

September 25, 2024

**To:** Mayor and Members of City Council

202402085

**From:** Sheryl M. M. Long, City Manager

**Subject: Emergency Ordinance – DCED: Habitat For Humanity Use of TIF Funds**

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Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the transfer and appropriation of \$235,000 from the unappropriated surplus of West End Equivalent Fund 522 to Department of Community and Economic Development (“DCED”) non-personnel operating budget account no. 522x162x7200 to fund the portion of the Affordable Homeownership by Habitat project consisting of the new construction of four single-family homes in the West End neighborhood of Cincinnati (the “West End Project”), of which \$225,000 will be paid directly to Habitat for Humanity and \$10,000 will be used to pay for third party construction oversight costs; **AUTHORIZING** the transfer and appropriation of \$20,000 from the unappropriated surplus of West End Equivalent Fund 522 to DCED personnel operating budget account no. 522x162x7100 to provide staffing resources to support the West End Project; and **DECLARING** that expenditures from DCED non-personnel operating budget account no. 522x162x7200 and DCED personnel operating budget account no. 522x162x7100 associated with the West End Project are for a public purpose and constitute a “Housing Renovation” (as defined in Section 5709.40(A)(3) of the Ohio Revised Code) that is located within the District 22 - West End District Incentive District, subject to compliance with Ohio Revised Code Sections 5709.40 through 5709.43.

Approval of this Emergency Ordinance authorizes the transfer and appropriation of \$235,000 from the unappropriated surplus of West End Equivalent Fund 522 to DCED non-personnel operating budget account no. 522x162x7200 to fund the portion of the Affordable Homeownership by Habitat project consisting of the new construction of four single-family homes in the West End neighborhood of Cincinnati. Of that amount, \$225,000 will be paid directly to Habitat for Humanity and the remaining \$10,000 will be used to pay for third party construction oversight costs. In addition, this Emergency Ordinance authorizes the transfer and appropriation of \$20,000 from the unappropriated surplus of West End Equivalent Fund 522 to DCED personnel operating budget account no. 522x162x7100 to provide staffing resources to support the West End Project. Finally, this Emergency Ordinance declares that expenditures from DCED non-personnel operating budget account no. 522x162x7200 and DCED personnel operating budget account no. 522x162x7100 are for a public purpose and constitute a “Housing Renovation” (as defined in Section 5709.40(A)(3)

of the Ohio Revised Code (ORC)) that is located within the District 22 - West End District Incentive District, subject to compliance with ORC Sections 5709.40 through 5709.43.

The Affordable Homeownership by Habitat project would construct nine single family homes in the East Price Hill and West End neighborhoods with Habitat for Humanity of Greater Cincinnati as the developer. The construction in the West End neighborhood is estimated to cost \$1,100,000 and will be comprised of four single-family homes located at 515 York Street, 517 York Street, 519 York Street, and 521 York Street which is known as the West End Project. The West End Project consists of four three-bedroom homes projected to be sold for under \$200,000 and targeting sales affordable to households at or below 80% Area Median Income (AMI). Habitat for Humanity will be utilizing a combination of grant funding, a City NOFA award of \$225,000 from City capital resources, \$225,000 from West End Equivalent Fund 522, and its own equity to fund the West End Project. Only the houses in the West End Project are eligible for resources from West End Equivalent Fund 522.

Providing resources for the West End Project is in accordance with the “Live” goal to “[p]rovide a full spectrum of housing options, and improve housing quality and affordability” as described on page 164 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need of the developer to close the loan and mitigate rising construction costs.

The Administration recommends passage of this Emergency Ordinance.

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

Attachment

