

FAQs



▶ **What does OTR A.D.O.P.T. stand for?**

OTR stands for “Over-the-Rhine”, Cincinnati’s nationally recognized downtown historic district and the inspiration behind A.D.O.P.T.’s formation. A.D.O.P.T. stands for “Advancing Derelict and Obsolete Properties through Transfer”.

▶ **Is OTR A.D.O.P.T. a nonprofit organization?**

Yes. OTR A.D.O.P.T. is a 501(c)3 tax-exempt nonprofit organization.

▶ **What is OTR A.D.O.P.T.’s mission?**

A.D.O.P.T.’s mission is to preserve Cincinnati’s outstanding architectural heritage through interventions targeting endangered historic buildings.

▶ **Does A.D.O.P.T. work in neighborhoods outside of Over-the-Rhine?**

Yes. While Over-the-Rhine is the inspiration for A.D.O.P.T.’s formation, A.D.O.P.T. works to preserve buildings in all of Cincinnati’s historic neighborhoods.

▶ **How does A.D.O.P.T. work?**

A.D.O.P.T. facilitates the transfer of abandoned historic structures to new owners who are able to immediately stabilize and rehabilitate them.

▶ **How do I get a building through A.D.O.P.T.?**

Generally, prospective owners must agree to terms of transfer and provide A.D.O.P.T. with the following: 1) a formal contractor bid of construction costs, and 2) either a lender letter of commitment to provide construction financing OR proof of funds equal to 40% of total development costs.

▶ **How does A.D.O.P.T. choose between multiple applicants?**

A.D.O.P.T. selects applicants based on a combination of 1) community commitment, and 2) demonstrated financial and technical capability to deliver on a rehabilitation project.

▶ **What does A.D.O.P.T. require of new owners?**

A.D.O.P.T. requires that buildings be rehabilitated and a Certificate of Occupancy obtained from the City within 2 years of transfer.

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▶ **Do I have to sign an agreement with A.D.O.P.T.?**

Yes. A.D.O.P.T. requires all new owners to enter into a Rehabilitation Covenant describing mutually agreed upon timeframes for rehabilitation.

▶ **What happens if I am not able to honor the Covenant?**

If an owner breaches the terms of the Covenant, A.D.O.P.T. reserves the right to retake title to the building from that owner.

▶ **Am I allowed to sell a building acquired through A.D.O.P.T.?**

Yes, as long as work has been completed according to the agreements of the Covenant.

▶ **Am I required to live in the building after it is completed?**

No. While owner-occupancy is supported, new owners are also permitted to sell or lease their buildings after work is completed.

▶ **How much do A.D.O.P.T.'s buildings cost to acquire?**

The price of each building varies depending on size, location, and condition.

▶ **Where can I find a list of available buildings?**

A list of available buildings can be found under the properties section of our website at www.otradopt.com.

▶ **Does A.D.O.P.T. have buildings other than those listed on the website?**

All buildings currently available through A.D.O.P.T. are listed on the website. However, A.D.O.P.T. maintains a wide database of vacant historic properties, and can advise prospective owners relative to the acquisition of these buildings.

▶ **What other services does A.D.O.P.T. provide?**

A.D.O.P.T. provides an array of consulting services related to historic building rehabilitation, including assistance with acquisition, financing, cost estimating, financial analysis, historic tax credits, code enforcement, and permitting.

▶ **What financial assistance is available for rehabilitating a building?**

A.D.O.P.T. provides assistance to prospective owners in obtaining historic tax credits – a state and federal subsidy that can significantly defray the cost of rehabilitation.