CITY OF CHEVIOT
STATE OF OHIO

ORDINANCE NO. 16 – 2

TO IMPLEMENT SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF THE RESIDENTIAL COMMUNITY REINVESTMENT AREA IN THE CITY OF CHEVIOT, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL; AND TO DECLARE AN EMERGENCY.

WHEREAS, the Council of the City of Cheviot, Ohio (hereinafter "Council") desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in residential areas of the City of Cheviot that have not enjoyed reinvestment from remodeling; and

WHEREAS, a survey of housing (attached herein as Exhibit A) as required by Ohio Revised Code Section 3735.66 has been prepared for the area to be included in the proposed Residential Community Reinvestment Area;

WHEREAS, the maintenance of existing structures in such area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and

WHEREAS, the remodeling of existing structures in this Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CHEVIOT, STATE OF OHIO, TWO-THIRDS OF ALL MEMBERS THEREOF CONCURRING, THAT:

Section 1: The area designated as the Cheviot Residential Community Reinvestment Area constitutes an area in which housing facilities or structures are located, and in which repair of existing facilities has been discouraged.

Section 2: Pursuant to Section 3735.66 of the Ohio Revised Code, the Cheviot Residential Community Reinvestment Area, is hereby established in the following described area:

(insert boundary description)

The Community Reinvestment Area is approximately depicted as the crosshatched area on the map attached to this Ordinance (see Exhibit B) and by this reference incorporated herein.

Section 3: All residential properties identified in Exhibit B as being within the designated Community Reinvestment Area are eligible for this incentive. This proposal is a public/private partnership intended to promote the character of residential areas and encourage improvements to residential dwelling units.

Section 4: Within the Community Reinvestment Area, a tax exemption on the increase in the assessed valuation resulting from the improvements as described in ORC Section 3735.67 shall be granted upon application by the property owner and certification thereof by the designated Housing Officer for the following periods:

a. Ten (10) years, for the remodeling of every residential dwelling unit containing not more than two housing units and upon which the cost of remodeling is at least $2,500, as described in ORC Section 3735.67, and with such exemption being one hundred percent (100 %) for each of the ten (10) years.

b. Ten (10) years, for the remodeling of every residential dwelling unit containing more than two housing units and upon which the cost of remodeling is at least $5,000, as described in ORC Section 3735.67, and with such exemption being one hundred percent 100% for each of the ten (10) years.

Section 5: To administer and implement the provisions of this Ordinance, the Safety-Service Director is designated as the Housing Officer as described in Sections 3735.65 through 3735.70 of the Ohio Revised Code.

Section 6: That a "Community Reinvestment Area Housing Council" shall be created, consisting of two members appointed by the Mayor of Cheviot, two members appointed by the Council of the City of Cheviot and one member appointed by the Planning Commission of Cheviot. The majority of the members shall then appoint two additional members who shall be residents within the area. Terms of the members of the Housing Council shall be for two years. An unexpired term resulting from a vacancy in the Council shall be filled in the same manner as the initial appointment was made. The Community Reinvestment Area Housing Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The Housing Council shall also hear appeals under Section 3735.70 of the ORC.

Section 7: The Community Reinvestment Area Housing Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The Housing Council shall also hear appeals under Section 3735.70, of the Ohio Revised Code.

Section 8: The Council reserves the right to re-evaluate the designation of the Cheviot Residential Community Reinvestment Area at any time after the passage of this ordinance, at which time the Council may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the ORC. Council reserves the right to re-evaluate the designation at any time after its effective date.

Section 9: The Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, that all deliberations of this Council and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 10: The Council hereby authorizes a petition to the Director of the Department of Development of the State of Ohio for confirmation of the findings described in this ordinance and certification of the proposed area as a Community Reinvestment Area. This ordinance shall take effect and be in force from and after the earliest period allowed by law and upon confirmation of the Director of the Department of Development.

Section 11: The Housing Officer may revoke the tax abatement if there exists any violation of the property maintenance code or any failure to pay property taxes in a timely manner. Any such revocation may be appealed to the Community Reinvestment Area Housing Council if notice of appeal is filed within thirty (30) days of delivery of the revocation to the owners of the property in question.

Section 12. This ordinance shall be an emergency measure for the health, safety, and welfare of the citizens of Cheviot and shall take effect immediately. The emergency is necessary in order to provide for urban improvement at the earliest possible time.

Deborah M. Slaughter
President of Council

February 16, 2016
Date passed

Samuel D. Keller
Mayor

2/16/16
Date approved

Attest:

Jenny M. Eilermann
Clerk of Council

APPROVED AS TO FORM:

MARK G. WATERS
LAW DIRECTOR

1st reading : January 19, 2016
2nd reading: February 2, 2016
Passed : February 16, 2016

CERTIFICATION OF PUBLICATION

I, Jenny M. Eilermann, Clerk of the Council of the City of Cheviot, Ohio, hereby certify that the foregoing ordinance, or a succinct summary, was published in the *Western Hills Press*, a newspaper of general circulation in the City of Cheviot, Ohio, in accordance with Section 731.21 of the Ohio Revised Code, on the following dates :

1) _____, 2016, and

2) _____, 2016.

Jenny M. Eilermann
Clerk of Council