

August 4, 2026

To: Members of the Housing & Growth Committee

From: Sheryl M.M. Long, City Manager

202602542

Subject: Emergency Ordinance – Approving and Authorizing a Funding and Development Agreement with 1800 Vine, LLC

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City Manager to execute a Funding and Development Agreement with 1800 Vine LLC, an affiliate of Cincinnati Center City Development Corporation (3CDC) to facilitate the renovation of existing buildings on the real property located at 1801, 1805, 1807, and 1809 Vine Street, 6 and 12 W. Elder Street, 1802, 1804, 1806, 1808, and 1810 Republic Street in the Over-the-Rhine neighborhood of Cincinnati into a new mixed-use development, including, in aggregate, approximately 5,659 square feet of commercial space, and approximately 21,584 square feet of residential space consisting of 29 residential rental units; **AUTHORIZING** the transfer and appropriation of \$2,900,000 from the unappropriated surplus of Downtown/OTR West Equivalent Fund 482 to the Office of Strategic Growth non-personnel operating budget account no. 482x105x7400 to provide resources for the renovation and construction activities associated with the residential component of the project at 1801, 1805, 1807, and 1809 Vine Street, 6 and 12 W. Elder Street, 1802, 1804, 1806, 1808, and 1810 Republic Street in the Over-the-Rhine neighborhood of Cincinnati; and further **DECLARING** expenditures from Office of Strategic Growth non-personnel operating budget account no. 482x105x7400 related to the renovation and construction activities associated with the new residential portion of the new mixed-use development at 1801, 1805, 1807, and 1809 Vine Street, 6 and 12 W. Elder Street, 1802, 1804, 1806, 1808, and 1810 Republic Street in the Over-the-Rhine neighborhood to be a public purpose and constitute a “Housing Renovation” (as defined in Ohio Revised Code Section 5709.40(A)(3)) that is located within the District 3–Downtown/OTR West District Incentive District, subject to compliance with Ohio Revised Code Sections 5709.40 through 5709.43.

I. LEGISLATIVE SUMMARY

Approving and authorizing a Funding and Development Agreement with 1800 Vine, LLC, a subsidiary of 3CDC, to support the historic renovation and adaptive reuse of several historic properties located at 1802, 1804, 1806, and 1808 Republic Street, 1801-1805, 1807, and 1809 Vine Street, and 6 W. Elder Street.

The Administration recommends approval of this Emergency Ordinance.

Key Information

- Renovates several long-vacant, historically significant brick buildings in the heart of North Over-the-Rhine (OTR) into 29 multifamily residential units and 5,659 square feet of ground floor commercial space. 13 of the 29 residential units will be made affordable to individuals making 80% of AMI.
- Creates 24 permanent FTE jobs and 149 temporary construction jobs.
- Total Development Cost: \$16,545,385
 - *Private Funding: \$13,645,385*
- Public Benefits Returned: \$1,686,671 over 15 years + neighborhood economic impact.

Impact Statement

HOUSING: The additional housing units this project will provide will go toward helping to alleviate Cincinnati's strained housing market, which is currently experiencing increasing affordability issues due to lack of supply. The project is an opportunity to create new housing units that are not only quality, but affordable. It also aligns with *Plan Cincinnati* goals: "Sustain: Preserve our natural and built environment" and "Compete: Foster a climate conducive to growth, investment, stability, and opportunity."

II. SITE INFORMATION

Address	1802, 1804, 1806, and 1808 Republic Street, 1801-1805, 1807, and 1809 Vine Street, and 6 W. Elder Street
Neighborhood	Over-the-Rhine
Current Condition	Vacant
Zoning/Use; District	CC-P-T; Over-the-Rhine Historic District
Location Context	Located along Vine Street in North Over-the-Rhine, adjacent to the new Findlay Community Center
Transit & Pedestrian Accessibility	Located along future Bus Rapid Transit line; 1-block from Cincinnati Bell Connector stop

Property Map	Property Picture (if applicable)
	

III. DEVELOPER INFORMATION

Developer(s)	1800 Vine, LLC (a subsidiary of 3CDC)
Previous Projects/Experience:	The Annie, August Flats, Willkommen, Findlay Community Center, Crossroad Community Health Center

IV. PROJECT INFORMATION

Project Name: Findlay Flats – 1800 Block

Project Type: Historic Rehabilitation, Mixed-Use (Residential + Commercial)

Construction Completion Target: 12/31/2027

		Created	Retained
Payroll	FTE (Permanent)	\$1,230,900	
	Construction (Temporary)	\$9,055,000	
Jobs	FTE (Permanent)	24	
	Construction (Temporary)	149	
Use	Sq Ft: Office	N/A	
	Sq. Ft: Residential	21,584	
	Sq Ft: Commercial	5,659	
	Sq Ft: Industrial	N/A	

	<i>Total</i>	<i>27,243</i>	
Housing*	Affordable (AMI-Restricted)	13	
	Market Rate	16	
	<i>Total</i>	<i>29</i>	

Additional Housing Information

Rent-Restricted Units

Area Median Income (AMI)**	Number of Units
<30% AMI	0
<50% AMI	0
<60% AMI	0
<80% AMI	13
<120% AMI	0
<i>Total</i>	<i>13</i>

Type of Housing Unit

Unit Type	Estimated Rent Range	Number of Units
Studio	\$786-1,248	11
1-Bedroom	\$1,020-\$1,998	13
2-Bedroom	\$1,984-\$2,298	3
3-Bedroom	\$2,628	2
Other (Clarify)	N/A	0
<i>Total</i>	<i>\$786-\$2,628</i>	<i>29</i>

** For Reference: 2026 Cincinnati MSA Area Median Income Limits

AMI	1	2	3	4	5	6	7	8
30%	\$23,100	\$26,400	\$29,700	\$32,950	\$35,600	\$38,250	\$40,900	\$43,500
50%	\$38,500	\$44,000	\$49,500	\$54,950	\$59,350	\$63,750	\$68,150	\$72,550
60%	\$46,200	\$52,800	\$59,400	\$65,950	\$71,220	\$76,500	\$81,780	\$87,060
80%	\$61,550	\$70,350	\$79,150	\$87,900	\$94,950	\$102,000	\$109,000	\$116,050

Additional Information

Environmental / “Green” Building	N/A
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Planning Commission Approval	A proposed lease of Bardes Alley to 3CDC for 5-years in support of this project was approved by CPC on December 20, 2024.
Community Engagement	A formal CEM was held related to the use of TIF funds to support this project on December 10, 2024.

V. FINANCES + INCENTIVE INFORMATION

Project Cost	Hard Construction Costs		\$10,234,062
	Acquisition Costs		\$2,362,654
	Soft Costs		\$3,948,669
	Total Development Cost		\$16,545,385
Funding Sources	Private Financing & Tax Credit Equity		\$11,917,992
	Developer Equity		\$1,727,393
	Total Private Investment		\$13,645,385
	Downtown/OTR West TIF Grant (City)		\$2,900,000
	Total Public Investment		\$2,900,000
Proposed Incentive	Application Process		Commercial CRA (Non-LEED)
	Terms		15-year, net 52% abatement
	Total Value of Abatement <i>(Taxes Forgone to City, CPS PILOT, VTICA)</i>	Annual	\$84,079
		Over Term	\$1,261,187
	<i>Value of City's Portion of Taxes Forgone</i>	Over Term	\$1,770,513
Public Benefit	CPS PILOT	Annual	\$53,358
		Over Term	\$800,369
	VTICA	Annual	\$24,254
		Over Term	\$363,804
	Income Tax (Maximum)	Over Term	\$522,498
		Over Term	\$1,686,671

	<i>Total Value of Public Benefit</i>	<i>ROI</i> <i>(Return on Investment for Every \$1 Tax Forgone)</i>	<i>\$1.34</i>
Financial Feasibility (“But For” Test)	Without Abatement		Year 5 stabilized return = -4%
	With Abatement		Year 5 stabilized return = 2%
	<i>Conclusion</i>		<i>The project would not proceed without the City’s support. This investment is critical for North Over-the-Rhine.</i>

cc: Brandon Rudd, *Deputy Director*, Office of Strategic Growth