

AWB

RESOLUTION NO. 49 - 2021

URGING the Ohio General Assembly to remove or otherwise defeat the amendment in the budget bill (Substitute House Bill 110) that would have a significant negative impact on tens of thousands of affordable apartments in Ohio and thousands of such apartments in Cincinnati occupied by low-income tenants by changing the property tax valuation of such properties to market rate properties, dramatically increasing the property tax on those properties, resulting in higher rents for those least able to afford them, and decreasing the availability of affordable housing.

WHEREAS, on June 1, 2021, an amendment was added to the Ohio Senate substitute budget bill that proposes changes to Ohio Revised Code 5715.01 and 5713.03 that would require county auditors to value Low Income Housing Tax Credit (LIHTC) properties and other properties receiving federal subsidies to be valued as market rate properties without regard to governmental use restrictions; and

WHEREAS, county auditors consider the contractual and land use agreements with federal, state, and local governments that limit the rents that can be charged and require occupancy by low-income families; and

WHEREAS, this bill would result in unfair and devastating property tax increases on affordable housing, increased rents for tenants, and higher landlord property costs that may result in deferred maintenance, loan defaults, and eventual foreclosure on those properties resulting in potential displacement of vulnerable families; and

WHEREAS, City Council has enacted a number of initiatives aimed at addressing the lack of affordable housing in the City, including the following:

- Creation of an independent Affordable Housing Board to guide the city;
- Creation of a revolving loan pool of \$34,000,000 uniquely dedicated to affordable housing;
- Creation of a "Blue Ribbon" development review committee;
- Creation of an Affordable Housing Trust Fund; and
- Reform of tax abatement.

WHEREAS, penalizing owners of affordable units by increasing their property tax burden goes in the opposite direction of these efforts by City Council and would negate the difficult progress carefully and creatively made in Cincinnati; and

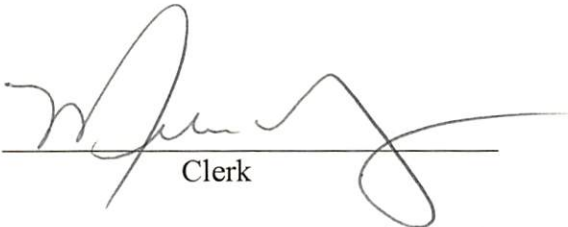
WHEREAS, the passage of the amended Ohio budget bill would have a devastating and immediate impact upon the availability of affordable housing in the City of Cincinnati and the State of Ohio and would undermine all of the City's efforts to create, support, and sustain affordable housing in the City; now, therefore,

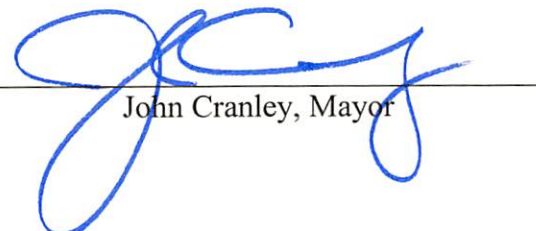
BE IT RESOLVED by the City of Cincinnati, State of Ohio:

Section 1. That the Mayor and this Council hereby call upon the Ohio General Assembly to remove or defeat the amendment to the substitute budget bill that would amend Ohio Revised Code Sections 5715.01 and 5713.03 to require county auditors to value Low Income Housing Tax Credit properties and other properties receiving federal subsidies as market rate properties without regard to governmental use restrictions.

Section 2. That this resolution be spread upon the minutes of Council and that copies be sent to Governor Mike DeWine; Lieutenant Governor Jon Husted; Speaker of the Ohio House of Representatives Robert R. Cupp; Senate President Larry Obhof; Senate Minority Leader Kenny Yuko; State Senator Steve Wilson; State Senator Cecil Thomas; State Senator Lou Terhar; House Minority Leader Emilia Sykes; State Representative Bill Seitz; State Representative Catherine Ingram; State Representative Thomas Brinkman; State Representative Brigid Kelly; State Representative Sedrick Denson; and State Representative Jessica Miranda.

Passed: June 23, 2021

Attest: 
Clerk


John Cranley, Mayor

Submitted by Councilmember Mann