

# REACH EVANSTON

ONGOING - EVANSTON

Rehab Across Cincinnati & Hamilton County (REACH) was borne out of the idea to accelerate neighborhood change by acquiring and renovating key blighted properties holding neighborhoods back. Evanston is the Land Bank's first REACH neighborhood. Since 2014, the Redevelopment Authority has acquired, renovated and sold 20 historic single-family homes in Evanston.



## NEIGHBORHOOD REVITALIZATION PROJECT

## EVANSTON REACH IMPACT MAP



22 Single-Family Home Rehabs  
5 Newly Constructed Homes



REACH (Rehab Across Cincinnati and Hamilton County)



Hamilton County Landbank  
Evanston Community Council  
Xavier University Community Building Institute



## IMPACT TO DATE

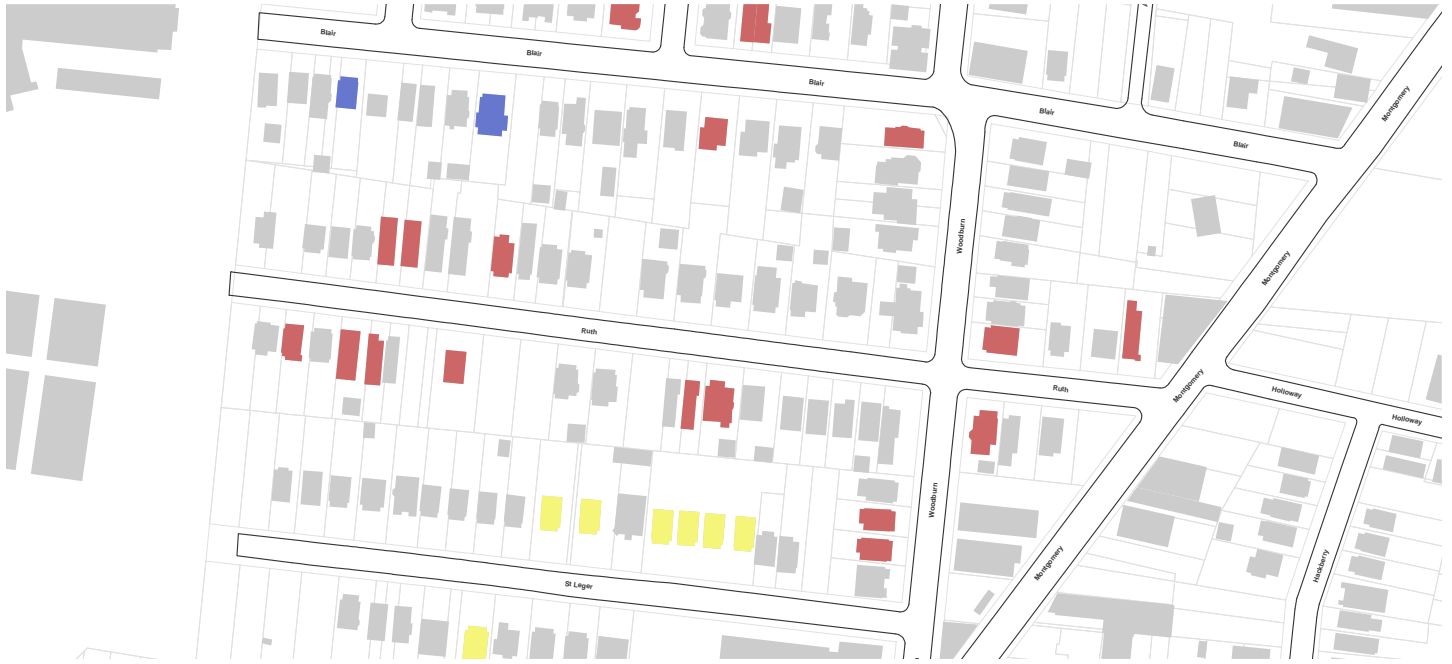
22 homes rehabbed and 5 new homes built

Coming Soon Under Construction Sold

3 EAST FOURTH STREET  
CINCINNATI, OHIO 45202

513.621.3000

Greater Cincinnati  
REDEVELOPMENT AUTHORITY



## Neighborhood Residential Rehab Program Acquires Vacant Homes; Transforms & Sells Them

### TARGETED INVESTMENT IN HOME REHAB

The Greater Cincinnati Redevelopment Authority leads a unique target neighborhood real estate rehab initiative developed by Hamilton County Land Reutilization Corporation (Land Bank). Rehab Across Cincinnati & Hamilton County (REACH) program was borne out of the idea to accelerate neighborhood change by acquiring and renovating key blighted properties holding neighborhoods back. REACH is a program that helps holistically implement full-neighborhood residential redevelopment.

Evanston is the Land Bank's first REACH neighborhood. Since 2014, the Redevelopment Authority has acquired, renovated and sold 20 historic single-family homes in Evanston. REACH has been funded through County delinquent tax assessed funds collected – the same funds for Land Bank programs and operations. The subsidy for each house renovation continues to decrease as home prices stabilize.

REACH is one of several programs the Port Authority



1530 BLAIR



1540 BLAIR



1522 RUTH



uses to promote enduring Hamilton County neighborhoods where families feel safe, have expanded employment opportunities, and greater access to viable housing options.

REACH Evanston has restarted the neighborhood's housing market. The 20 homes rehabbed and sold -- for between \$79,000 and \$275,000 -- have restored market comps in a stagnant residential market.

## HOW THE REDEVELOPMENT AUTHORITY HELPED

- Acquired more than 40 vacant single-family homes through foreclosure in Evanston near its 5-way intersection at Gilbert, Montgomery and Woodburn.
- Completely rehabbed and sold 19 historic single-family homes;
- Built 5 new homes on formerly vacant lots;
- Created Housing Revolving Loan Fund for expansion of housing stabilization in target neighborhoods

## BACKGROUND & CONTEXT

The community of Evanston is a neighborhood bounded on the north by Norwood, on the west by Avondale, on the south by Walnut Hills, and on the East by Hyde Park. Evanston was especially impacted by the construction of I-71 Expressway, which cut

through and effectively removed Evanston's once vibrant business district. Throughout the 1970s and 1980s, Evanston attempted to improve its situation as community leaders accepted the futility of revitalizing the neighborhood business district and instead began concentrating on the encouragement of other individuals, families, organizations, and landlords to invest into the community. Through the 1990's and into the 2000's, with the help of the Community Building Institute at

**The 20 homes rehabbed and sold - for between \$79,000 and \$275,000 - have restored market comps in a stagnant residential market.**

Xavier University, Evanston Community Council has created a comprehensive agenda, addressing many of the community's structural needs such as Safety, Education and Youth, Housing, Beautification, and Athletics. Current president, Ms. Anzora Adkins, has continued this tradition of advocacy and expanded it to include a number of large scale projects on behalf of Evanston residents and the Community Council. The neighborhood is implementing a 2014 Housing and Commercial Development Strategy in partnership with the City of Cincinnati, Hamilton County Redevelopment Authority, Model Group, LISC and the Community Building Institute. This project returns vacant, abandoned and tax delinquent properties to fully-rehabbed use for families interested in long-term home ownership.