



TIF*

* THIS DOCUMENT COVERS TIF POLICY
IN THE CITY OF CINCINNATI.

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DEFINITIONS

-**TIF:** Tax Increment Financing (TIF) is a tool that uses the future increase in property taxes for a project or within a district to finance some of the cost of improving the project or district.

-**Project TIF:** Makes TIF financing available for public infrastructure improvements (such as a parking garage or streetscaping) within a single real estate development project.

-**TIF District:** Makes TIF financing available for public infrastructure improvements within the geographical TIF District.

U

USES

-**TIF Uses:** Cities use TIF to pay for public infrastructure.

-**Examples:**

- parking garages
- street lights
- land acquisition
- bridge construction
- demolition
- utilities and planning costs
- sewer expansion
- streetscaping
- sidewalk work
- traffic control

R

ROLES

-**Community:** Because City Council must approve TIFs, and TIF District expenditures, resident groups can use the vote as an opportunity to convince elected officials to hold the vote until there is satisfactory engagement with affected residents, or to vote no.

-**Note:** In September 2020, City Council passed an ordinance stating that the City “should” present TIF District expenditures to affected community councils for a vote before Council votes on the expenditures, though in practice, it has not always followed this rule.

-**Property Owner:** Applies for TIF.

-**City Administration:** Recommends approval/denial to Council.

-**City Council:** Approves/denies TIFs.

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DISTINGUISH

-**Tax Abatement:** A TIF is different from a Tax Abatement. A Tax Abatement eliminates or lowers property taxes that an owner pays for a specific amount of time.





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CONTACT

-**Department of Community and Economic Development (DCED):** Processes abatement applications.

- Call: 513-352-2435
- Website: <https://choosecincy.com/home-2/our-team/>

-**Office of Performance and Data**

Analytics: Creates and maintains public-facing CincyInsights Abatement Trackers.

- Call: 513-352-5368
- Website: See resources

-**Finance Department:** Manages TIF accounts.

- Call: 513-352-3731
- Website: <https://www.cincinnati-oh.gov/finance/>

-**City Council:** <https://www.cincinnati-oh.gov/council/>



RESOURCES

-**CincyInsights TIF District Fund Tracker:**

<https://insights.cincinnati-oh.gov/stories/s/br22-px7q>

-**State of Ohio TIF Info:**

https://development.ohio.gov/bs/bs_tif.htm



APPLICATIONS

-**City of Cincinnati's Real Estate Benefit Application (includes TIF application):**

<https://bit.ly/3sHxJ3N>



FIND US

-**Action Tank:**

www.actiontankusa.org

-**Northside Community Council:**

<http://northsidecommunitycouncil.nationbuilder.com/>

-**TENZING:**

https://www.instagram.com/tenzing_art/?hl=en

