



Community Development Corporations Association of Greater Cincinnati

September 2018

Community Impact Report

We are excited to roll out our new Community Impact Report highlighting the changes in our neighborhoods and the positive role CDC's had in creating this change. We collected data for the period of 2015-2017, focusing on variables obtained across all neighborhoods: crime rates, property valuation, days on the market, litter complaints, and permitted projects. Then we looked at each CDC, collecting highlights and key statistics from our Directors pertinent to their organization. Our goal is to help tell the story of how each CDC has been working in their respective neighborhood and how that work has impacted the community.

We appreciate the input from our CDC members, the data gathering assistance from our community partners, and the key project work from our intern Sam Plante. The report will assist us in explaining the importance of the CDCs and the CDCA to funders, developers, government agencies, and other potential partners. Thank you to everyone who provided feedback in making sure that the report tells the story of their neighborhood!

Access the report [HERE!](#)

Annual Awards Event

We are excited to host our awards event at the new Summit Hotel in Madisonville on November 1. We will host a keynote speaking duo from Louisville, highlighting their revitalization partnerships in their urban neighborhoods. We look forward to the dynamic networking we and our guests will have as we gather our many community partners together to celebrate our wonderful people driving our community forward. We thank our lead event sponsor PNC for helping to fund our event!

We invite our community partners and our CDCs to nominate a key staffer or a project for an award? [See our Nomination Form for more info!](#)

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Upcoming Events

September 20 Partnering with Schools RoundTable Luncheon @ CLCI Oyler Elementary [Register HERE!](#)

November 1 Annual Awards Luncheon @ The Summit Hotel [Register HERE!](#)

November 15 Aging in Place / Golden Cincinnati RoundTable Luncheon @ Working In Neighborhoods [Register HERE!](#)

December 5 Holiday Party @ Taft's Brewpourium [Register HERE!](#)

New and improved - Event info on the website

You'll see that we've made some updates to our website, including an event list on our home page for the remainder of the year, and a resource page for our members. We will continue to improve our website to add more information for our members and partners. **We thank Fifth Third Bank for funding to assist with the update!**

CDCA offers In-House Training

We were pleased to bring together this week a variety of community partners to participate in our second session of in-house training. Seven speakers lectured in three sessions focusing on site assessment techniques, resources to evaluate potential uses, and funding options to defray the cost. We extend thanks to Andrew Meyer, AICP Senior Planner with the OKI Regional Council of Governments for entering our event for American Planning Association continuing education credits. Please see our website for the informational presentations as well as bios of the speakers. We welcome training suggestions for future sessions.

We appreciate our training grant sponsor, BB&T, who has provided a grant to help our CDCs attend training events to continuously improve their professional skills.

Bus Tour Highlights

On June 1st, the CDCA hosted over 100 attendees on a Bus Tour featuring the neighborhoods of College Hill and Madisonville. The afternoon began in College Hill in the Red Rose Pizzeria annex, where lunch was catered from Tortilleria Garcia. Networking occurred between government agencies, non-profits, banks, and individuals from the private sector. College Hill CURC Executive Director Seth Walsh, and Board Members Mike Cappel and Jacob Samad, led tours of the business district, showing off projects in all stages of development, including the Doll House and Marlowe Court, as

Steven Mingus
Director of Finance &
Communication

Sam Plante
Intern

well as some of the small businesses that give College Hill its character.

After the College Hill tour, 3 buses embarked towards Madisonville, making sure to highlight some of Working in Neighborhoods' single family College Hill home projects on the way. In Madisonville, the attendees got a taste of the local businesses with pastries provided by LaLa's and coffee from CookKoo's Coffee Shoppe and Mad Llama Coffee. At The Summit hotel, one of the newest additions to Madisonville, Sara Sheets and Matt Strauss answered questions and we heard a presentation on the future developments coming to the MedPace campus. The Madison & Whetsel Project was also introduced. The tour ended back in College Hill with a Happy Hour at Brink Brewing Company where we were joined by Mayor John Cranley.

We thank our bus tour sponsors: Fifth Third Bank, Model Group, Ackermann Group, Al Neyer, and the Cincinnati Development Fund.

Advocacy

Payday Lending Reform: We were proud to partner with the Ohio CDC Association to bring about much-needed reform. Over the past twelve months or so, we worked closely with Nate Coffman to support the reform effort spearheaded by a coalition of the Ohioans for Payday Loan Reform and the Pew Charitable Trusts. The roller coaster passage overcame obstacles in both the Ohio House and Senate. As indicated in the attached information sheet, this was truly a team effort that demonstrates the power of people versus a well-financed payday lending industry with numerous lobbyists. We would like to offer many thanks to all stakeholders who supported this effort and signed our petition for a potential ballot issue as a fallback if the legislation was not passed.

Land Contract Ordinance: We thank everyone who joined us in conjunction with the Quality Housing Task Force's initiative to get this vital City legislation approved. Many individuals in our neighborhoods have been harmed by not having information about the true condition of properties they are purchasing under land contracts. These predatory practices have a disproportionate impact on minority purchasers and neighborhoods. Under the new law, an owner offering a rent-to-own or land contract must (1) provide a certificate of occupancy to the renter/purchaser before the contract is executed. After execution, (2) the offeror must take the land installment contract to the Recorder's office to be placed of record, and (3) a copy must be sent to the Auditor's office. (4) Offeror's are also barred from requiring a renter/purchaser to sign a quit claim deed as part of the contract. Violation of any provision allows the renter/purchaser to void the contract and seek actual damages OR \$5,000, whichever is greater.

Housing Court Initiative: Please join us, the Hamilton County Redevelopment Authority, the City of Cincinnati, and other

community stakeholders throughout Hamilton County as we continue to pursue the creation of a specialized housing court in Hamilton County to deal with problem properties with creative solutions. You can support this initiative by writing letters addressed to the local Hamilton County delegation of the Ohio State House. We have a form letter from Jessica Powell at the HCRA [HERE](#). Send completed letters to Jessica Powell for collection. If you have any questions, concerns, or need help with this request, please do not hesitate to reach out to Jessica (jpowell@cincinnatiport.org or 513-632-3760) or Jaci Martin at the City Law Department (Jackyn.martin@cincinnati-oh.gov or 513-352-3315).

CRA OCC Review: This review is on our watch list. Earlier this week we joined approximately 100 other NCRC members on a policy call to learn about the pending review of the Community Reinvestment Act (CRA) by the Office of the Comptroller of the Currency. The Community Reinvestment Act was passed in 1977 to end the practice of “redlining,” by requiring banks to lend money in the communities where they are chartered to do business or receive deposits. Banks have made nearly \$2 trillion in small-business and community development loans since 1996, according to National Community Reinvestment Coalition (NCRC) calculations, to meet the requirements of the law. That’s an impressive record. The CRA [announced it will review and revise](#) the rules it sets for banks to comply with the Community Reinvestment Act. As he indicated in his [recent New York Times Op Ed](#), Jesse Van Tol, Chief Executive of NCRC, discusses how these laws define where money flows in the richest nation on earth and where it doesn’t, and how the flow of capital determines, in turn, who has access to affordable housing, to good public education, to small business loans and to financial services that aren’t abusive and predatory.

Neighborhood Voluntary Tax Incentive Contribution Agreement (VTICA). This new initiative takes effect in 2019 and is modeled is based on the Streetcar VTICA and stands to provide property tax abatements to developers, with the developers agreeing to put a portion of the tax savings into the VTICA fund. The money in this fund will be split 50-50 between (1) affordable housing initiatives city-wide, and (2) community development work in the neighborhood in which the abated property is located. This has the potential to bring a lot of financial support to our CDCs! The CDC Association is in the process of applying to be the administrator of this program; we’ll keep you posted!

Call for Committee Members

We are looking for your input in planning our 2019 events and invite you to join our events planning committee. You do not need to be a CDC member. Contact Denise Hamet at denise.hamet@cdccassocation.org.

Comings and Goings

We welcome Rachel Hastings to her new position of Executive

Director of Price Hill Will. Rachel was previously with the Center for Great Neighborhoods.

Congratulations to **Emily Ahouse** on her new position of **Executive Director** of the **Walnut Hills Redevelopment Foundation**. Emily was previously with the Covington Preservation Association.

After 9 years of dedication, our own **Elizabeth Tull-Laureano** has concluded her service on the **CDCA Board of Directors**. We are so, so thankful for all the countless time and energy Elizabeth has put towards our mission and look forward to maintaining our relationship with her! She'll continue to serve on the Steering Committee for the Cincinnati Academy of Leadership for Lawyers.

We welcome our newest sponsor, **Republic Bank**. Over the last 35 years, Republic Bank has grown to become the largest locally owned community bank in Kentucky with 45 locations in 5 states and over \$5.3 billion in assets.



2018 Sponsors





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