

H O M E B A S E

Budget Committee April 29th, 2024

Quick Strike Funding Recommendations

#TogetherWeBuild

#CommunityDevelopmentStartsHere!





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.

Homebase is the leading resource for community development, focused on sharing resources, funding and expertise that helps transform neighborhoods and improve the quality of life for the residents of Greater Cincinnati.



Quick Strike Acquisition & Project Support

Program Summary:

The \$1 million Quick Strike Fund will limit awards up to **\$250,000 per project/acquisition**.

- Project funds have to be used for an acquisition of real property, but the application can also seek acquisition-related funding, including phase I and appraisal costs, as part of the total project costs.
- Applicable Projects must be catalytic in nature, meaning the project will begin a cascade of positive effects in a neighborhood.

For example, a prominent key stone building in a neighborhood that will create small business jobs and/or affordable housing, etc.

Application Requirements & Scoring Criteria:

- **Catalytic Project** – the acquisition needs to be demonstrably catalytic for the neighborhood: a key property in the NBD, compliments existing controlled property for a larger development, the development plan for the building is catalytic for the community, prospective tenant would be catalytic, etc.
- **Timeline** – acquisition should be able to be closed quickly; organization must demonstrate the ability to close on the property and start on redevelopment in a timely manner, i.e. close within 6-8 months of the award being granted, and redevelopment begin on the project within 1 year
 - Recourse Clause: DETAILED ON NEXT SLIDE
- **Private Leverage** – the organization is not required to have a high percentage of leverage, as some neighborhoods will not be able to raise funds, but must show some leverage, either through private funding, accompanying loan, or volunteer hours.

Project application must include a signed Option Agreement or Purchase Agreement

- **Organizational Capacity** – organization has capacity to carry out the project, or can demonstrate that it has the right partners (HomeBase, the Port, CDF) to demonstrate capacity

Application Requirements & Scoring Criteria:

Proposed Draft Recourse Clause:

HomeBase Cincinnati Approval of Development; HomeBase's Right to recourse and the City's Right to Purchase

Property. The Quick Strike Funding Agreement shall remain in effect until the Property is acquired, and redevelopment of the Property is commenced. However, HomeBase agrees that it will not exercise the Recourse Clause if the following conditions are met, according to the following timeline (the conditions occurring at or prior to the times listed being the "**Milestones**"):

~90 Days After Award is Granted ("**Milestone 1**"): Grantee has closed on property, or made significant progress towards closing, additionally there is a proposed final full redevelopment plan, timeline, and proforma.

6 Months After Closing ("**Milestone 2**"): Both of the following constitute Milestone 2:

(1) Grantee's completion of the Project, to the satisfaction of the City; and (2) City approval, through DCED, of a proposed developer and a development plan, which must include sources and uses of funding.

1. 6 Months After Milestone 2 ("**Milestone 3**"): City approval, through DCED, of a detailed development plan substantially conforming to the proposals submitted for Milestone 2 (including drawings, pro forma, proposed project schedule, any other information required by the City at that time) and proof of financing to perform the development.
2. 6 Months After Milestone 3 ("**Milestone 4**"): Closing with the selected developer, only after (and contingent upon) City approval of any environmental assessments required by the City based upon initial environmental assessments required under this Agreement, and any subsequent environmental investigation or testing as may be required by the City pursuant to the results of such initial environment assessment.

Completion of development ("**Milestone 5**"): Completion of the development shall be the final Milestone. After the development of the Property that was approved by the City has been completed to the City's satisfaction, in accordance with the approved plans, the City will permanently relinquish the Purchase Option and, upon Grantee's request, will provide a release of the Restrictive Covenant.

Quick Strike Acquisition & Program Support

Project Selection process and Timeline:

- Application and Scoring Criteria were released on March 4th, 2024
- Final Applications were due on April 1st, 2024
- Application Review and Decision Committee met on April 11th.
 - Committee members included:
 - 2 City DCED staff, The Port, LISC, Fifth Third, Cincinnati Chamber, HomeBase Board
- Final recommendations subcontract draft submitted to DCED and CMO on April 18th.
- Expecting to see first draft of Quick Strike contract from DCED by May 3rd.

Application Results:

- There were **9 neighborhood applications:**
 - Clifton Heights CURC
 - College Hill CURC
 - Mohawk CDC
 - Mt. Washington CDC
 - NEST
 - Price Hill Will
 - Seven Hills Neighborhood Houses
 - Urban League of Greater Southwestern Ohio (Avondale)
 - Westwood Works
- Total requests across all applications reached almost \$2 Million.
- The following recommended projects will likely result in at least **418 affordable and mixed-income residential units**, and almost **\$50 million in development.**

Recommended Projects:

Neighborhood Organization	Recommended Funding Amount	Project Name
NEST	\$190,000	4001 Hamilton Acquisition
Price Hill Will	\$170,000	3515 Warsaw Avenue Acquisition
College Hill CURC	\$250,000	College Hill Plaza Acquisition
Clifton Heights CURC	\$200,000	2315 Vine Street Acquisition
Mt. Washington CDC	\$190,000	5455 Beechmont Avenue Acquisition
Total:	\$1,000,000	

Recommended Projects cont'd:

Project Summaries:

- NEST: 4001 Hamilton is the gateway property for Northside as you enter the neighborhood from Clifton, and its renovation would bring affordable **4 residential units and 1 commercial unit, an estimated \$1.6 Million development.**
- PHW: 3515 Warsaw Avenue would be leveraged with 4 other buildings for a multi-million-dollar redevelopment along Warsaw Avenue, similar to the Warsaw Creative Campus. If combined with 3509 & 3515 Warsaw, this will result in **2 affordable units and 1 commercial, an \$8 Million dollar development.**
- College Hill Plaza is the largest site left in the College Hill Business District and will lay the foundation for a potential of **300 mixed-income residential units** and multiple commercial spaces and an estimated **\$4 Million development.**
- CliftonHCURC: 2315 Vine Street is the last acquisition needed for a **57-unit affordable housing development**, being co-developed by OTRCH and 8K, an estimated **\$21 Million.**
- Mt Washington: 5455 Beechmont Avenue is catalytic is the project when completed would bring **55 units of senior affordable housing** to Mt. Washington, an estimated **\$14 Million development**

Questions?

