


September 19, 2024

FOR YOUR INFORMATION

To: Mayor and Members of City Council
From: Sheryl M.M. Long, City Manager 
Subject: 2024 NOFA Awarded Affordable Housing Projects

SUMMARY

Since 2015, the City of Cincinnati's Notice of Funding Availability program ("NOFA") has provided residential developers with loans for transformational housing projects that improve housing quality, affordability, and availability.

In the 2024 program year, DCED awarded four (4) affordable housing projects with NOFA funding, totaling \$1,915,387. Additionally, two (2) projects were conditionally awarded TIF funds, subject to further financial review and community engagement from the Evanston and OTR West TIF districts; these conditional awards total an estimated \$1,174,131. Combined, these six (6) projects represent the creation of 54 affordable units.

[See ATTACHMENT A for Full List of Awarded Projects]

BACKGROUND

Program Overview: NOFA

Through the NOFA program, DCED provides residential developers with various financing options that will make positive, visible impacts on our communities. Funding for NOFA is appropriated through the City of Cincinnati's Capital budget and TIF Districts, as well as the City's Annual Action Plan for the use of Federal Entitlement Funds, including the Community Development Block Grant ("CDBG") and Home Investment Partnership Program ("HOME").

NOFA provides subordinated gap financing loans for up to 40% of total project costs. The program goal is to support residential projects that help achieve a full spectrum of healthy housing options in Cincinnati and improve overall housing quality, affordability, and availability. In doing so, DCED is achieving Goal 3 of the Live Initiative Area of *Plan Cincinnati* (2012).

Application Review & Award Process

In 2024, DCED executed one round of NOFA funding. DCED received ten (10) applications in the summer of 2024, totaling approximately \$6.2 million in funding requests.

A committee comprised of DCED staff and a third-party consultant from Grow America¹ conducted a robust application review process, assessing each NOFA application on 1) project financing, 2) general NOFA goals, and 3) rental/homeowner-specific project details. A high emphasis was placed on projects that have an average income target of up to 60% AMI for rental projects and 80% AMI for homeowner projects.

After evaluating all applications, six (6) projects were recommended and awarded funding. The City and awardees are working on due diligence for contract drafting and execution.

NEXT STEPS

This memo is for informational purposes only and no action is requested. As each project finalizes its financing and permit approvals, DCED will work with each project developer on due diligence items before contract execution, loan closing, and commencement of construction.

Attachment

cc: Markiea L. Carter, Director, Department of Community & Economic Development

¹ Grow America – previously known as the National Development Council (“NDC”) – is a national community and economic development nonprofit. The City of Cincinnati maintains a unique relationship with them, through which they provide consulting services to DCED staff on loans, creative financing, community development, and more.

ATTACHMENT A - NOFA: Summary of Awardees 2024

NOFA Funding

Applicant	Project Info	Project Description
Affordable Homeownership by Habitat <i>Award Total: \$515,000</i>	Units: 9 Developer: Habitat for Humanity of Greater Cincinnati Est. Total Project Cost: \$2.5 Million Per Unit Total Cost: \$287,159 Per Unit NOFA Subsidy: \$57,222 Income Target: 80% AMI Neighborhood: Over-the-Rhine	The project involves the new construction of nine (9) single-family homes. The homes will also achieve LEED Gold ² certification.
938 Dayton St. <i>Award Total: \$425,000</i>	Units: 6 Developer: Grey Rock Development LLC Est. Total Project Cost: \$1.3 Million Per Unit Total Cost: \$233,145 Per Unit NOFA Subsidy: \$70,833 Income Target: 60%, 80%, Market Rate Neighborhood: West End	The project involves the rehabilitation of one (1) building and a shared courtyard patio and garden. The project will achieve LEED certification.
940 Dayton St. <i>Award Total: \$450,000</i>	Units: 7 Developer: Grey Rock Development LLC Est. Total Project Cost: \$1.3 Million Per Unit Total Cost: \$199,839 Per Unit NOFA Subsidy: \$64,285 Income Target: 60%, 80%, Market Rate Neighborhood: West End	The project involves the rehabilitation of one (1) building and a shared courtyard patio and garden. The project will achieve LEED certification.
Bogart/Glenwood Infill Housing <i>Award Total: \$525,387</i>	Units: 14 Developer: Avondale Development Corporation Est. Total Project Cost: \$3,072,387 Per Unit Total Cost: \$256,032 Per Unit NOFA Subsidy: \$43,782 Income Target: 80% AMI Neighborhood: Avondale	The project involves the new construction of fourteen (14) single-family homes; each will achieve BREEAM ³ Certification.

² Leadership in Energy and Environmental Design (LEED) is a globally recognized symbol of sustainability achievement, measured by adhering to prerequisites and credits that address carbon, energy, water, waste, transportation, materials, health and indoor environmental quality, which correspond to four levels: certified, silver, gold, and platinum.

³ Building Research Establishment Environmental Assessment Method (BREEAM) – is the oldest environmental certification in the construction field designed to assess the environmental performance of buildings. It offers a multidimensional evaluation covering technical aspects, and usage, and includes a human component related to the health and well-being of building occupants.

Conditional TIF Funding Awards

Applicant	Project Info	Project Description
<p>Omar's Redevelopment <i>Award Total: \$232,131</i></p>	<p>Units: 6 Developer: Johnson Cooper Co. Est. Total Project Cost: \$917,631 Per Unit Total Cost: \$152,938 Per Unit NOFA Subsidy: \$38,688 Income Target: 80% AMI Neighborhood: Evanston</p>	<p>The project involves the rehabilitation of one (1) building and one (1) commercial space at ground level.</p>
<p>OTR Scattered Site Mixed- Income <i>Award Total: \$942,000</i></p>	<p>Units: 14 Developer: Civitas/Sanders Development Group Est. Total Project Cost: \$5.7 Million Per Unit Total Cost: \$410,983 Per Unit NOFA Subsidy: \$67,285 Income Target: 80% AMI, Market Rate Neighborhood: Over-the-Rhine</p>	<p>The project involves the rehabilitation of three (3) buildings and will achieve LEED Silver certification.</p>