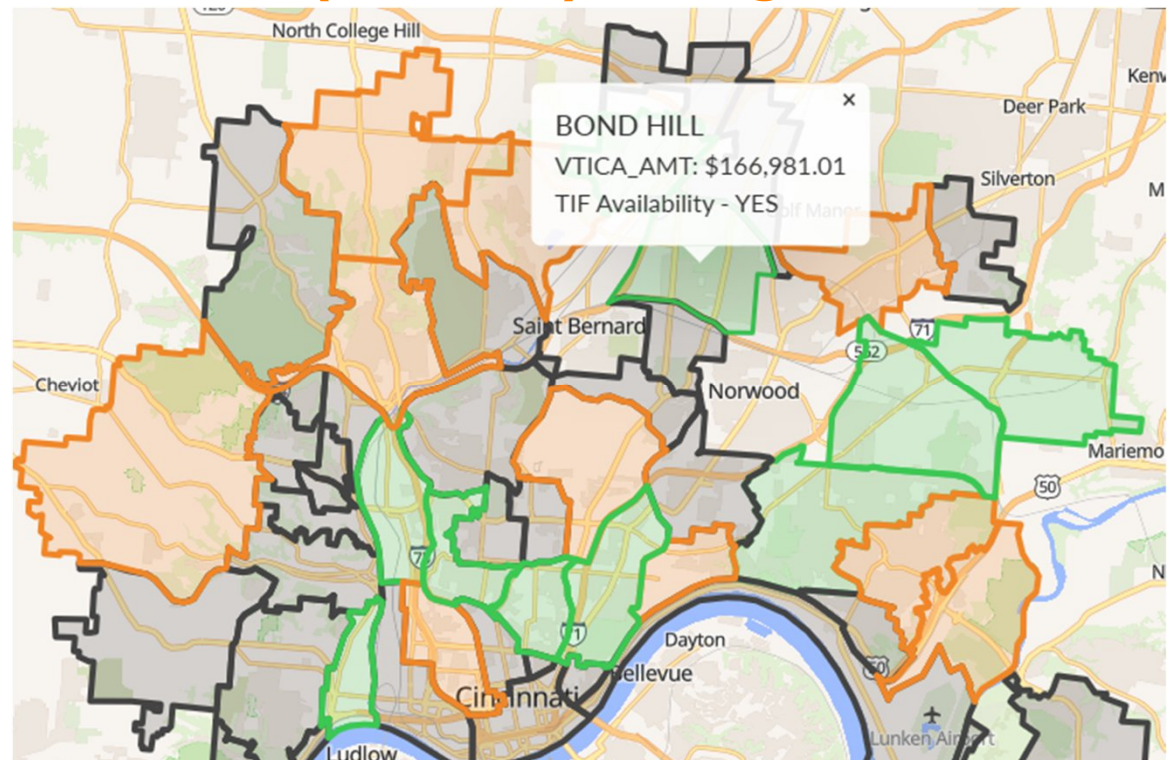
Program Highlight:

Neighborhood Voluntary Tax Incentive Contribution Agreement (VTICA) Program

Current Balance: \$166,981

- Continued annual allocations (year 3 of a 15 year abatement) of around \$45,000

*Full balances of all neighborhoods can be found on the HomeBase website



Program Highlight:

Empower Neighborhoods Program (ENP)

Purpose: to support emerging organizations “jump start” foundational projects in their communities. The main objectives are to support community revitalization, advance both existing and new projects, and act as a catalyst for transformative change within neighborhoods.

The program began its first funding cycle in FY 2026, with **\$900,000** being allocated from the City of Cincinnati to support 1-3 community projects.



The Empower Neighborhoods Program (ENP) is a Homebase-managed CDBG funded project assistance program through the City of Cincinnati in coordination with The U.S Department of Housing and Urban Development (HUD).



Program Highlight:

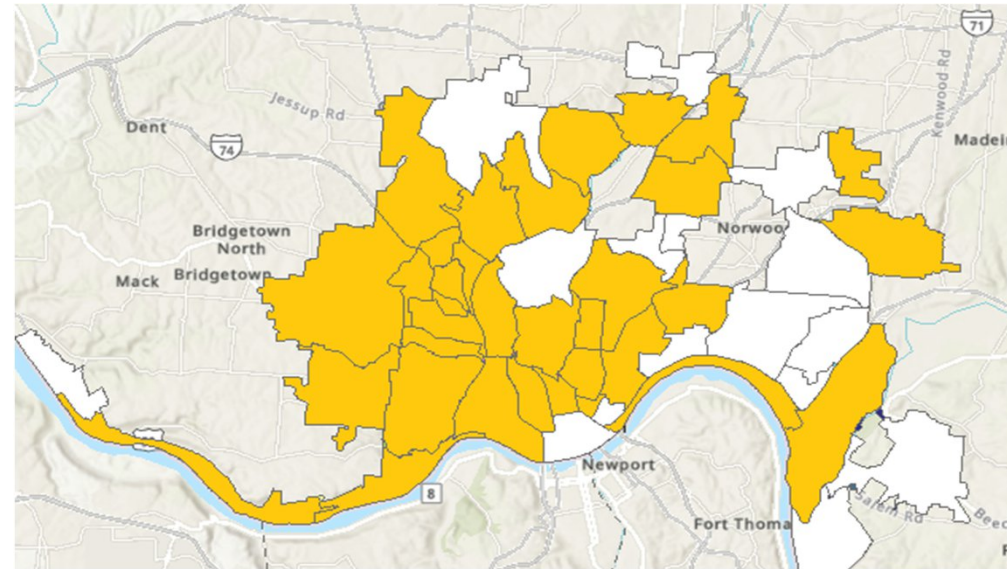
Empower Neighborhoods Program

Organizational Eligibility:

- Business associations
- Community councils
- Improvement associations
- Community Development Corporations

Project Eligibility (HUD Guidelines):

- Acquisition of Real Property
- Public Facilities and Improvements
- Construction of Housing
- Special Economic Development Activities



Avondale	English Woods	North Fairmount	Spring Grove Village
Bond Hill	Evanston	Northside	Villages at Roll Hill
Camp Washington	Kennedy Heights	Over-The-Rhine	Walnut Hills
Carthage	Linwood	Pendleton	West End
Corryville	Lower Price Hill	Riverside	West Price Hill
CUF	Madisonville	Roselawn	Westwood
East End	Millvale	Sedamsville	Winton Hills
East Price Hill	Mount Airy	South Cumminsville	
East Westwood	Mount Auburn	South Fairmount	

Program Highlight:

Empower Neighborhoods Program

Carthage Commons

Carthage Commons is a proposed community gathering space that intends to be used as a hub of community gathering, events, and the home of the Carthage Civic League. The site includes an open lawn with sensory play features, detention basin and shade trees, a widened walking path, and a facility with a covered stage for indoor activities.

Spring Grove Village Facade Improvements

This project will revitalize and enhance the visual and functional appeal of long-standing businesses in the Spring Grove Village community. Through a range of exterior upgrades, including facade renovations, storefront repairs, updated signage, improved exterior hardscapes, and the addition of exterior amenities, the program seeks to increase the aesthetic and economic vitality of the neighborhood.



Program Highlight:

Quickstrike Acquisition Fund

Purpose: The Quick Strike Fund provides financial assistance for real property acquisition and acquisition related costs in Cincinnati neighborhoods.

The program began its first funding cycle in FY 2025, and has received around **\$1,000,000** annually since then.



Program Highlight:

Quickstrike Acquisition Fund

Organizational Eligibility:

- Business associations
- Community councils
- Improvement associations
- Community Development Corporations

Project Eligibility:

- Applicants are required to have valid purchase option to be recommended for funding.
- Projects funds are only eligible for real property acquisition projects.
 - Applicants may include eligible acquisition related costs in the funding request such as title report, appraisal, and environmental site assessment costs.



Park Theater, 4157 Hamilton Ave., Northside

Thank You!

<https://www.homebasecincy.org/>

