

December 7, 2022

**To:** Mayor and Members of City Council  
**From:** Sheryl M. M. Long, City Manager *om*  
**Subject:** Ordinance – DCED: The Annie Project - TIF

202202142

Attached is an Ordinance captioned:

**AUTHORIZING** the transfer and appropriation of the sum of \$2,000,000 from the unappropriated surplus of Downtown/OTR West Equivalent Fund 482 to the Department of Community and Economic Development non-personnel operating budget account no. 482x164x7200 for the purpose of providing resources to assist with redevelopment of four historic buildings in the Over-the-Rhine neighborhood of Cincinnati into a mixed use development; and **DECLARING** that expenditures from the Department of Community and Economic Development non-personnel operating budget account no. 482x164x7200 to be for a public purpose.

Approval of this Ordinance authorizes the transfer and appropriation of \$2,000,000 from Downtown/OTR West Equivalent Fund 482 to non-personnel operating budget account no. 482x164x7200 to provide resources to assist with redevelopment of four historic buildings in the Over-the-Rhine (OTR) neighborhood of Cincinnati into a mixed-use development.

The project will redevelop four buildings at 210-218 W 12<sup>th</sup> Street ("The Annie") in Over-the-Rhine into a mixed-use development made up of 29 residential units and 2,600 square feet of ground floor commercial space. Of the 29 residential units, nine units would be affordable, three of which would be affordable to 60% AMI, while the remaining six units would be affordable to 80% AMI. The other 20 units would be listed at market rate.

3CDC will be committing its own equity to finance the project. They will also be receiving a low-interest loan from the Cincinnati Equity Fund II, along with state and federal historic tax credits. Despite this commitment of funding, 3CDC projects a financing gap of \$2,000,000 for the project. To close that gap, 3CDC is requesting \$2,000,000 in funding from the City's Downtown/OTR West TIF District. DCED will also consider offering a CRA property tax abatement.

On November 28, 2022, the OTR community council voted to support The Annie Project.

Investing in affordable housing is in accordance with the "Live" strategy to "[p]rovide quality healthy housing for all income levels" as described on pages 165-168 of Plan Cincinnati (2012). The Administration recommends passage of this Ordinance.

cc: Andrew M. Dudas, Budget Director  
Karen Alder, Finance Director

Attachments

