

Department of Community & Economic Development (“DCED”)

BOND HILL: City Resources Available to Assist Development in Bond Hill

City Council Community Investment Subcommittee Meeting

OCTOBER 30TH, 2025

city of
CINCINNATI

WHO AM I?

About your presenter today:



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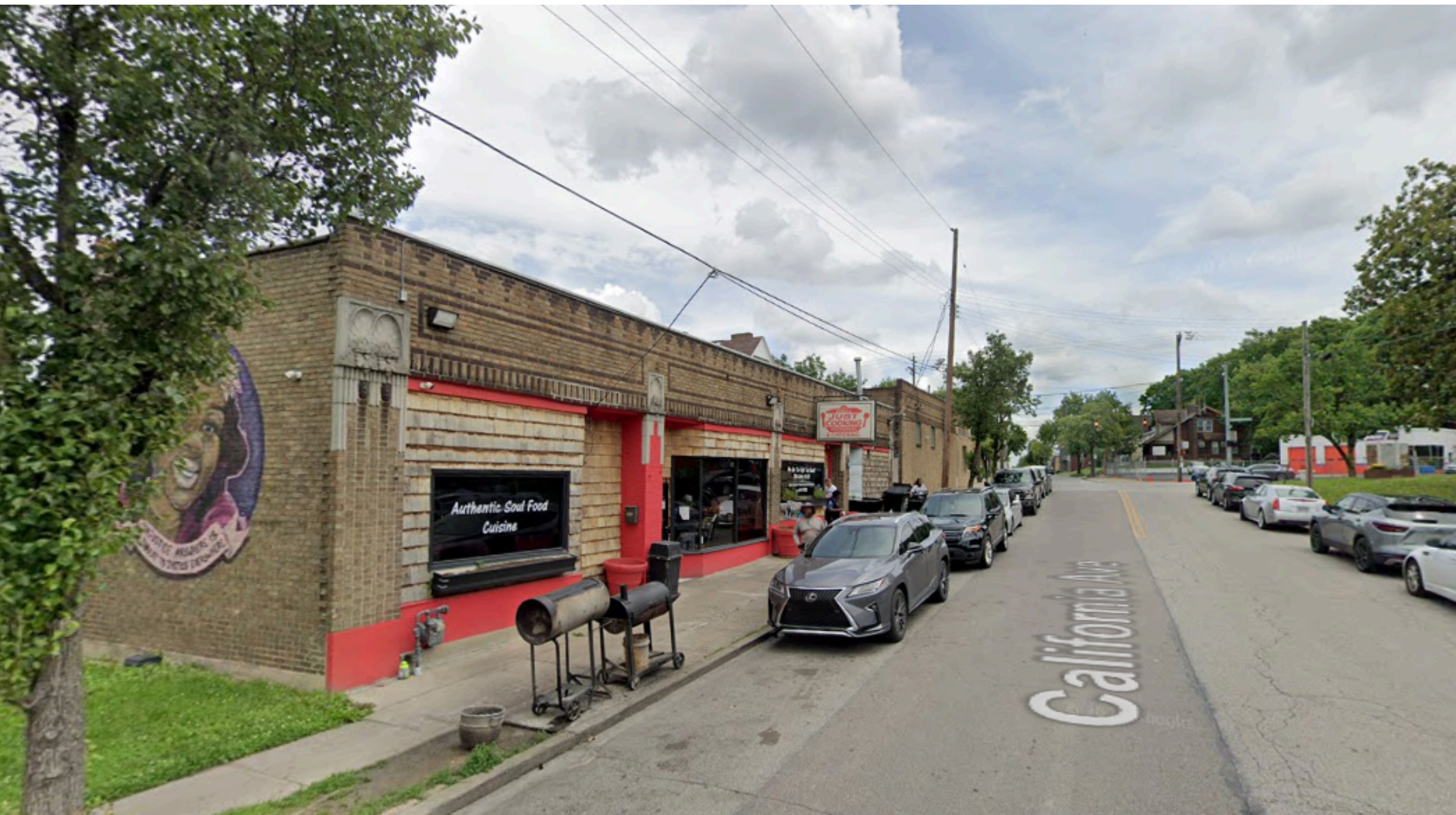
Neighborhood Development Manager
City of Cincinnati, Department of Community &
Economic Development (“DCED”)



WHY WE ARE HERE

Thank you for having us at the 1st meeting of the Community Investment Subcommittee for Bond Hill.

Today's discussion is about *aligning City tools, community priorities*, and *private investment* to advance equitable growth in the neighborhood.



CONTEXTUALIZING THE NEIGHBORHOOD

Bond Hill
Neighborhood
Boundary

Bond Hill Business
District (NBD)

Bond Hill TIF District



Key Opportunity Sites
(The Port Properties):



MidPoint Crossing



Bond Hill Business District

WHAT WE WILL COVER

DCED Presentation Overview

- ✓ **Bond Hill TIF District:** *available resources and eligible uses*
- ✓ **City Incentives & Funding Tools:** *including tax abatements, TIFs, and funding programs*
- ✓ **Special Opportunity Funds:** *targeted resources for Bond Hill revitalization*
- ✓ **Next Steps & Collaboration:** *how these tools can support ongoing community-led development*

FULL LIST OF DCED PROGRAMMING

DCED offers a wide variety of programming throughout the year to invest in the vitality and success of our city's neighborhoods, businesses, and residents.

Affordable Housing Fund	Residential CRAs	LIHTC: Low-Inc. Hous. Tax Cred. Support	PACE: Property Assessed Clean Energy
Access to Capital Program	Commercial CRAs	Meet & Confer	Property Sale Assistance/Financing
ADDI: American Dream Downpayment Init.	DORAs: Desig. Outdoor Refreshment Areas	MicroCity Loans (Small Business)	Quick Strike Program
Available City-Owned Properties	Fair Housing Services	NBDIP: Neighborhood Business District Improvement Program	Section 3 Monitoring
BR&Es: Business Retention & Expansion	Grow Cincinnati Fund	NBDSF: Neigh. Biz Dist. Support Fund	Small Business Technical Assistance
CBDO: Comm. Based Dev. Org Certification	Hand Up Initiative	NCCIP: Neighborhood Catalytic Capital Investment Program	District TIFs
CEDs: Community Entertainment Districts	HOME Affordable Units Monitoring	NSP: Neighborhood Support Program	Project TIFs
CHDO: Comm. Housing Dev. Org Designation	JCTCs: Job Creation Tax Credits	NOFA: Notice of Funding Available (NOFA)	TREX: Ohio Econ. Development Transfer
CTIP: Comm. Tenant Improvement Program	Lead Paint Hazard Control Grant Program	OHPTC: Ohio Historic Pres. Tax Credits	

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today's focus	Fair Housing Services	NBDIP: Neighborhood Business District Improvement Program	Section 3 Monitoring
	Grow Cincinnati Fund	NBDSF: Neigh. Biz Dist. Support Fund	Small Business Technical Assistance
	Hand Up Initiative	NCCIP: Neighborhood Catalytic Capital Investment Program	District TIFs
	Certification		Project TIFs
CEDs: Community Entertainment Districts	HOME Affordable Units Monitoring	NSP: Neighborhood Support Program	
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CTIP: Comm. Tenant Improvement Program	Lead Paint Hazard Control Grant Program	OHPTC: Ohio Historic Pres. Tax Credits	Bond Hill Neighborhood Revitalization Account

TAX INCREMENT FINANCING

known more colloquially as “TIFs”

Tax Increment Financing (TIF) is a tool that allows local governments in Ohio to fund public infrastructure improvements and provide subsidies for redevelopment, community projects, and, in some cases, residential rehabilitation. It works by *redirecting the increase in property tax revenue generated from rising property values within a designated area to a public improvement fund*. These funds can then be used for projects that benefit the district or support specific economic development efforts. While TIF does not require direct spending from a city’s budget, it does result in forgone tax revenue for typical taxing jurisdictions.

DCED administers two TIF programs, both targeting different goals:

→ **Tax Increment Financing Districts**
○ *known as “District TIFs”*



centers on neighborhood business districts or several sites where the increment collected is used for public improvements that benefit or serve that district.

→ **Tax Increment Financing Projects**
○ *known as “Project TIFs”*



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incentivizes large-scale development projects that promote urban redevelopment or public improvements

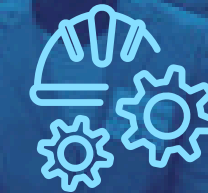


TIF DISTRICTS

OVERVIEW:

- uses growth in property tax revenue (“increment”) to **fund public improvements and community revitalization projects** within the district.
- ensure neighborhoods **benefit directly from local development** and help revitalize underinvested areas.
- currently **35 District TIFs in Cincinnati**, each covering up to 300 acres, often around neighborhood business districts.
- eligible projects include roads, streetscapes, public spaces, water/sewer lines, demolition, land acquisition, housing improvements, and more.
- due to 2020 Ordinance, **25% of all TIF funds are required to support affordable housing** for households earning 60% of Area Median Income (AMI) or below.

WHO CAN IT HELP?



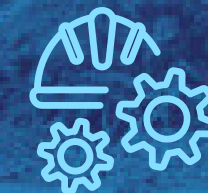
**Non-Profits
Developers**



Community Councils



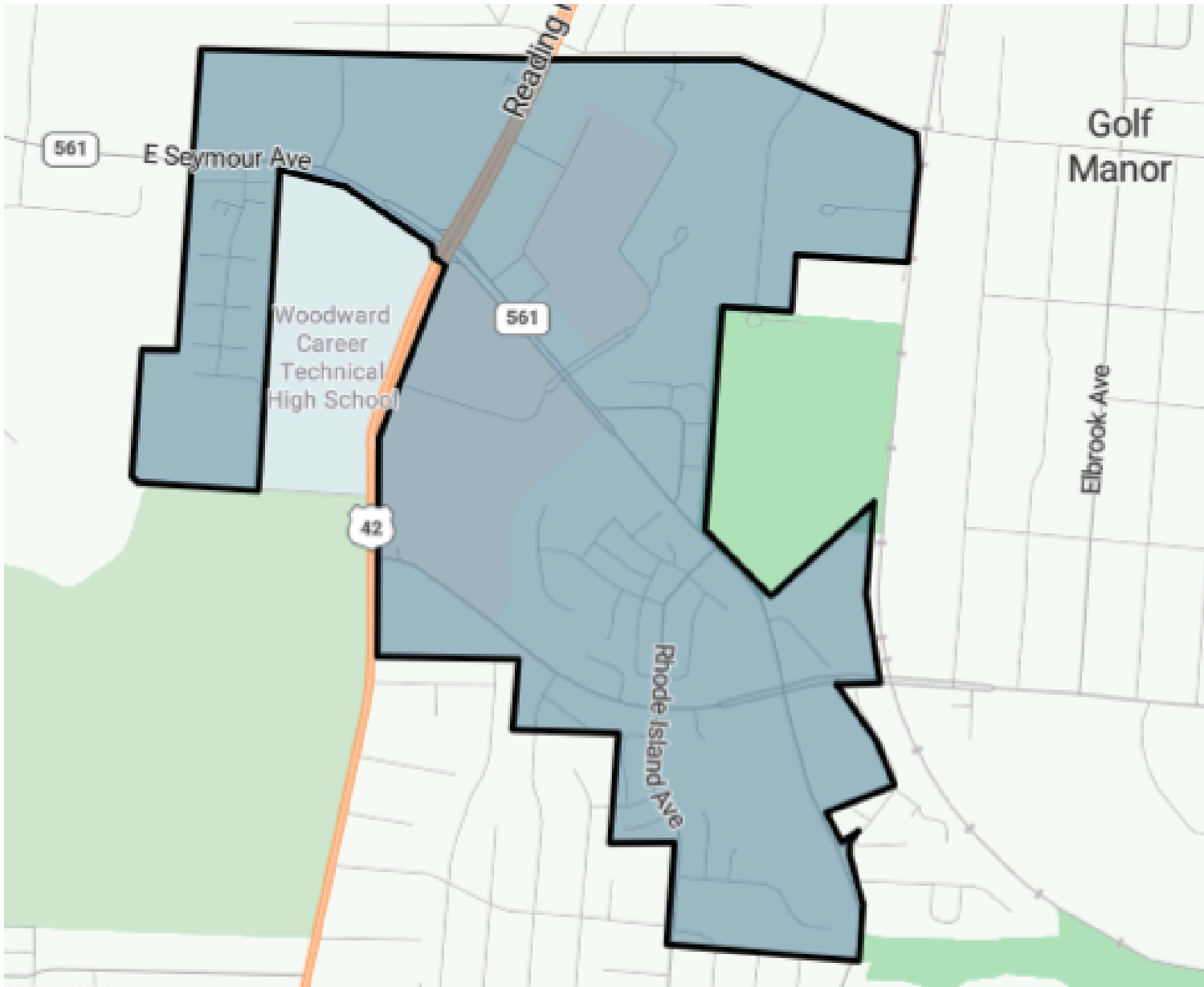
**Community
Development
Corporations**



**All residents in a
TIF district benefit
from TIF!**

BOND HILL TIF DISTRICT

TIF DISTRICT BOUNDARY



Created: 12/18/2002

Ordinance: #0420-2002

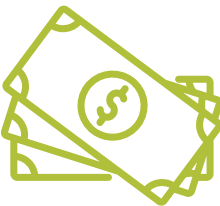
Fund Snapshot (as of October 2025):



\$1,681,953
TIF District Balance



\$560,651
Affordable Housing Balance



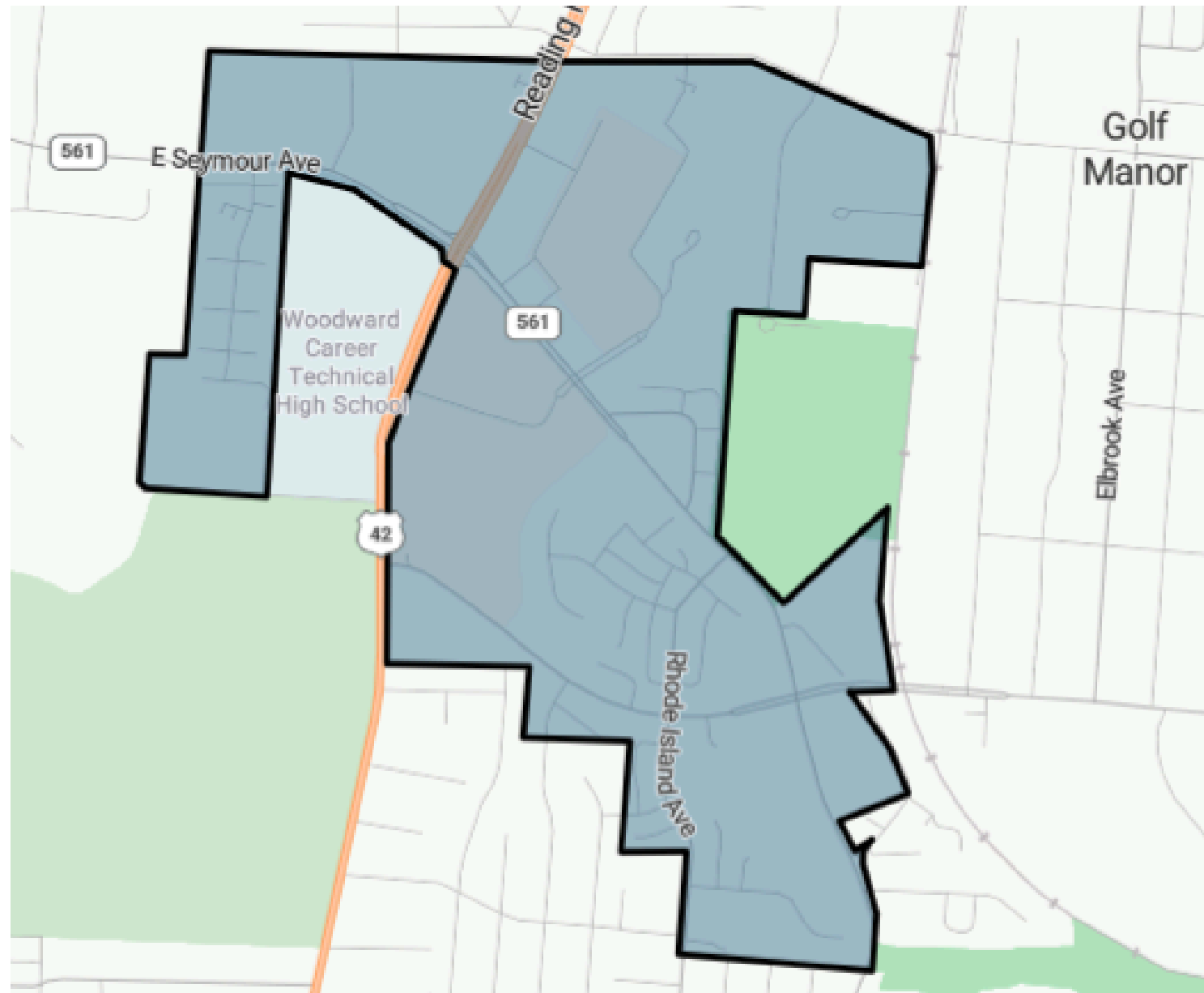
\$2,242,604
Total Available Resources

+

=

BOND HILL TIF DISTRICT

TIF DISTRICT BOUNDARY



Segments both the **Bond Hill & the Roselawn** neighborhoods.

Current focus areas:

- Reading Road corridor improvements
- Housing and mixed-use development near MidPointe Crossing
- Site preparation and infrastructure to attract private investment

PROJECT TIFS

OVERVIEW:

- provides a tool for developers, companies, and community stakeholders to **support infrastructure and redevelopment**.
- similar to Districts TIFs, Project TIFs allow the City to exempt a portion of property taxes on new development, with owners instead making payments in lieu of taxes (service payments).
- **service payments can cover project debt or be rebated to developers**, and can also fund public improvement projects.
- supports urban development; funds can be used for public infrastructure improvements and broader urban redevelopment initiatives.

WHO CAN IT HELP?



**Developers -
generally larger scale
developers of major
projects**

**NOTE: PROJECT TIFS ARE
MORE RARELY USED; IN
SPECIAL CIRCUMSTANCES
FOR LARGE SCALE PROJECTS**

COMMUNITY REINVESTMENT AREA

known more colloquially as “tax abatements” or “CRAs”

The Community Reinvestment Area (CRA) Program is a direct incentive tax exemption program created by the State of Ohio to *aid property owners who renovate existing or construct new buildings*. It permits municipalities and counties to designate areas where investment has been discouraged and offer tax incentives to spur revitalization of the existing housing stock and new development.

The City of Cincinnati's entire municipal area is one CRA. *DCED administers two programs, both targeting different goals:*

→ **Commercial Tax Abatements**

- *known as “Commercial CRAs” or “Commercial Tax Abatements”*



catalyze commercial, mixed-use, or multi-family development that might otherwise not occur



lower risk and operating expenses while increasing project viability and developer capacity

→ **Residential Tax Abatements**

- *known as “Residential CRAs” or “Residential Tax Abatements”*



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→ **Residential Tax Abatements**

- *known as “Residential CRAs” or “Residential Tax Abatements”*



reduce barriers to homeownership by making residential development and renovations more accessible



help Cincinnati families grow within their neighborhoods



COMMERCIAL CRAS

OVERVIEW:

- reduces **post-construction property taxes** paid by the property owner, helping to lower risk and operating expenses while increasing project viability and developer capacity.
- offers **a partial property tax abatement** to companies or developers building or renovating a residential (5+ units), commercial, industrial, or mixed-use facility.
- projects may be **eligible for up to a maximum 67% net abatement for up to 15 years** (33% goes to the School Board).
- often enables **increase in initial development investment** beyond what would have been feasible.

WHO CAN IT HELP?



Developers of
residential properties
(5+ dwelling units)



Developers of
commercial
properties



Developers of
industrial properties



Developers of
mixed-use properties



RESIDENTIAL CRAS

OVERVIEW:

- when you invest in renovations or build a new home, your property taxes go up, which can add an additional financial barrier for those hoping to renovate their homes or prospective homeowners hoping to construct a home (in particular, for low- to middle-income homeowners).
- residential CRAs make it possible for residents seeking renovations, improvements, or new housing construction to reduce their taxes by **paying taxes on the pre-improvement value of their property for up to 15 years.**
- reduces barriers to residential development and renovations, ultimately **helping to make homeownership more accessible** and increasing project viability and project investment beyond what would otherwise be feasible.

WHO CAN IT HELP?



Homeowner hoping to make significant renovations



Homeowner wanting to invest in improvements



Potential homeowner hoping to construct a home

NEIGHBORHOOD TIERS

LIFT Neighborhoods

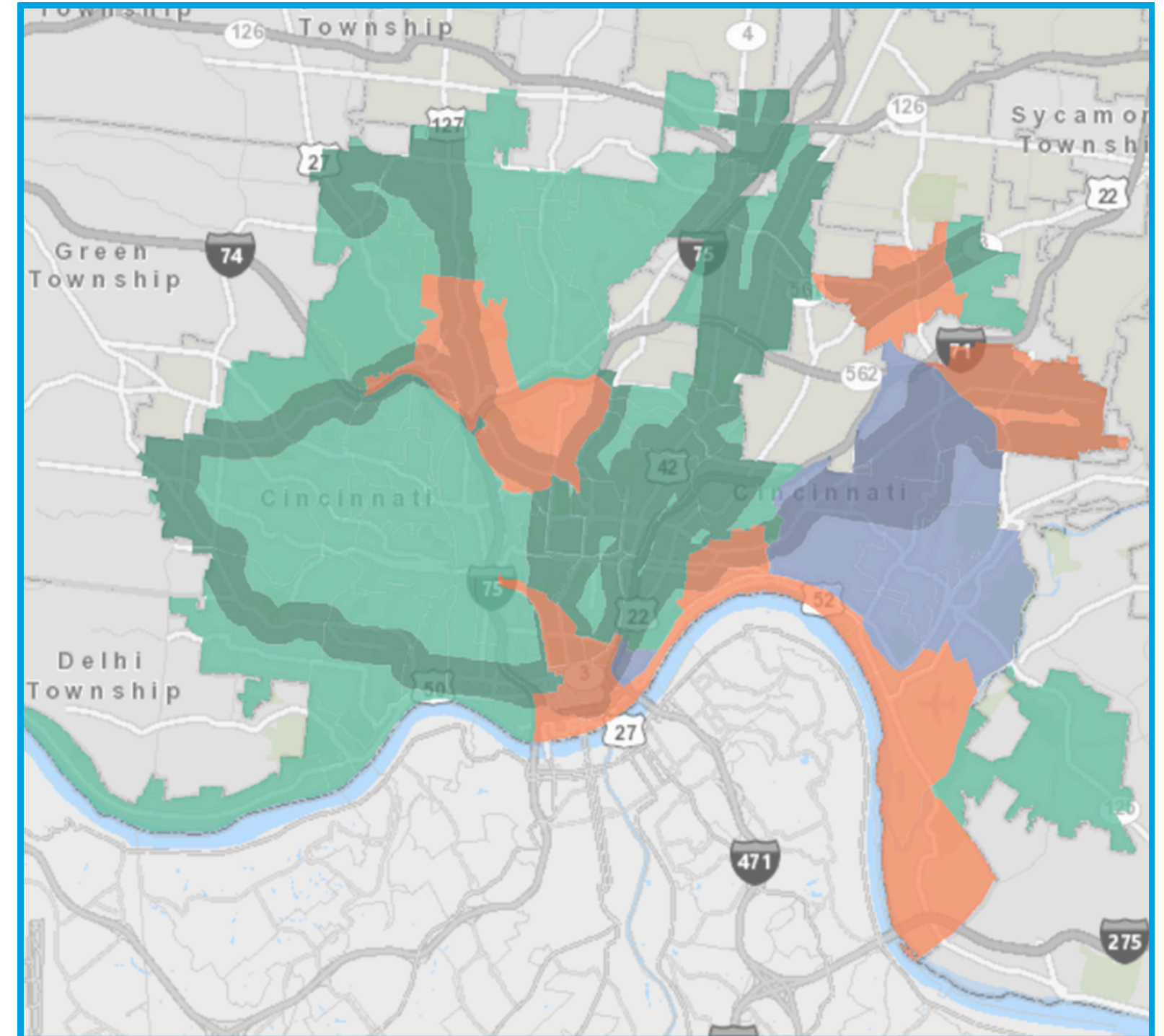
Avondale	Mt. Washington
Bond Hill	North Avondale
Camp Washington	North Fairmount
Carthage	Paddock Hills
College Hill	Queensgate
Corryville	Riverside
CUF	Roselawn
East Price Hill	Sayler Park
East Westwood	Sedamsville
English Woods	South Cumminsville
Evanston	South Fairmount
Hartwell	Spring Grove Village
Heights	Villages at Roll Hill
Kennedy Heights	Walnut Hills
Lower Price Hill	West End
Millvale	West Price Hill
Mt. Airy	Westwood
Mt. Auburn	Winton Hills

EXPAND Neighborhoods

California	Madisonville
Clifton	Northside
Downtown	Over-the-Rhine
East End	Pendleton
East Walnut Hills	Pleasant Ridge

SUSTAIN Neighborhoods

Columbia Tusculum	Mt. Adams
Hyde Park	Mt. Lookout
Linwood	Oakley



INCENTIVES (UNDER 2023 PROGRAM REFORM)

Baseline Incentive Table:

LIFT Neighborhood	Abatement Term Length	Maximum Abated Increase in Market Improvement Value
Remodeling	15 years	\$350,000
New Construction	15 years	\$300,000
EXPAND Neighborhood	Abatement Term Length	Maximum Abated Increase in Market Improvement Value
Remodeling	12 years	\$350,000
New Construction	10 years	\$300,000
SUSTAIN Neighborhood	Abatement Term Length	Maximum Abated Increase in Market Improvement Value
Remodeling	8 years	\$250,000
New Construction	5 years	\$200,000

The following Bonus Incentives can be added to the relevant baseline maximum abated increase in market improvement value:

Bonus Incentive	Additional Amount of Maximum Abated Increase in Market Improvement Value
LEED Silver HERS Qualified Certified Environmental Programs	\$200,000
LEED Gold or Platinum LBC Qualified Net Zero, Full, or Petal – must include “Energy Petal”	\$300,000
Meets the Cincinnati Visitability and Universal Design Standards	\$50,000
Meets Visitability+	\$25,000 (in addition to \$50,000 for Visitability)
Missing Middle Bonus (2 to 4 units)	\$75,000 for 2 units \$150,000 for 3 units \$225,000 for 4 units
Public Transit Corridor Bonus (2 to 4 units)	\$75,000 for 2 units \$150,000 for 3 units \$225,000 for 4 units
Historic Restoration (50+ years old; remodeling only)	\$50,000

Bonuses can be cumulative. For example, an environmental certification (LEED, LBC, or HERS) can be combined with Visitability, Visitability+, Historic Restoration, Missing Middle, and/or Transit Corridor bonuses.

NOFA

The Notice of Funding Availability (NOFA) program provides *gap financing to residential developers* building transformative housing developments that advance City priorities such as *affordability, availability, variety, and sustainability*. Funding may come from federal and local sources and is available for site acquisition, construction, renovation, and related infrastructure improvements.

NOFA

OVERVIEW:

- provides **gap financing up to 40% of total project costs**, with awards capped at \$1,000,000 per project
- leverages private, philanthropic, and public funds (HOME, CDBG, City Capital, District TIFs)
- funds can **support site acquisition, construction, renovation, and infrastructure improvements**
- **competitive annual application process** with published guidelines and scoring criteria for affordable or mixed-income housing; next application window is spring 2026
- **open to all developers**, including non-profits, CDCs, CHDOs, and public housing authorities.

WHO CAN IT HELP?



**Private
developers**



**Non-Profit
Development
Organizations &
Community
Development
Corporations**



**Community Housing
Development
Organizations &
Community Based
Development
Organizations**



**Public Housing
Authorities**

AHLF

The Affordable Housing Leverage Fund (AHLF) is a *pooled financing resource* managed by the Cincinnati Development Fund (CDF) in partnership with the City of Cincinnati and Hamilton County to *support the creation, rehabilitation, and preservation of affordable housing*. Combining public, private, and charitable funds, including the City's Affordable Housing Trust Fund, the program provides forgivable and low-interest loans for projects serving low-to-moderate income residents.

AHLF

OVERVIEW:

- partnership with CDF, who manages the fund with DCED helping to review and approve projects utilizing City funding.
- **aggregates local and philanthropic dollars** to fill gaps in affordable housing projects
- offers **flexible (forgivable or low-interest repayable), low-cost loans and grants for residential and mixed-use projects** serving low-to-moderate income tenants. Loan repayments are recycled to finance future affordable housing projects.
- eligible uses include **acquisition costs, hard construction, and reasonable soft costs.**
- applications accepted on a rolling basis via the CDF website.

WHO CAN IT HELP?



Private
affordable
housing
developers



Non-Profit
Development
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Community
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Community Housing
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BOND HILL NEIGHBORHOOD REVITALIZATION ACCOUNT

established by Ord. 225-2025 (June 2025)

The Bond Hill Neighborhood Revitalization Account dedicates *\$6.5 million reclaimed by Mercy Health* to support the renewal of the Bond Hill community. The fund is focused on strategic redevelopment, business and housing revitalization, and infrastructure improvements.

BOND HILL NEIGHBORHOOD REVITALIZATION ACCOUNT

OVERVIEW:

- aims to ***restore neighborhood vitality and strengthen Bond Hill's role as a vibrant, family-friendly community*** through investments in vacant properties, enhancing public spaces, and supporting local-led development that reflects residents' vision for a safe, vibrant, and family-friendly community.
- ***in particular, it supports:***
 - strategic redevelopment and business growth
 - housing and site improvements
 - infrastructure upgrades to attract new investment
- developed ***in collaboration with residents and community leaders*** to ensure inclusive, community-driven progress.



KEY TAKEAWAYS

- Multiple City tools are *available and active* in Bond Hill today
- The Bond Hill TIF and Revitalization Account together create a strong foundation for reinvestment
- *Layered incentives* (TIF, CRA, NOFA, Leverage Fund) can make challenging projects feasible
- Collaboration between City, community, and development partners is essential to success

QUESTIONS?



GREG KOEHLER

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