

March 2004

The Networker

Quarterly Newsletter of the Community Development Corporations Association of Greater Cincinnati

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CAMP WASHINGTON MOVING FORWARD ON MANY FRONTS

Camp Washington Community Board, Inc. has been a slow and steady CDC for many years, quietly rehabbing Camp housing and creating home ownership opportunities for residents. Now the Camp team, headed by founding Executive Director Paul Rudemiller, is working on many fronts at once to create positive change in the slender neighborhood which runs along I-75 at Hopple.

Camp is the neighborhood which has used receivership most effectively, moving 12 houses into the hands of good owners. Paul and Matt Strauss, a consultant with Camp, gladly assist other communities in using receivership, and are talking with the City of Cincinnati about how to make that program more effective. Matt and the CDCA are active in a statewide effort to hold a Vacant Properties Forum, including receivership strategies, in Columbus in September.

In 2003, the group rehabbed 3 houses for new owners, and added 4 more in 2004. This year, there are 3 homes currently in progress (one of which will be bought by CDCA intern Brad Kaiser and his fiancée), and 7 more are under contract to purchase.



The Camp Washington Business Association has been re-energized by Community Organizer Joe Gorman, who is also working closely with Duraid Da'as of the Community Development and Design Center on the Camp Washington Business District Redevelopment and Market Feasibility Study. The March Business Association included Council Member Chris Monzel, and April's will include Council Member David Crowley. Fifth Third is building a new 5-bay branch at the Hopple St. interchange of I-75, which made the recent Kroger decision to pull out of the neighborhood more disappointing.

Members of the Camp Washington Community Council's strong and active leadership are often seen out on the streets, staying in touch, cleaning up litter, receiving and passing on information to and from their neighbors. Donna Baake, Secretary of Council, has even been known to bake fresh pie for Council Meetings!

And for those who don't know, Camp Washington was established in 1846 as a mustering station for troops being sent to fight the Mexican - American War.



Paul Rudemiller pictured in the home just completed on Bates Ave.



Pictures from the home completed on Bates Ave. just last month. The home and its new owners were recently written about in the Sunday Home section of the Cincinnati Enquirer.



THE 2004 ANNUAL SURVEY RESULTS ARE IN

Ten area CDCs, including one in Northern Kentucky, responded to our 2003 - 2004 Survey of units completed, units in progress, predevelopment and general project funding, and crucial needs. The CDCA is always appreciative of our members that participate in the annual survey. Your input allows us to improve to support your needs, as well as informs other CDCs of the state of community development within Cincinnati. The following is a brief summation of information acquired during the survey - for more detailed information, please contact Brad Kaiser of the CDCA.

Predevelopment Funding

Very few of our participants indicated they had predevelopment funding for these projects. Of those that did, the sources were: LISC loans, OCD funds, and FHLB grants. The average grant or loan amount was \$43,500.

General Project Funding 2003

For projects in 2003, members looked to a number of sources for financing. These included both grants and loans from the City of Cincinnati, Fifth Third loans, Hamilton County Mental Health Board, Ohio Department of Mental Health, Kentucky Housing Corporation (KHC), City of Covington, University of Cincinnati Endowment, the State of Ohio, and private investors.

Affordable Housing Development – Units Completed in 2003

| | Total Units Completed | New Rental | New Owner | Rehab Rental | Rehab Owner |
|--------------------------------------|-----------------------|------------|-----------|--------------|-------------|
| * Avondale Redevelopment Corporation | | | | | |
| Camp Washington Community Board | 2 | | | | 2 |
| Cincinnati Housing Partners | 11 | | 8 | | 3 |
| Excel Development | 16 | | | 16 | |
| Housing Opportunities of Northern Ky | 9 | | | | 9 |
| * O.T.R. Housing Network | | | | | |
| ReSTOC | 25 | | | 25 | |
| ** Uptown Crossings | | | | | |
| Walnut Hill Redevelopment | 89 | | | 83 | 6 |
| **Westwood CURC | | | | | |
| Totals | 152 | | 8 | 124 | 20 |

* Avondale and Over-the-Rhine were focused on planning in 2003

** Uptown Crossings is redeveloping land near the Zoo, and Westwood is just beginning to plan its work.

Affordable Housing Development – Units in Progress 2004

| | Total Units in Progress | New Rental | New Owner | Rehab Rental | Rehab Owner |
|------------------------------------|-------------------------|------------|-----------|--------------|-------------|
| Avondale Redevelopment Corporation | 10 | | 10 | | |
| Camp Washington Community Board | 7 | | | | 7 |
| Cincinnati Housing Partners | 8 | | 2 | 3 | 3 |
| Excel Development | | | | | |
| HONK | 11 | | 4 | | 7 |
| OTRHN | 106 | | | 106 | |
| ReSTOC | 7 | | | 7 | |
| Uptown Crossings | | | | | |
| Walnut Hill Redevelopment | 50 | | 50 | | |
| Westwood CURC | | | | | |
| Totals | 199 | | 66 | 116 | 17 |

The average amount of funding from Cincinnati to individual organizations was \$260,500 for both projects and operations. Of the organizations that received funding for projects in 2003, sixty percent received funding from the City of Cincinnati, and eighty percent received funding from a public body (City and State Governments or national programs).

Only one of our members indicated they received funding from a private grant.

General Project Funding 2004

Fewer organizations secured funding for projects currently underway, or have not yet started projects at the time of this survey. Of those that did, however, funding sources were more diverse than those in 2003. Funding sources included the City of Cincinnati, Hamilton County loans, Cornerstone loans, Fifth Third loans, LISC, KHC Affordable Housing Trust Fund, Ohio Housing Development Assistance Program, Tax Credit Equities, Cincinnati Arts Grant, Clean Ohio Fund, Transportation Earmark, Private Grants, and Private Loans.

Only two of our members received money from the City of Cincinnati this year, totaling \$1,499,000.

Only two of the participants indicated they received funding from a private grant.

Survey of Experiences

Most of our members stated they have had problematic experiences with the City of Cincinnati. A few said they have no problems, but most gave specific suggestions for improvement. All members stated that building stronger relationships between the CDCs themselves would improve their relationship with the City. All the CDCs feel that they are carrying out their missions, and meeting as far as they can the needs of their communities.

Survey of Needs

The crucial need discussed by all participating members is the need for improved communications and networking. Many discussed, as stated earlier, that communication between CDCs needs to be improved in order to build capacity. Many others discussed their need to communicate better with those they serve, including clients and funders through the use of websites, newsletters, and general technological capacity. One need also discussed by many is a central resource for information, especially that pertaining to funding.

The CDCA is currently seeking funding to assist members by creating exciting and informative websites for each CDC, and creating an on-line forum or listserv to provide virtual common ground for sharing techniques, ideas and information.

UPDATE ON SISTER ANN RENE McCONN AND CHP

Sr. Ann Rene McConn, president of Cincinnati Housing Partners and the CDCA, was invited to attend the Planning Committee gathering of the National Network of Women in Community Development, held in Philadelphia on February 11. The Network, coordinated by the Women's Community Revitalization Project, is an effort that has grown out of a Ford Foundation supported study of women-led community development organizations, "Women as Catalysts for Social Change". Like all the work we do in our communities, the Network is a work in progress, and is in an important developmental stage. Sr. Ann Rene was invited to the gathering to contribute her unique perspective on ways to support the growth and development of women leaders, and be a force in organizing women to effect policies that contribute to our community development efforts.

Cincinnati Housing Partners, created through her leadership, is celebrating its 20th anniversary this year. Be watching for the celebration announcement!

Sr. Ann Rene is currently recovering well from hip replacement surgery.

ROXANNE TALKS ABOUT THE GLOBAL CITY

Former Mayor Roxanne Qualls gave both a practical and inspiring speech at our Annual Holiday Reception in December. Roxanne wants us, as community leaders, to be part of re-creating Cincinnati as a Global City.

She is currently both a Visiting Professor at Northern Kentucky University, and a Fellow at Harvard. Drawing on her travels, and her experiences as a Michael Weiner Fellow for Social Policy at the Kennedy School of Government, she delineated the characteristics that are allowing cities around the world to thrive:

DIVERSITY In order to be integrated into the world economy, diversity is a key necessary quality. We need to encourage and applaud immigration, which is driving the economies of a number of cities, including Chicago, Boston and Baltimore. American cities have been emptying out since after World War II, through national policies on transportation and housing, encouraging white flight.

SENSE OF PLACE We need to create commons, places for people to gather for all the purposes they can imagine, not just in downtown, but all over the city. We need to know this is our city. Neighborhoods are critical to creating this sense of place, and neighborhoods need their own commons. We need new symbols of power in public spaces, symbols for our new and old populations.

BUILDINGS THAT INSPIRE Buildings can be symbols of power and of relationships. They are the physical evidence of what a city can do.

SAFE AND SUSTAINABLE Cities need to care about health, about crime, about global warming. Cities offer forward-thinking businesses a unique competitive advantage. Our universities, often neglected, are part of that competitive advantage.



Former Mayor Roxanne Qualls with her high school debate teacher, Sr. Ann Rene McConn. Ann Rene, president of Cincinnati Housing Partners, and the CDCA, and her former student regaled the crowd with stories of road trips and victories from the good old days. Pictured below is CDCA Executive Director Patricia Garry with CDCA Board Member Jim King, and Mike Cervay, Director of the Dept. of Community Development and Planning talking with Michael Harris of City West



In Memoriam - John Van Volkenburgh

John Van Volkenburgh, a consultant in the late 80's and early 90's with the CDC Association, died suddenly on January 27. During the early 90's, John was Director of the Columbia-Tusculum Community Development Corporation, and was instrumental in the re-development of the Carnegie Center. He was for the past three years a Program Officer with Neighborhood Reinvestment Corporation.

CDCA Members had these comments about their comrade John:

John will always be remembered for his support and partnership with the NDC of Cincinnati! I could always depend on John's opinion in some of the most controversial times. If not for John, I could never remember the pronunciation of the word Tusculum... He will be remembered and missed.

Bob Lane, past president of the CDCA and Director of Elisha Development Corporation

I wanted you to know that John's wonderful work is part of his legacy to community development in Greater Cincinnati. John was instrumental in what was known then as the Housing Partnership. He had a wonderful knowledge and experience with CD issues. Like any good partnership, we did not always see eye to eye. What we could do is look at the whole picture with results-oriented intention. John contributed some of the best from the for-profit sector to the non-profit industry.

Barbara Milon, former Executive Director of the CDCA

John was a great person and an ardent, thoughtful neighborhood advocate and community developer. This is a sad passing for our community.

Matt Hickey, Program Officer, LISC

My first, very strong impression only grew with time: here is one of the truly good ones. We are so much more for John's life, and so much less for his death. I can think of no higher praise

Lee Horvitz, writer and former CDCA Executive Assistant

John was one of the strongest and most dedicated community development activists I've ever known.

J. J. Johnson-JioDucci
Director/Founder, Students Concerned About Today and Tomorrow

Johnny V, as I liked to call him, was truly a fine person and professional. His acute business sense, his sense of humor, and his care for others made him unique. Although I did not make his latest party, John could throw a great party. Quite simply, John made this city and the world a better place. He will be missed!

Mark Lenear
Executive Director, Miami Purchase Preservation Fund
Past CDCA President

Welcome Don!

Congratulations to long-time community developer, activist and consultant Don Lenz on his appointment as Director of LISC of Greater Cincinnati and Northern Kentucky.

Don, along with Jim King of the Community Redevelopment Group and Patricia Garry of the CDCA, was one of the initial founders of the NDC Association in 1979. He was also a founder and the first Executive Director of the Walnut Hills Redevelopment Foundation, and has been key in many city-wide development efforts since that time.

Don will be featured in our next issue.

Cincinnati Habitat Reaching Out Same Mission - Different Approach!

In 2005, Habitat for Humanity wants to change their role in the Greater Cincinnati community. The mission remains the same - eliminating substandard housing - but the approach will be different.

Cincinnati Habitat Executive Director Susan S. Schiller states that internally, the three Habitat affiliates - Cincinnati, Millcreek Valley and TriState - believe that working together and collaborating on many new levels will enable them to better meet their mission. Externally, the affiliates believe that the great partnerships they currently have with volunteers, donors, community resources and low-income families can make a difference. "Our goal will be to provide the leadership to mobilize all of our partners to ensure effective engagement in affordable housing issues."

Susan believes that Habitat must reach out to develop new partnerships. "If Cincinnati Habitat is serious about ending poverty housing, we must work with others in the community." To contact Susan to talk about possible partnerships and collaborations, call her at 5123.621.4146 x255, or e-mail her at <mailto:susans@cincinnati-habitat.org>susans@cincinnati-habitat.org. She will also be reaching out to CDCA members as she sees opportunities.

"The Uptown Transportation Study: A Key to Economic Growth"

The Ohio-Kentucky-Indiana Regional Council of Governments (OKI) is asking Uptown residents, businesses, and visitors, to help them develop a transportation plan for their communities. To accomplish this, OKI has teamed with the City of Cincinnati, the Uptown Consortium, Southwest Ohio Regional Transit Authority (SORTA), the AMOS Project, and ODOT to conduct the Uptown Transportation Study. OKI is looking for public comment on the draft purpose and goals to ensure the Study is successful. Visit www.UptownTransportationStudy.org to take the public comment survey and make your voice heard.

Uptown includes the communities of Avondale, Clifton, Clifton Heights, Corryville, East Walnut Hills, Evanston, Fairview/University Heights, Mt. Auburn, North Avondale, and Walnut Hills. This area is a very strong regional economic generator because it is home to large institutions as well as many small businesses. These employers create over 60,000 jobs for the region. This means Uptown's transportation issues are extremely important to long-range economic development in the Cincinnati area.

The tremendous growth of the Uptown area has created pressure on the existing communities and the related infrastructure. The Uptown Transportation Study is looking into a variety of transportation needs in Uptown including access to interstate highways, connectivity to Downtown, transit systems, parking, and wayfinding (directional signage).

Public comment is needed. Your feedback is necessary and important to develop a comprehensive transportation plan for Uptown. Log on to www.UptownTransportationStudy.org to take the public comment survey and find additional information on the Uptown Transportation Study. Please contact OKI at (513) 621-6300 ext. 136 or at info@oki.org with any questions or to obtain a copy of the survey by mail.



Accolades Given to PNC and Community Development Bankers

At its recent annual update to its board, funders, lenders and community leaders, Cincinnati Development Fund presented the first-ever "Partner of the Year" award to PNC Bank, represented by Peg Moertl and Rea Waldon of Community Development Banking. Cincinnati Development Fund (CDF) was created in 1988 by local financial institutions as a mechanism to share risk and cost-effectively invest in community development lending, filling a niche often passed over by traditional lenders. Its mission is to drive community revitalization by providing capital access and technical assistance to developers and local governments, fostering cooperative efforts to create vibrant, diverse neighborhoods and strong urban centers.

In the past year PNC Bank has moved from a minimally active loan pool participant to a leader among other, competitive lenders in CDF. The organization's COO Robin McNulty and Board Chairman Ed Rust cited PNC's efforts as "above and beyond the call of duty to support CDF's mission and goals," including extending a \$3 million line of credit and awarding a \$7500 grant to fund upgrades in the integration of CDF's reporting systems. Also noted were Rea Waldon's active and thoughtful participation on the loan committee and the shared expertise of various PNC staff working with a consultant to review and improve the organization's operations and fund structures as its growth has exploded. In the same meeting, Tony Brown of the US Department of the Treasury described Cincinnati Development Fund as one of the best such organizations in the country and a powerful asset to the Greater Cincinnati community.

PNC Bank now houses CDF's primary operating accounts with balances at or above \$1 million. Our credit exposure is \$9 million, and we are currently working with CDF to structure and lead its seventh loan pool.

Robin McNulty also applauded PNC Bank for recruiting "two of the most genuine, quality professionals...in our area. Their impact has been huge. In addition to the large-scale, strategic improvements that Peg and Rea have brought to CDF, they do the little things to influence our other lenders to make tough community development projects happen. We are so lucky to have the committed people and resources of PNC in our community!"

In accepting the award and acknowledging the accolades, Peg Moertl said, "The key to our success--and CDF's--is the dedication, patience and commitment to customer excellence of many (PNC associates)...Rea and I received the plaques, but only because of the whole PNC crew that stands behind and with us."



CDBG UPDATE

LISC is the point agency working with other intermediaries and community / economic development groups fighting to retain CDBG. You can receive up-to-the minute e-mail alerts and status reports by signing up for an e-mail alert by following this link: <http://www.lisc.org/resources/register/>

The House and Senate have approved budget resolutions that assume rejection of some or all of the \$2 billion in funding cuts for community development that the Bush Administration proposes. However, the budget resolution sets only broad guidelines and is not binding. It is only the first step in a process that will take most of the year to resolve. As previously reported, the Administration proposes termination of 18 federal community development programs now providing a combined \$5.7 billion, replacing them with a single new \$3.7 billion Commerce Department program * a \$2 billion cut.

LISC and others launched grass-roots advocacy with significant early success. Thanks to the many of you who contacted members of Congress:

In the Senate, 58 Senators wrote in opposition to the administration's proposal. Senators Paul Sarbanes (D-MD) and Norm Coleman (R-MN) offered amendments to restore the full \$2 billion. First the Senate rejected the Sarbanes amendment, which would have cut tax loopholes to cover the difference, 49-51. Then, the Senate approved Coleman's amendment to add back \$2 billion while cutting all other federal programs across the board, by 68-31.

Both Ohio Senators signed onto the letter supporting CDBG programs.

Thanks to Matt Hickey of LISC for keeping us all updated.

NEWS and NOTES

OUR NEW UPDATES - GETTING THE WORD OUT FOR YOU!

We can update the Greater Cincinnati area for you! Whenever there's news that you want to make sure community developers, banks and other financial institutions, housing service providers, community councils, community activists, City Council, county and city officials and / or the media get, just e-mail or fax it to us.

We'll send it out in our new Updates, which will appear in your e-mail inbox when there's news you need to know about community development in the area.

The Updates are partially sponsored by PNC Bank.

POSITIONS AVAILABLE

Price Hill Will
Position Announcement

Housing Developer

Exciting opportunity to lead all phases of real estate development for a non-profit comprehensive community development entity. Must have experience in community-based housing plus proven ability to develop strategic partnerships and implement a solid community plan. Send resume to Price Hill Will, 3208 Warsaw Avenue, Cincinnati, OH 45205, Attn: H.A. Musser.

Grant Writer/Writer/Editor

Mary Provosty of Northside is seeking consulting work in the non-profit world. Maureen Wood, formerly of WRDC and now heading up her own firm, Urban Village, says Mary has been right on task when working for her on writing and editing projects. Contact Mary via e-mail at mary_woody54@yahoo.com.

MEMBERSHIPS

The CDCA has received a record number of memberships from its CDCs and Housing Service Providers so far this year!

We have already received sponsorship and membership funding from Fifth Third Bank and PNC Bank, and National City has made a significant pledge. Bank One has funded us the past three years, and is considering its 2005 sponsorship support, as is US Bank. We especially appreciated the comment of Ed Owsen, III that "The CDC has made great strides in 2004, and Fifth Third is proud to be a sponsor."

LOUISVILLE'S CDCS

Louisville's recently - formed trade association for CDCs is called the Metropolitan Housing Coalition, and is led by Cathy Hinko. PNC Bank's Peg Moertl, whose region includes Louisville, was recently introduced to Cathy through her Louisville staff person, Marita Willis. Cathy wondered if Peg could connect her to CDCs in Cincinnati, with the result being a road trip / meeting connecting CDCA director Patricia Garry with Cathy. Next steps will include Cathy coming here to meet with several CDC directors, and then bringing her members to meet key players and see how things have been done over Cincinnati's nearly 30 years of community development work.

EDWARDS AND KELCEY / HULL AND ASSOCIATES

Technical assistance firms Edwards and Kelcey, and Hull and Associates, are very interested in sharing their expertise with CDCs in the area, according to their business development consultant Sheri Foster. Jack Pflum is a vice president with Edwards and Kelcey, engineers, architects, planners and constructors, is known throughout the City and worked with a number of communities. Hull and Associates, engineers, geologists, scientists, surveyors and planners, are known for their work on brownfields with Senior Project Manager.

The CDCA will schedule a Roundtable featuring these two firms if area CDCs are interested. Just send an e-mail to Brad@cdcac.org if you're interested.

AFFORDABLE HOUSING READER ONLINE

The American Planning Association's Affordable Housing Reader is an online compilation of more than 100 documents and articles on a wide range of topics related to affordable housing, accessible to all visitors to the APA website, www.planning.org. The Reader includes articles from JAPA, Planning, PAS Reports, and several other publications, in addition to policy documents and court briefs. (adapted from LISC's eNewsletter)

GRANTS TO HAMILTON COUNTY ORGS

The Ohio Department of Development announced at the end of last year that 4 Hamilton County housing support organizations are receiving Ohio Housing Trust Fund dollars to assist them in expanding housing services and improving housing conditions. The Better Housing League of Greater Cincinnati received \$235,000, Caracole \$140,000, People Working Cooperatively \$400,000, and the YWCA \$65,000.

AFFORDABLE HOUSING DEVELOPMENT TRAINING

The Ohio CDC Association will be presenting 2005 Basic Skills in Affordable Housing Development Training over 7 days in April, May and June in Columbus. The training is aimed at entry-level developers of single- and multi-family affordable housing. Cost is \$455 for OCDCA members, and \$595 for non-members.

For more information, contact Celia Elkins at 614-461-6392 or celkins@ohiocdc.org.

10th Anniversary MetLife Foundation Awards

Open to Enterprise Network Members, the MetLife Foundation Awards for Excellence in Affordable Housing recognize achievement in two categories: supportive housing and property and asset management. Winners in each category receive \$25,000 for first place, \$15,000 for second place and \$10,000 for third place. Applications are available now and must be submitted online by midnight May 15, with supporting documentation mailed to The Enterprise Foundation, postmarked by May 16. More information and the applications are available at <http://www.enterprisefoundation.org/metlife>.