



**Thank you for attending the 18th annual
Celebrating Our Beloved Community**

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For a tour or more information on how to support these projects and
programs,

contact Claire at 513-381-1171 (cdaugherty@otrch.org).

STATION 2 - Gloria's Place

Project Overview

- 44 apartments of Permanent Supportive Housing
- New construction building
- At the corner of Dunlap and Henry Streets
- On a parcel OTR Community Housing currently owns
- Awarded \$10 million dollars in Low-Income Housing Tax Credits
- Total development budget of \$14.7 million

The Need

This project is intended to build upon the success of OTR Community Housing's history of providing well operated supportive housing to the most vulnerable members of our community. Gloria's Place project will most closely resemble our Jimmy Heath House project in Over-the-Rhine, which has successfully provided dignified housing for people who are unhoused for over 10 years.

We target the most challenging situations—people who have experienced chronic homelessness, who do not respond to traditional treatment programs, and spend years cycling between the streets, shelters, jail cells, and emergency rooms. This cycle is extraordinarily expensive for communities and profoundly destructive for the people caught in it. Gloria's Place will interrupt the cycle by providing a permanent home without requiring sobriety first. Residents are then surrounded with robust support services.

Project Details

- Studio and one-bedroom apartments
- Four-story structure with an elevator, laundry room, common lounge/dining room, and a common kitchen to accommodate volunteers
- On-site case management and supportive services will be provided by OTR Community Housing and other providers
- Case management offices
- Space for visiting medical professionals
- Single point of entry and secured building entrances
- Staffed 24/7 at front desk

Partners

Cincinnati Development Fund • City of Cincinnati • Federal Home Loan Bank of Cincinnati • Greater Cincinnati Behavioral Health Services • Greater Cincinnati Homeless Coalition • Hamilton County • Model Construction National Equity Fund • New Republic Architecture • Ohio Housing Finance Agency • Stock Yards Bank and Trust Strategies to End Homelessness • The Corporation for Supportive Housing



Gloria was a wonderful and complicated person, whose sense of humor, dignity, and generosity were not diminished by years of homelessness. Anyone traveling the streets of OTR has likely seen Gloria and her dog Bear Bear. Gloria lived her life for her friends and peers on the street and was not one to suffer fools. Gloria was a truth teller who did not shy away from “her truth” and she stood up for those she felt were more vulnerable than herself. Gloria was a raconteur, whose lived experience, keen observations, and cutting wit, revealed a genuinely unique perspective. Whether Gloria was housed or not, her life in, and connection with, the Over-the-Rhine community, is indisputable. Gloria was part of Over-the-Rhine.

STATION 3 – Partnerships with Tender Mercies



The Pleasant House project will redevelop an existing property at 1440 Pleasant Street with Single-Room-Occupancy that Tender Mercies currently owns and operates into a new, modern 25 unit Permanent Supportive Housing building. The new building will feature all efficiency apartments, providing the tenants with greater independence. Additional features include a secured, 24-hour monitored, front entry, common lounge, laundry room and case

management offices. The new building will provide handicap accessibility both in the units and throughout the building, a feature lacking in the current structure. On-site case management and supportive services will be provided by Tender Mercies and others.

The project will continue to serve homeless and formerly homeless individuals who have experienced mental illness. The tenants currently residing in the building will be moving to other Tender Mercies properties and will be given an opportunity to move back to the new development when completed.

The Spaeth and Kelly Hall project will renovate two properties at 27 -29 W. 12th Street that Tender Mercies currently owns and operates as Single-Room-Occupancy Permanent Supportive Housing. The existing buildings, which collectively house 55 units at the end of their useful life, will be gutted and rehabilitated into 30 efficiency apartments, providing the tenants with greater independence. The project will continue to serve homeless and formerly homeless individuals who have experienced mental illness. The tenants currently residing in the buildings will be moving to Slater Hall and other Tender Mercies properties.

Features include a secured, 24-hour staffed, front entry, common lounge, laundry room, convenience kitchen, case management offices, and property maintenance offices and shop. On-site case management and supportive services will be provided by Tender Mercies and others.

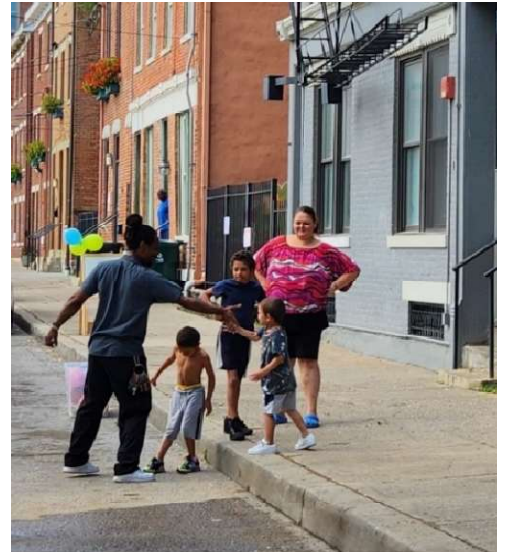


STATION 4 – Maintenance Warehouse

Project Overview

Our maintenance team is a vital piece to our blended management system. They provide quality service under all conditions. Over the last few years, we have been focused on how to improve this team's efficiency through improvements in systems our staff use while also providing the specialized work environment that they deserve.

Thanks exclusively to donors and local foundations, the safety and functionality of the warehouse has greatly improved! The warehouse is clean and dry now that the main roof over the one-story portion has been replaced, the skylights have been fixed, and the exterior masonry has been stabilized. Many unnecessary materials have been relocated or recycled, and organization systems have been created for what remains. A new garage door entrance has been installed providing access to five of our other properties and a large tree that was damaging the roofs of multiple properties we own was removed.



The Need

Over-the-Rhine Community Housing owns and manages 710 units in 133 buildings in Over-the-Rhine, Lower Price Hill, the Downtown Central Business District, and Northside with a goal to ensure safe, dignified, affordable housing for low-income residents. Most of our buildings are historic and require routine repairs and renovations to remain high quality for the 1146 residents we serve. Maintaining this inventory of affordable housing presents a challenge given the scattered-site nature of our units, the historic buildings, and the lack of rental income to support healthy reserves.

Project Details

Phase 1: Fixing emergency issues - Replaced the leaking roof, addressed emergency egress requirements, and stabilized exterior masonry. Install new garage door in courtyard to provide access to five of our properties. Upgrade the electrical system to provide sufficient lighting throughout and add a heating system to keep the warehouse at least 50 degrees in the winter. COMPLETE! Thanks to our generous donors!

Phase 2: Bringing the warehouse up to efficient standards – Improve the existing bathroom and create new office space for supervisor. \$50,000 needed

Phase 3: Bring the warehouse up to modern day standards - Build a locker room including one fully accessible bathroom and shower as well as a kitchenette for staff. Exterior improvements include tuck pointing, new windows, painting and resurfacing the parking lot, and a new shingle roof for the two-story section to house document storage space, and office manager office space. \$250,000 needed

Given the critical need for affordable housing and our plans to expand our housing inventory across multiple Cincinnati neighborhoods in accordance with our strategic plan, supporting the work of our maintenance team through investment in the warehouse space will improve our ability to meet our mission and help support the valuable work of the maintenance department.

STATION 5 – Resident Services

East Clifton Mural Project is a youth-led community art initiative transforming a neglected wall on East Clifton Avenue into a vibrant public mural. With guidance from professional artists, support from local partners and a grant from Keep Cincinnati Beautiful Safe & Clean, the project fosters neighborhood pride, youth engagement, and a cleaner, safer streetscape.

The East Clifton Mural Project directly responds to challenges faced in this part of the neighborhood by creating a shared, visible symbol of community pride and resilience. Through collaborative design and hands-on participation, the project helps youth build skills, confidence, and a deeper connection to their neighborhood.



10 youth, ages 14–18, were engaged for this first half of the mural project. They were involved in every stage of the project, from community outreach and design to installation. Guided by a professional muralist through a partnership with ArtWorks, youth are paid \$25/hour for five hours per week over five weeks, gaining job experience, creative skills, and financial literacy.

More than 35 residents contributed through surveys and workshops to ensure the mural reflects the community's voice. The project culminated in a public unveiling, celebrating youth leadership, community collaboration, and the power of public art to uplift a neighborhood.

Children's Creative Corner (CCC) is a trauma-informed, arts-based program for low-income youth in Over-the-Rhine. Since 2007, CCC has provided a safe space for creative expression, helping mitigate the effects of poverty through structured art activities using trauma informed care. Located at 220 E. Clifton, CCC offers twice-weekly art classes and cultural field trips.

Children's Creative Corner is a critical supportive service for the families on East Clifton Ave, providing a safe, creative space for youth while allowing parents time to work on personal and professional goals. While there is no selection process and CCC welcomes all youth, participants are from low-income families, many of whom have experienced homelessness. It is a safe place for youth who have experienced trauma while helping them build social emotional skills. Youth voices guides program design, ensuring activities meet their needs and interests while empowering them to express themselves, build confidence, and thrive.



Art classes are held twice a week throughout the year, offering a stable and expressive outlet for youth. Programming includes special projects such as mosaics and canvas painting, guest artist workshops, and arts-focused field trips to local cultural institutions and neighborhood green spaces. CCC youth regularly participate in enrichment activities like overnight camp, where older participants often return as counselors.

The program also hosts an annual Art Show, celebrating youth participation and neighborhood pride through creative expression. These activities reduce barriers to engagement, provide culturally relevant experiences, and ensure that youth have access to safe, inclusive spaces where they can grow, lead, and thrive.



Over-the-Rhine Community Housing's Resident Services, a core function that provides direct, individualized support to residents across our entire portfolio of deeply affordable housing. These services are available to all residents to ensure long-term housing stability, regardless of background, income level, or support needs.

Our Resident Services team works proactively to address the root causes of instability before they become crises. This is accomplished through trusted, consistent relationships between staff and residents—relationships that open the door to timely interventions and meaningful impact.

Core services include individualized case management, crisis intervention, support with accessing healthcare and public benefits, assistance in maintaining housing and utilities, and connection to educational, cultural, and youth enrichment opportunities. Resident Services also addresses basic needs like transportation assistance and household essentials—barriers that often go overlooked but are critical to housing retention. Whether it's helping a family avoid eviction by negotiating a payment plan, supporting a senior in applying for SNAP benefits, or connecting a teenager to after-school enrichment, these services foster stability, dignity, and belonging.

These services are designed to meet people where they are, ensuring long-term housing stability while addressing root causes of poverty and disconnection.

STATION 6 – Vandalia Point

Project Overview

- 52 units of dedicated affordable housing
- \$18.9 million development
- Co-developers: Over-the-Rhine Community Housing and Urban Sites
- Owner, Manager, and Supportive Service Provider: Over-the-Rhine Community Housing
- General Contractor: Urban Sites Construction
- Architect: New Republic Architecture



According to the 2020 census, Northside was the neighborhood with the greatest increase in housing costs in the entire city of Cincinnati. Northside has prioritized the need for affordable housing and advocated for low-income housing opportunities to maintain the diversity of a rapidly evolving neighborhood. Vandalia Point supports this desire by offering quality housing for families at various income levels. It has received support from the Northside Community Council, and they are excited about the prospect of adding affordable housing to their neighborhood, especially during an affordable housing crisis.

Vandalia Point is located at the intersection of Blue Rock Street, Hamilton Avenue, and Vandalia Avenue. The project has evolved through numerous community meetings and input sessions to meet the neighborhoods objectives of preserving their built environment while also prioritizing accessibility. The two vacant existing office buildings (Building C and A in map) will be renovated; with Building A holding special significance as the former office space of prominent Cincinnati Powel Crosley. The new construction building (Building B) will be served by an elevator providing additional visibility. Vandalia Point is targeted to serve low-income, working-class neighbors who fall within 30%-60% of the Area Median Income.



Partners

Ohio Housing Finance Agency • National Equity Fund • Cincinnati Development Fund • City of Cincinnati • US Bank • Hamilton County American Rescue Act Funds

STATION 6 – Mid Line

Project Overview

- 57 apartments
- New construction building and historic rehab
- LEED Silver certified or better
- Total development budget of \$19.3 million nearly funded
- Current gap of approximately \$1.13 million

The Need

Mid Line will have a profound impact on the community, both as a stand-alone project and as a catalyst for future investment in the Vine Street Corridor. The project is within two miles of many of the largest employers in the region. In addition, there are 200+ small businesses operating within a half-mile radius.

Over the last 10 years, demand for living in the city has risen sharply while supply has stagnated, leading to some of the fastest percent growth in rents in the nation. At a hyper local level Clifton Heights Community Urban Redevelopment Corporation (CHCURC) has gotten feedback from local businesses that employee retention has become a significant problem due to being priced out from the neighborhood. This project is aimed at addressing this rising pressure on housing costs in Uptown Cincinnati, an area of demand.

The Vine Street corridor has suffered from more than a generation of disinvestments. It connects Cincinnati's two densest job centers in Uptown and Downtown. Mid Line aims to change that narrative and spur additional confidence in market and affordable developers to choose the area.

Project Details

The Mid Line project is a collaboration between 8K Construction, CHCURC, and Over-the-Rhine Community Housing, to develop 57 apartments that are affordable to residents making 60% Area Median Income or less. The project site is located at the corner of Vine and Polk Streets which sits at the southern boundary of the CUF neighborhood and at the western edge of the Mt. Auburn neighborhood. Both Community Councils have offered their support for the project.

One existing building will be renovated, and one new building will be constructed. The project has been awarded \$14.25 million dollars in Low-Income Housing Tax Credits, \$2.85 million in Affordable Housing Trust Fund Dollars, and \$1 million in HOME funding from Ohio Housing Finance Agency. Closing on financing and construction start are expected spring of 2026.

The property's central location provides easy access to a plethora of employment and amenity options accessible via a variety of transportation options. Other highlights include:

- Efficiency, one-bedroom, two-bedroom and three-bedroom apartments
- Laundry room, washer and dryer hook-up in each unit
- On-site property management & supportive service coordinator office
- Bike parking & storage, direct access to the new Bus-Rapid Transit line
- Outdoor amenity spaces

