

CITY OF CLEVELAND HEIGHTS COMMUNITY REINVESTMENT AREA (CRA) PROGRAM GUIDELINES

RESIDENTIAL CONSTRUCTION

Section 1 – Program Description:

The Ohio Community Reinvestment Area (CRA) program is an economic development tool available to cities. The program provides real property tax exemptions for property owners who renovate existing or construct new buildings.

Community Reinvestment Areas are areas of land designated within a City in which property owners can receive tax incentives for investing in real property improvements. The Community Reinvestment Area (CRA) Program is a direct incentive tax exemption program benefiting property owners who renovate existing or construct new buildings.

This program permits cities to designate areas where investment has been discouraged as a CRA to encourage revitalization of the existing housing stock and the development of new structures. Residential, commercial, industrial, and mixed-use new construction or remodeling construction are eligible for tax exemptions under the proposed Cleveland Heights CRA.

The proposed Cleveland Heights CRA has the following attributes:

- Is a City-wide CRA;
- Provides potential tax exemptions for all types of construction activity and new investment in the City;
- Residential, commercial, industrial and mixed-use construction are eligible;
- Includes new construction as well as remodeling;
- Exemption % and term levels based on levels of new investment, and established target reinvestment criteria, providing higher % and term levels in market areas experiencing greater disinvestment and more challenging economic conditions;
- Provides for greater incentive levels for sustainable / energy efficient construction;

The goals of the program are to encourage new investment and to modernize and improve the City's housing stock, create new businesses, jobs and payroll, attract new residents to the City, keep existing residents from leaving the City, and to redevelop our neighborhoods by encouraging new in-fill housing on the many City-owned vacant lots throughout the City.

The City of Cleveland Heights City Council passed Ordinance 77-2018 on July 30, 2018 creating this CRA for the municipal boundaries of the City of Cleveland Heights. The Director of the State of Ohio Development Services Agency (ODSA) confirmed and approved this CRA on September 21, 2018.

Section 2 – Residential Tax Abatement – New Construction

A. Single Family Development

*****In all cases, the property receiving a tax exemption under this section must remain owner-occupied throughout the term of the applicable abatement.*****

The construction of new single family owner-occupied dwellings containing not more than one housing unit, as described in ORC Section 3735.67, is eligible for tax abatement under this program. The specific term and percentage of the exemption from real property taxation for this type of construction can found below and on the attached **Exhibit I: CRA Program Matrix**:

1. The owner-occupant of any such real property in the Community Reinvestment Area may file an application for exemption from real property tax for a period of five (5) years for twenty-five percent (25%) on the increase in the assessed valuation resulting from the improvements for the housing activities as described in ORC Section 3735.67.

If such housing activities are certified through third-party verification of compliance by a certified rater as meeting or exceeding the **U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) "Silver" level category**, or substantially equivalent rating system (as determined by the City) including **Enterprise Green Communities, as developed by Enterprise Community Partners**, or the **National Association of Home Builders National Model Green Home Building Guidelines** ("Sustainability Requirement"):

2. The owner-occupant of any such real property in the Community Reinvestment Area may file an application for exemption from real property tax for a period of ten (10) years for fifty percent (50%) on the increase in the assessed valuation resulting from the improvements for the housing activities as described in ORC Section 3735.67.
3. If the aforementioned new single family owner-occupied dwelling is located in an area illustrated on the attached **Exhibit II: CRA Scoring Map** as meeting five (5) of the target reinvestment criteria listed in Ordinance 77-2018, the owner-occupant of any such real property in the Community Reinvestment Area may file an application for exemption from real property tax for a period of twelve (12) years for seventy-five percent (75%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.
4. If the aforementioned new single family owner-occupied dwelling is located in an area illustrated on the attached **Exhibit II: CRA Scoring Map** as meeting six (6) or more of the target reinvestment criteria listed in Ordinance 77-2018, the owner-occupant of any such real property in the Community Reinvestment Area may file an application for exemption from real property tax for a period of fifteen (15) years for one hundred percent (100%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.

B. Two-Family Development

The construction of new two family dwellings containing not more than two housing unit, as described in ORC Section 3735.67, is eligible for tax abatement under this program. The specific term and percentage of the exemption from real property taxation for this type of construction can found below and on the attached **Exhibit I: CRA Program Matrix**:

1. The owner of any such real property in the Community Reinvestment Area may file an application for exemption from real property tax for a period of five (5) years for twenty-five percent (25%) on the increase in the assessed valuation resulting from the improvements for the housing activities as described in ORC Section 3735.67.

If such housing activities are certified through third-party verification of compliance by a certified rater as meeting or exceeding the **U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) "Silver" level category**, or substantially equivalent rating system (as determined by the City) including **Enterprise Green Communities, as developed by Enterprise Community Partners**, or the **National Association of Home Builders National Model Green Home Building Guidelines** ("Sustainability Requirement"):

2. The owner of any such real property in the Community Reinvestment Area may file an application for exemption from real property tax for a period of ten (10) years for fifty percent (50%) on the increase in the assessed valuation resulting from the improvements for the housing activities as described in ORC Section 3735.67.
3. If the aforementioned Sustainability Requirement Certified new two-family dwelling is located in an area illustrated on the attached **Exhibit II: CRA Scoring Map** as meeting five (5) of the target reinvestment criteria listed in Ordinance 77-2018, the owner of any such real property in the Community Reinvestment Area may file an application for exemption from real property tax for a period of twelve (12) years for seventy-five percent (75%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.
4. If the aforementioned Sustainability Requirement Certified new two-family dwelling is located in an area illustrated on the attached **Exhibit II: CRA Scoring Map** as meeting six (6) or more of the target reinvestment criteria listed in Ordinance 77-2018, the owner of any such real property in the Community Reinvestment Area may file an application for exemption from real property tax for a period of fifteen (15) years for one hundred percent (100%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.

C. Town Home & Condominium Development

*****In all cases, the property receiving a tax exemption under this section must remain owner-occupied throughout the term of the applicable abatement.*****

The construction of dwelling units consisting of new fee simple owner-occupied townhome or condominium structures, as described in ORC Section 3735.67, is eligible for tax abatement under this program. The specific term and percentage of the exemption from real property taxation for this type of construction can found below and on the attached **Exhibit I: CRA Program Matrix**:

1. The fee simple owner of any such real property in the Community Reinvestment Area may file an application for exemption from real property tax for a period of five (5) years for twenty-five percent (25%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.

If such housing activities are certified through third-party verification of compliance by a certified rater as meeting or exceeding the **U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) "Silver" level category**, or substantially equivalent rating system (as determined by the City) including **Enterprise Green Communities, as developed by Enterprise Community Partners**, or the **National Association of Home Builders National Model Green Home Building Guidelines** ("Sustainability Requirement"):

2. The fee simple owner of any such real property in the Community Reinvestment Area may file an application for exemption from real property tax for a period of seven (7) years for sixty-five percent (65%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.
3. The fee simple owner of any such owner-occupied real property in the Community Reinvestment Area having a per unit investment of no less than \$400,000 for each unit, may file an application for exemption from real property tax for a period of fifteen (15) years for one hundred percent (100%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.
4. The fee simple owner of any such owner-occupied real property in the Community Reinvestment Area located in an area illustrated on the attached **Exhibit II: CRA Scoring Map** as meeting five (5) of the target reinvestment criteria listed in Ordinance 77-2018, and having a per unit investment of no less than \$335,000 for each unit, may file an application for exemption from real property tax for a period of fifteen (15) years for one hundred percent (100%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.
5. The fee simple owner of any such owner-occupied real property in the Community Reinvestment Area located in an area illustrated on the attached **Exhibit II: CRA Scoring Map** as meeting six (6) or more of the target reinvestment criteria listed in Ordinance 77-

2018, and having a per unit investment of no less than \$270,000 for each unit, may file an application for exemption from real property tax for a period of fifteen (15) years for one hundred percent (100%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.

D. Multi-Family Development

The construction of new multiple-family building dwelling units having three (3) or more units as described in ORC Section 3735.67, with the term and percentage of the exemption from real property taxation as stated below.

Such housing activities required to be certified through third-party verification of compliance by a certified rater as meeting or exceeding **the U.S. Green Building Council’s (USGBC) Leadership in Energy and Environmental Design (LEED) “Silver” level category** or substantially equivalent rating system including **Enterprise Green Communities**, as developed by **Enterprise Community Partners**, or the **National Association of Home Builders National Model Green Home Building Guidelines** (“Sustainability Requirement”):

1. The owner of any such real property in the Community Reinvestment Area, having a minimum investment level of \$75,000 per unit or costs greater than \$1,500,000 for the total residential portion of the project, may file an application for exemption from real property tax for a period of seven (7) years for fifty percent (50%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.
2. The owner of any such real property in the Community Reinvestment Area that is part of a development project that upon completion constitutes an investment of no less than \$3,000,000 per development project may file an application for exemption from real property tax for a period of ten (10) years for one hundred percent (100%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.

Section 3 – Residential Tax Abatement – Remodeling / Rehabilitation

A. Single Family Remodeling

*****In all cases, the property receiving a tax exemption under this section must remain owner-occupied throughout the term of the applicable abatement.*****

Remodeling construction activities resulting in the remodeling of existing single family owner-occupied dwellings containing not more than one housing unit, as described in ORC Section 3735.67, where the per unit cost of the improvements is at least \$10,000, the term and percentage of the exemption from real property taxation resulting from such remodeling activities shall be as stated below (the specific term and percentage of the exemption from real property taxation for this type of construction can found below and on the attached **Exhibit I: CRA Program Matrix**):

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1. The owner-occupant of any such real property in the Community Reinvestment Area may file an application for exemption from real property tax for a period of seven (7) years for fifty percent (50%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.
 2. If the aforementioned new single family owner-occupied dwelling is located in an area illustrated on the attached **Exhibit II: CRA Scoring Map** as meeting five (5) of the target reinvestment criteria listed in Ordinance 77-2018, the owner-occupant of any such real property in the Community Reinvestment Area may file an application for exemption from real property tax for a period of ten (10) years for seventy-five percent (75%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.
 3. If the aforementioned new single family owner-occupied dwelling is located in an area illustrated on the attached **Exhibit II: CRA Scoring Map** as meeting six (6) or more of the target reinvestment criteria listed in Ordinance 77-2018, the owner-occupant of any such real property in the Community Reinvestment Area may file an application for exemption from real property tax for a period of twelve (12) years for one hundred percent (100%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.

B. Two-Family Remodeling

Remodeling construction activities resulting in the remodeling of existing two-family dwellings containing not more than two housing units, as described in ORC Section 3735.67, where the per unit cost of the improvements is at least \$10,000, the term and percentage of the exemption from real property taxation resulting from such remodeling activities shall be as stated below (the specific term and percentage of the exemption from real property taxation for this type of construction can found below and on the attached **Exhibit I: CRA Program Matrix**):

1. The owner of any such real property in the Community Reinvestment Area may file an application for exemption from real property tax for a period of seven (7) years for fifty percent (50%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.
2. If the aforementioned Sustainability Requirement Certified new two-family dwelling is located in an area illustrated on the attached **Exhibit II: CRA Scoring Map** as meeting five (5) of the target reinvestment criteria listed in Ordinance 77-2018, the owner of any such real property in the Community Reinvestment Area may file an application for exemption from real property tax for a period of ten (10) years for seventy-five percent (75%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.

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3. If the aforementioned Sustainability Requirement Certified new two-family dwelling is located in an area illustrated on the attached **Exhibit II: CRA Scoring Map** as meeting six (6) or more of the target reinvestment criteria listed in Ordinance 77-2018, the owner of any such real property in the Community Reinvestment Area may file an application for exemption from real property tax for a period of twelve (12) years for one hundred percent (100%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.

C. Conversion Remodeling

*****In all cases, the property receiving a tax exemption under this section must remain owner-occupied throughout the term of the applicable abatement.*****

Remodeling construction activities, as described in ORC Section 3735.67, resulting in the conversion of existing two-family dwelling unit structures to owner-occupied single family dwelling units or attached single family dwelling units, or owner-occupied condominiums, or renovation construction activities resulting in the conversion of existing two-family dwelling unit structures to owner-occupied condominiums, where the cost of the improvements is at least \$25,000 may file an application for exemption from real property tax for a period of twelve (12) years for one hundred percent (100%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.

D. Residential Rehabilitation – Contributing Building located in a National Register Historic District (NRHD) or Locally Designated Historic District

Remodeling construction activities, as described in ORC Section 3735.67, resulting in the rehabilitation of an owner-occupied single or a two-family building, and/or a multiple-family building residential dwelling units in a contributing building in any National Register Historic District or is a locally designated historic landmark located within the City of Cleveland Heights that follows the Secretary of the Interior’s Standards for Rehabilitation; and that has a minimum investment of \$10,000 in rehabilitation costs; the owner of such property may file a real property tax exemption application for a period of ten (10) years for one hundred percent (100%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.

E. Multi-Family Remodeling

Remodeling construction activities, as described in ORC Section 3735.67, resulting in the remodeling of multi-family building dwelling units having three (3) or more units, with the term and percentage of the exemption from real property taxation as stated below:

The owner of any such real property in the Community Reinvestment Area, having a minimum investment level of \$25,000 per unit or costs greater than \$500,000 for the total residential portion of the project, may file an application for exemption from real property tax for a period of seven

(7) years for fifty percent (50%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.

The owner of any such real property in the Community Reinvestment Area that is part of a development project that upon completion constitutes an investment of no less than \$1,000,000 per development project may file an application for exemption from real property tax for a period of ten (10) years for one hundred percent (100%) on the increase in the assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.

F. Examples of Improvements that MAY Qualify for Tax Abatement which Generally DO Increase the Assessed Value of a Residential Property

- Adding additional living area
- Building a new or enlarged garage
- Installing an additional bathroom
- Adding a new porch
- Installing a stall shower
- Installing an indoor fireplace
- Remodeling a basement/attic into living space
- Gutting and renovating a home or apartment building

G. Examples of Improvements that LIKELY WILL NOT Qualify for Tax Abatement which Generally DO NOT increase the Assessed Value of a Residential Property

- New roof installation
- Aluminum siding installation
- Adding windows or doors
- Installing outdoor lighting
- Scraping and painting
- Install/repair/replace sidewalks
- Siding repair
- Adding / replacing gutters and downspouts
- Remodeling kitchens
- Resurfacing floors
- Replacing hot water heaters
- Replacing plumbing
- Adding closets, bookcases, cabinets, blinds
- Replacing wiring or complete rewiring
- Painting/wallpapering/redecorating
- Repairs and maintenance

Section 4 – Application Process

Applying for exemption from taxation is established under Ohio Revised Code Section 3735.67 (A) through (F).

This CRA program shall take effect and be in force upon the effective date of approval and confirmation by the Director of the Ohio Development Services Agency of the findings of this Ordinance, which is **September 21, 2018**. The owner of real property located in the Community Reinvestment Area and eligible for exemption from taxation pursuant to the CRA Ordinance may file an application for an exemption from real property taxation of a percentage of the assessed valuation of a new structure, or of the increased assessed valuation of an existing structure after remodeling began, if the new structure or remodeling is completed after September 21, 2018.

The owner of real property located in a community reinvestment area and eligible for exemption from taxation under an ordinance adopted pursuant to section [3735.66](#) of the Revised Code may file an application for an exemption from real property taxation of a percentage of the assessed valuation of a new structure, or of the increased assessed valuation of an existing structure after remodeling began, if the new structure or remodeling is completed after the effective date of the ordinance adopted pursuant to section [3735.66](#) of the Revised Code. The application shall be filed with the housing officer designated for the community reinvestment area in which the property is located.

Step 1. A. Building Permit:

The applicant for tax abatement under this CRA program must obtain a Building Permit for their proposed project from the City of Cleveland Heights Building Department located at 40 Severance Circle, Cleveland Heights, Ohio 44118.

Step 1. B. Sustainability Requirement Certification:

*****This section does not apply to remodeling projects.*****

An applicant seeking higher levels of tax abatement incentives for new construction by achieving Sustainability Requirement Certification (“SRC”), must achieve compliance through through third-party verification of compliance by a certified rater as meeting or exceeding the **U.S. Green Building Council’s (USGBC) Leadership in Energy and Environmental Design (LEED) “Silver” level category**, or substantially equivalent rating system option (as determined by the City) including **Enterprise Green Communities, as developed by Enterprise Community Partners**, or the **National Association of Home Builders National Model Green Home Building Guidelines** (“Sustainability Requirement”). All such projects must begin by hiring a third party consultant qualified to certify compliance for the selected option. All such projects will develop a Green Development Plan developed by the owner, qualified consultant, design professional and builder/contractor that will be utilized for achieving Sustainability Requirement Certification.

Step 2. New Construction / Remodeling Activities:

Begin new construction or remodeling project.

Step 3. Completion:

After new construction or remodeling activities are completed and all required inspections have been performed, the project must obtain the appropriate certificate of occupancy or signed final inspections.

Step 4. Application for Tax Abatement:

The Applicant completes and submits the Application for Tax Abatement Application to the City's Economic Development Department, City of Cleveland Heights, 40 Severance Circle, Cleveland Heights, Ohio 44118, with copies of the project Building Permit and Certificate of Occupancy (or in the case of remodeling activities, final inspection and approval of the improvements), and if applicable, third-party verification of compliance by a certified rater as meeting or exceeding the **U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) "Silver" level category**, or substantially equivalent rating system option (as determined by the City) including **Enterprise Green Communities, as developed by Enterprise Community Partners**, or the **National Association of Home Builders National Model Green Home Building Guidelines** ("Sustainability Requirement").

The applicant must provide accompanying documentation with the application confirming the construction of the new structure or the cost of the remodeling of the existing structure and the facts asserted in the application.

If the property is being sold and a purchase agreement is available after receipt of the Certificate of Occupancy, a copy of this document must be attached to the application.

Step 5. City Processing of CRA Application:

The Housing Officer reviews the application along with the required documents for completeness. If the application and supporting documentation meets the requirements of the CRA program, the Housing officer processes the application for tax abatement. The Housing Officer sends a confirmation letter to the Applicant and a copy to the Cuyahoga County Fiscal Office. If the property is being sold, it is the responsibility of the Applicant to send a copy of the confirmation letter to the new homebuyer. The County Fiscal Office will conduct field inspections and verify the new construction/remodeling. Value, if appropriate, will be added to the property. Tax adjustments will be made accordingly. All applications for tax abatement must be filed and processed with the City of Cleveland Heights Economic Development Department by November 1st of the following year in which the Building Permit was issued to ensure the abatement is in place before the next tax year. Failure to adhere to this guideline may result in the owner losing years on the abatement and owing taxes.

The housing officer shall confirm the construction of the new structure or the cost of the remodeling of the existing structure and the facts asserted in the application. The housing officer shall determine whether the construction or remodeling meets the requirements for an exemption under this section. In cases involving a structure of historical or architectural significance, the housing officer shall not determine whether the remodeling meets the requirements for a tax exemption unless the appropriateness of the remodeling has been certified, in writing, by the society, association, agency, or legislative authority that has designated the structure or by any organization or person authorized, in writing, by such society, association, agency, or legislative authority to certify the appropriateness of the remodeling.

If the construction or remodeling meets the requirements for exemption, the housing officer shall forward the application to the county fiscal office with a certification as to the division of this section under which the exemption is granted, and the period and percentage of the exemption as determined by the legislative authority pursuant to that division.

Section 5 – Application Form

DRAFT

BUYER _____

**COMMUNITY REINVESTMENT AREA (CRA) - APPLICATION FOR TAX EXEMPTION
(Residential Projects Only)**

Date Application filed with the City of Cleveland Heights _____.

Address of Abated Property: _____, Cleveland Heights, OH 44118

Owner Occupants: Mr. Ms. _____

(Printed plainly)

Mr. Ms. _____

Permanent Parcel Number: _____ Purchase Price: \$ _____

Supporting Information:

_____ Attach copy of the Building Permit associated with the improvements associated with the application for tax exemptions.

_____ Attach Certificate of Occupancy as appropriate or signed final inspections and approval for remodeling improvements.

_____ Documentation as to the cost of the construction of the new structure or purchase price, or the cost of the remodeling of the existing structure and the facts asserted in the application (please attach copies of this documentation to this application):

City of Cleveland Heights CRA Ordinance Number: 77-2018

Building Permit #: _____ Issued: _____ Value of Permit: \$ _____

Division of Section 3735.67(D) which exemption is granted: 1): _____ 2): _____

Project Involved Historical or Architectural Significance:

No: _____ **The structure is not of historical or architectural significance.**

Yes: _____ **The structure is of historical or architectural significance and written certification of appropriateness has been submitted.**

Period of Tax Exemption for Project: __ years

- ____% of the assessed residential new construction value
- tax exemption to commence tax year _____ (for taxes paid in ____) and continue for __ consecutive years
- no commercial new construction value abated

Applicant's signature:

Pursuant to Section 3735.65 et. sec. of the Ohio Revised Code, I, Timothy M. Boland, certify that the period and percentage of the exemption are in accordance with Ordinance 77-2018 of the Cleveland Heights City Council and the division of Section 3735.67 of the Ohio Revised Code under which the exemption is granted.

Under ORC Section 3735.68, the City, upon receiving a recommendation from the Tax Incentive Review Council, may terminate the tax exemption after the first year if the Housing Officer finds that the property is not being properly maintained or repaired due to the neglect of the owner; and once terminated shall not reinstate the tax exemption.

The City, upon receiving a recommendation from the Tax Incentive Review Council, may terminate the tax exemption after the first year if the Housing Officer finds that the property taxes have become delinquent; and once terminated the City shall not reinstate the tax exemption.

Timothy M. Boland, Housing Officer
Director of Economic Development

Date of Certification

Section 6 – Other Requirements

To be eligible for a tax exemption within this Community Reinvestment Area, the construction activities stated above shall not demolish or intentionally physically destroy the architectural character and distinguishing features of any contributing building or structure located in an established National Register Historic District, or is a locally designated historic landmark. However, if said building or structure so designated is determined by the City to have reached a condition rendering the building uninhabitable or unusable, said building or structure could be demolished and the new construction improvements would be eligible for tax abatement as described in this Section.

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 3735.70, of the ORC.

Under ORC Section 3735.68, the City, upon receiving a recommendation from the Tax Incentive Review Council, may terminate the tax exemption after the first year if the Housing Officer finds that the property is not being properly maintained or repaired due to the neglect of the owner; and once terminated shall not reinstate the tax exemption. The Housing Officer shall include this requirement on the application for tax exemption signed by the applicant.

The City, upon receiving a recommendation from the Tax Incentive Review Council, may terminate the tax exemption after the first year if the Housing Officer finds that the property taxes have become delinquent; and once terminated the City shall not reinstate the tax exemption. The Housing Officer shall include this requirement on the application for tax exemption signed by the applicant.

Section 7 – CRA Program Matrix and Scoring Map

See below:

Exhibit II

CRA Score

Legend

Community Reinvestment Area Score

- 0-4
- 5
- 6-10
- Census Block Groups
- Cleveland Heights
- Community Boundaries
- Major Roads
- Minor Roads

