

Ordinance No. 2021-34 Passed February 22, 2021

AN ORDINANCE TO AMEND ORDINANCE 2016-116 IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, TO AMEND AND CLARIFY THE CITY OF STREETSBORO'S PROVISION OF ABATEMENTS FOR THE CONSTRUCTION AND REMODELING OF RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURES.

WHEREAS, this Council adopted Ordinance 2016-116, attached hereto as EXHIBIT A, authorizing the City to implement a community reinvestment area program ("CRA") pursuant to Sections 3735.65 through 3735.70 of the Ohio Revised Code ("R.C."), for the specific purpose of making available such real property tax exemptions to assist and encourage the remodeling and construction of structures within the boundaries of such a CRA; and,

WHEREAS, effective December 27, 2016, the Director of the Ohio Development Services Agency determined that the area designated by Ordinance 2016-116 ("CRA No. 2") contained the characteristics set forth in R.C. Section 3735.66, and confirmed CRA No. 2 as Community Reinvestment Area No. 133-75014-160 under R.C. Chapter 3735; and,

WHEREAS, by Ordinance 2016-116 and in accordance with the law then in effect, this Council set forth the terms and levels of exemption from real property taxation available for certain classes of residential, commercial, and industrial remodeling and new construction; and,

WHEREAS, Substitute House Bill 463, as enacted by the 131st Ohio General Assembly and with an effective date of April 6, 2017, amended R.C. Section 3735.67 extending the statutory term for remodeling of eligible properties; and,

WHEREAS, this Council has deemed it appropriate to amend and clarify the language of Ordinance 2016-116 to, among other things, increase the benefit level and extend the duration of any tax exemption or category of tax exemptions authorized in CRA No. 2; and,

WHEREAS, this Council continues to desire to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City that have not enjoyed reinvestment from remodeling or new construction, including by means of the continued implementation of CRA No. 2; and,

WHEREAS, an updated survey of housing (see EXHIBIT B) as required by R.C. Section 3735.66 has been prepared and included with this Ordinance; and,

WHEREAS, for purposes of CRA No. 2 and pursuant to R.C. Section 3735.66, a structure or remodeling composed of two residential units or less is to be classified by this Council as a "Residential Dwelling"; and,

WHEREAS, this Council intends that the only CRA exemptions to be granted for residential purposes within CRA No. 2, as provided by this Ordinance, are those for Residential Dwelling remodeling or construction and therefore no CRA exemptions are to be granted within CRA No. 2 for residential structures composed of three or more dwelling units ("Multi-Family Residential Structures"); and,

WHEREAS, the continued remodeling of existing structures and the construction of new structures within CRA No. 2 would serve to encourage economic stability, maintain real property values, generate new employment opportunities, and constitutes a public purpose for which real property tax exemptions may be granted; and,

WHEREAS, in order to authorize real property tax exemptions available in accordance with law to assist and encourage the construction and remodeling of structures within the boundaries of CRA No. 2, this Council desires to substantively amend Ordinance 2016-116 as set forth herein; and,

RECORD OF ORDINANCES

Ordinance No. 2021-34

Passed February 22, 2021

WHEREAS, it is necessary that this Ordinance take effect immediately upon its passage in order to facilitate development in a timely manner and for the immediate preservation of the public peace, property, health and safety.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio:

SECTION 1: That Ordinance 2016-116 designating CRA No. 2 as a community reinvestment area is hereby amended by this Ordinance.

SECTION 2: That for purposes of CRA No. 2, this Council hereby determines a Residential Dwelling is a structure or remodeling composed of two family units or less. This Council further determines no CRA exemptions are to be granted for real property within CRA No. 2 used, or to be used, for Multi-Family Residential Structures.

SECTION 3: That the CRA No. 2 boundaries are approximately depicted on the map included in Ordinance 2016-116, attached hereto and incorporated herein as EXHIBIT A. It is this Council's intention the exemptions available herein for Residential Dwellings are to be available to all such Residential Dwellings similarly located within the same respective neighborhood, residential subdivision, or residential street notwithstanding the incidental omission of individual parcels or discrete portions of such neighborhood, residential subdivision, or residential street within the CRA No. 2 boundaries as initially drawn as detailed in the map attached hereto and incorporated herein as EXHIBIT D.

SECTION 4: That construction of new structures and the remodeling of existing structures within CRA No. 2 are hereby declared to be a public purpose for which exemption from real property taxation may be granted, and that the exemptions authorized by Ordinance 2016-116 are hereby amended commencing on March 1, 2021 as set forth herein.

SECTION 5: That Section 6 of Ordinance 2016-116, is hereby amended and restated in whole, and is REPLACED by the following:

The tax exemption for remodeling of a Residential Dwelling located within CRA No. 2 and upon which the cost of remodeling is either (i) to the said structure's existing envelope and is at least Two Thousand Five-Hundred Dollars (\$2,500.00), (ii) a garage not attached to the residential dwelling but is facing and directly connected to a public street and is at least Two Thousand Five-Hundred Dollars (\$2,500.00), or (iii) otherwise is appurtenant to the parcel and is at least Five Thousand Dollars (\$5,000.00), will be a fifteen (15) year tax exemption for one hundred percent (100%) of the amount by which the remodeling increased the assessed value of the property.

The tax exemption for construction of a Residential Dwelling located within CRA No. 2 will be a fifteen (15) year tax exemption for one hundred percent (100%) of the amount by which the construction increased the assessed value of the property.

SECTION 6: That Section 7 of Ordinance 2016-116, is hereby amended and restated in whole, and is REPLACED by the following:

Within CRA No. 2, and as provided in R.C. Section 3735.67, the tax exemption for new commercial or industrial structures and the remodeling of existing commercial or industrial structures, in such instances when the cost of remodeling is at least Five Thousand Dollars (\$5,000.00), may be up to fifteen (15) years and up to one hundred percent (100%) of the amount by which the new commercial or industrial structures or the remodeling of existing commercial or industrial structures increases the assessed value of the property.

RECORD OF ORDINANCES

Ordinance No. 2021-34

Passed February 22, 2021

Except as otherwise provided under Ohio law, any tax exemption granted hereunder must be set forth in a written agreement that incorporates the terms and conditions set forth in R.C. Section 3735.671 in effect as of the date when Ordinance 2016-116 was amended by this Council herein. A copy of R.C. Section 3735.671 in effect as of the date when Ordinance 2016-116 was duly amended is attached hereto as EXHIBIT C. In the event that R. C. Section 3735.65 through R.C. Section 3735.70 is amended or is supplemented by the enactment of one or more new R.C. Sections relating to CRA exemption agreements, the City will adhere to the provisions of R.C. Section 3735.671 in the form attached hereto.

SECTION 7: That Section 8 of Ordinance 2016-116 is hereby **REPEALED**.

SECTION 8: That Section 12 of Ordinance 2016-116, is hereby amended and restated in whole, and is **REPLACED** by the following:


That this Council reserves the right to re-evaluate the designation of CRA No. 2, including any amendments thereto, on or after December 31, 2023, at which time this Council may direct the Housing Officer not to accept any new applications for exemptions under R.C. Section 3735.67.

SECTION 9: That the Economic Development Director/Housing Officer is directed and authorized, within fifteen (15) days from the passage of this Ordinance, to petition the Director of Development for the State of Ohio to confirm the findings contained in this Ordinance.

SECTION 10: That the Clerk of Council further is directed and authorized to publish this Ordinance in a newspaper of general circulation within the City once a week for two consecutive weeks immediately following adoption of this Ordinance.

SECTION 11: This Council hereby finds and determines that all formal actions taken relative to the passage of this Ordinance were taken in an open meeting of this Council, and all deliberations thereby of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public, with certain of such meetings as may have been conducted by teleconference, videoconference, or similar electronic technological means, as permitted by Amended Substitute House Bill 197 of the 133rd General Assembly of the State of Ohio, as amended, all in compliance with legal requirements including R.C. Section 121.22 and Chapter 107 of the Codified Ordinances.

SECTION 12: That for the reasons set forth in the preamble, this Ordinance shall take effect and be in force from and after the earliest period allowed by law and upon confirmation by the Director of Development for the State of Ohio of the findings in this Ordinance.

PASSED: 2/22/2021 Date  Jon Hannan, President of Council

ATTEST:  Caroline L. Kremer, Clerk of Council

APPROVED: 02/24/2021 Date  Glenn M. Broska, Mayor

Approved as to form:  FrankIn Beni, Law Director

RECORD OF ORDINANCES

Ordinance No. 2021-34 Passed February 22, 2021

Date Submitted to Mayor for Approval: 2-23-2021 Returned: 2-24-2021

Sponsored by: Mayor Broska

Ordinance No. 2016-116

Passed

October 24

2016

AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA IN THE CITY OF STREETSBORO, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL.

WHEREAS, this Council desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City that have not enjoyed reinvestment from remodeling or new construction, including by means of the establishment of a Community Reinvestment Area ("CRA" or the "Area"); and

WHEREAS, a Housing Condition Survey dated September 23, 2016, a copy of which is on file with the Clerk of Council, has been prepared by the Portage County Regional Planning Commission for the proposed Community Reinvestment Area; and

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

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

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: The findings and conclusions of the Housing Condition Survey prepared by the Portage County Regional Planning Commission, dated September 23, 2016 and on file with the Clerk of Council, are hereby approved and adopted.

SECTION 2: This Council finds and determines that the area designated herein as the Streetsboro Community Reinvestment Area No. 2 constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction or repair of existing facilities has been discouraged.

SECTION 3: Pursuant to Ohio Revised Code ("R.C.") Section 3735.66, Streetsboro Community Reinvestment Area No. 2 is hereby established in the area described and delineated in Exhibit "A," attached hereto and incorporated herein. To the extent any parcel of real property lies partly within and partly without the CRA, the entire parcel will be considered within the CRA.

SECTION 4: New construction and remodeling of commercial, industrial and residential structures in the CRA, otherwise satisfying the requirements of R.C. §3735.67, shall be eligible for exemption from real property taxes on the increase in assessed value resulting from the new construction or remodeling, in accordance with the minimum investment standards and other limits established in this ordinance, provided, however, that new construction of multi-family residential structures (three or more dwelling units) will not be eligible for tax exemption. Only residential, commercial and/or industrial properties compliant with the applicable zoning regulations within the CRA will be eligible for tax exemptions under this Program.

SECTION 5: Each tax exemption granted under the authority of this Ordinance will be deemed to exempt from real property taxes the increase in assessed value resulting from the new construction or remodeling subject to the exemption, in the percentage, and for the duration provided in years. Each tax exemption shall first apply

RECORD OF ORDINANCES

Ordinance No. 2016-116

Passed

October 24

2016

in the year the construction or remodeling would first be taxable but for the exemption granted under this Ordinance.

SECTION 6: The tax exemption for new construction or remodeling of residential structures will be fifty percent (50%) of the tax associated with amount by which the new construction or remodeling increases the assessed value of the property. The minimum investment required and the duration of such tax exemptions will be in accordance with the following table:

Residential Remodeling (2 units or less; minimum \$10,000)	5 years
Residential Remodeling (more than 2 units; minimum \$20,000)	5 years
Residential New Construction (2 units or less)	7 years

SECTION 7: Within the Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial real property and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring according to the rules outlined in the R.C. §3765.67, provided that no such tax exemption shall exceed fifty percent (50%) of the tax associated with amount by which the new construction or remodeling increases the assessed value of the property, and no tax exemption will be granted without a minimum investment of \$50,000. The results of the negotiation shall be set forth in writing in a Community Reinvestment Area Agreement as outlined in R.C. §3735.671, and shall be approved by City Council prior to taking effect.

SECTION 8: Within the Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to industrial real property and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring according to the rules outlined in the R.C. §3765.67, provided that all such negotiated agreements will conform to the following table establishing the rate and duration of the tax exemption:

Minimum Project Investment	Rate of Tax Exemption	Maximum Percent of Tax Exemption
\$500,000 – 999,999		10%
\$1,000,000 – 2,999,999		20%
\$3,000,000 – 5,999,999		30%
\$6,000,000 – 9,999,999		40%
\$10,000,000 – 15,000,000		50%

Term of Tax Exemption (in years)

Minimum New Annual Payroll	New Construction	Rehabilitation or Building Addition
\$500,000 – 999,999	5	3
\$1,000,000 – 1,999,999	6	4
\$2,000,000 – 3,499,999	7	5
\$3,500,000 – 4,999,999	8	6
\$5,000,000 – 6,999,999	9	7
\$7,000,000 – 10,000,000	10	8

Proposed projects that exceed \$15 million in new investment or \$10 million in new annual payroll may be specially negotiated without reference to the above limits, subject to Council approval. The results of all negotiations under this Section shall be set forth in writing in a Community Reinvestment Area Agreement as outlined in R.C. §3735.671, and shall be approved by City Council prior to taking effect.

RECORD OF ORDINANCES

Ordinance No. 2016-116

Passed

October 24, 2016

SECTION 9: All commercial and industrial project tax exemption applications received by the City are required to comply with the state application fee requirements of R.C. §3735.672(C) and all CRA tax exemption agreements for commercial or industrial property shall require the owner to remit a local annual monitoring fee to the City in the amount of one percent (1%) of the amount of taxes exempted, up to a maximum of \$2,500.

SECTION 10: To administer and implement the provisions of this Ordinance, the Director of Economic Development is designated as the Housing Officer as described in Sections 3735.65 through 3735.70, and the Director shall have and exercise the authority of the Housing Officer as provided therein.

SECTION 11: A "Community Reinvestment Area Housing Council" is hereby created, consisting of two members appointed by the Mayor, two members appointed by the Council, and one member appointed by the Planning and Zoning Commission. The majority of the members shall then appoint two additional members who shall be residents of the City. Appointments shall be made within ninety (90) days of the effective date of this Ordinance and terms of the members of the Council shall begin upon appointment and be for three 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 Revised Code. The Council shall also hear appeals under R.C. §3735.70.

SECTION 12: The Council reserves the right to re-evaluate the designation of the Streetsboro Community Reinvestment Area No. 2 after December 31, 2017, at which time the Council may direct the Housing Officer not to accept any new applications for exemptions as described in R.C. §3735.67.

SECTION 13: Not later than fifteen (15) days after the effective date of this Ordinance, the Clerk of Council shall forward a certified copy of this Ordinance to the Director of the Ohio Development Services Agency along with a request, signed by the President of Council, to confirm the findings made by the Council in this Ordinance. Neither the Housing Officer nor this Council shall approve any exemption from taxation under R.C. §3537.67 until the Director forwards the Director's responsive determination to the Council.

SECTION 14: Resolution No. 1984-10, adopted February 11, 1984, is hereby rescinded.

SECTION 15: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 16: This ordinance shall take effect and be in force at the earliest period allowed by law upon its passage and approval by the Mayor.

PASSED: Oct. 24th 2016
Date


John Ruediger, President of Council

ATTEST: Caroline L. Kremer
Caroline L. Kremer, Clerk of Council

RECORD OF ORDINANCES

Ordinance No. 2016-116 Passed October 24, 2016

APPROVED: 10/25/16 Date Glenn M. Broska
Glenn M. Broska, Mayor




Prepared and approved as to legal content by: Paul A. Janis
Paul A. Janis, Law Director

Date Submitted to Mayor for Approval: 10-25-16 Returned: 10-27-16

Sponsored by: Mayor Broska

CRA Boundary 2016



-  CRA boundary (2106)
-  Streetsboro boundary
-  Parcels (2016)

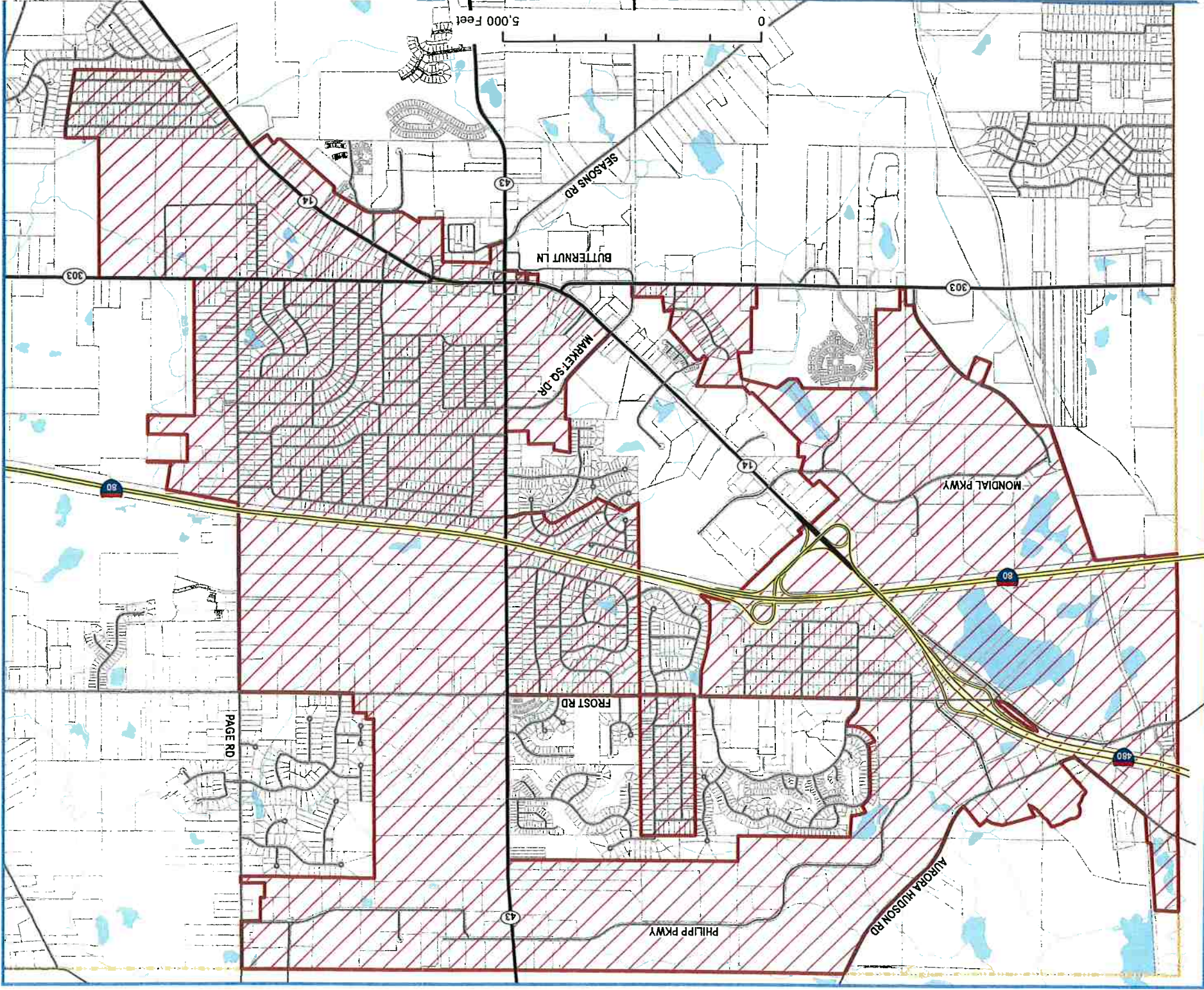
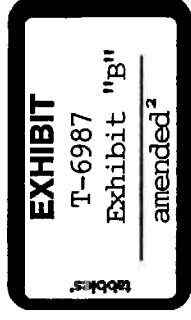


EXHIBIT
1-6238
Exhibit "A"



City of Streetsboro — Community Reinvestment Area No. 2
Housing Survey

Updated February, 2021

The purpose of this report is to update data and information for the area shown in Map 1 designated by Ordinance 2016-116 as a Community Reinvestment Area pursuant to Ohio Revised Code (“R.C.”) Sections 3735.65 to 3735.70. The area, known as “CRA No. 2” is defined primarily by the Industrial Zoning District for the City and includes older residential subdivisions and older commercial areas along State Routes 14 and 303 southeast of the City center and along State Route 43 north of the City center. The purpose of updating the information is to fully enclose neighborhoods that were cut in half by the previous CRA map boundaries, as well as to adjust the terms under which exemption can be granted. The current legislation only allows for a 10 year maximum abatement term but the R.C. allows for up to 15. All other surrounding communities with an active CRA program offer up to 15 year abatement, placing the City of Streetsboro at a competitive disadvantage relative to its neighboring peers.

CRA No. 2 is comprised of 11 census block groups:

- Census Tract 6004.01, block groups 1 – 5
- Census Tract 6004.02, block groups 2 and 3
- Census Tract 6004.03, block groups 1 - 4

Of all the block groups listed the following are completely enclosed within the revised CRA #2:

- Census Tract 6004.01 BG 2 and 3
- Census Tract 6004.03 BG1, 3 and 4

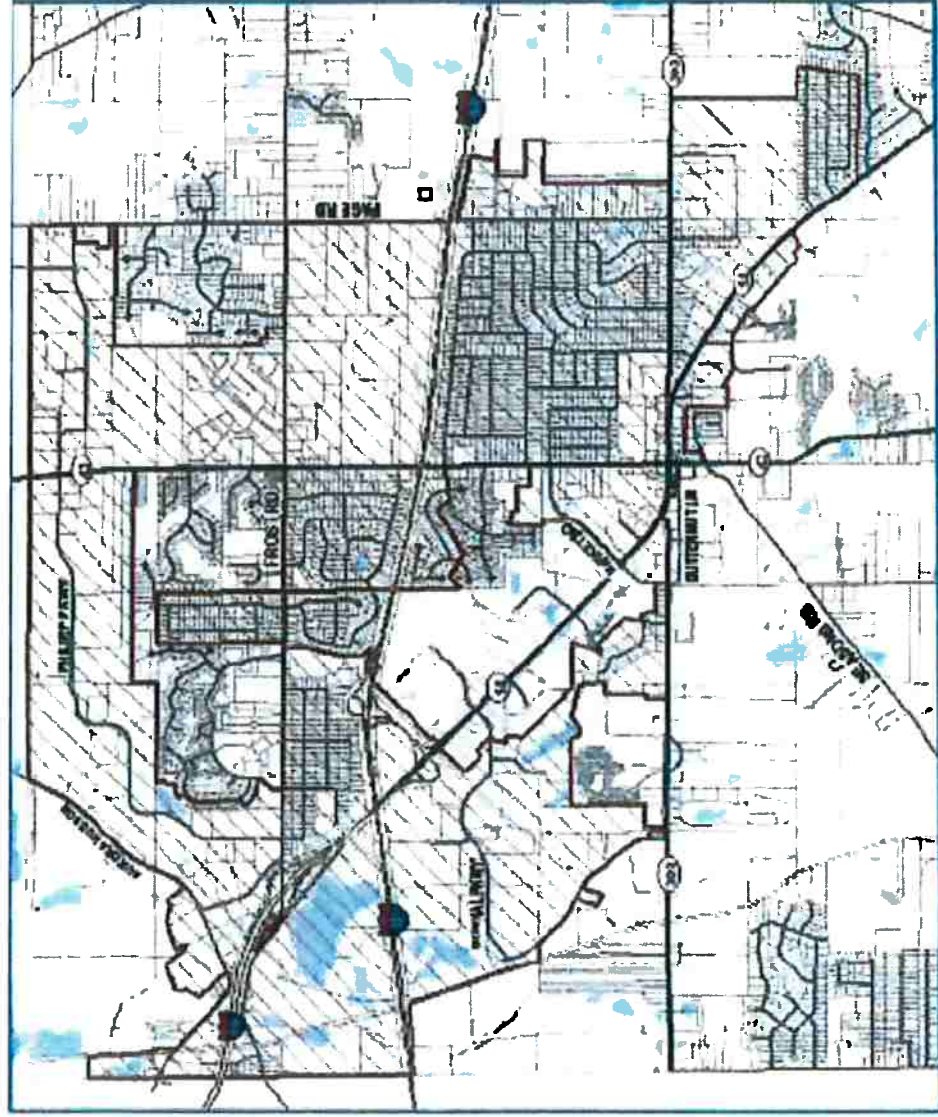
This same area is also referred to as Census Block Group 6004.011, 6004.012, 6004.013, 6004.022, 6004.032, 6004.033 and 6004.034. Only Census Block Groups 6004.31, 6004.033 and 6004.034 are wholly within CRA No. 2.

Of the 11,241 acres in the block groups listed, the revised CRA No. 2 accounts for approximately 4,782 acres (42.5%). Of the total CRA area, residential parcels account for 1,887 acres (39%). This is an increase of 9% in residential acreage from the previous boundaries of CRA No. 2 where some streets were left out. The population for the revised CRA No. 2 is estimated to be approximately 12,289 people, representing approximately 75% of the city’s total estimated populations (16,406) as of the 2019 Census Bureau 5 Year Estimate. Though CRA No. 2 does not encompass a majority of the land within Streetsboro, the residential population is clustered in this area.

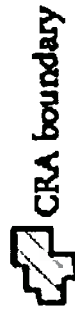
Streetsboro Census Tracts



Map 1 – Current Boundaries for CRA No. 2



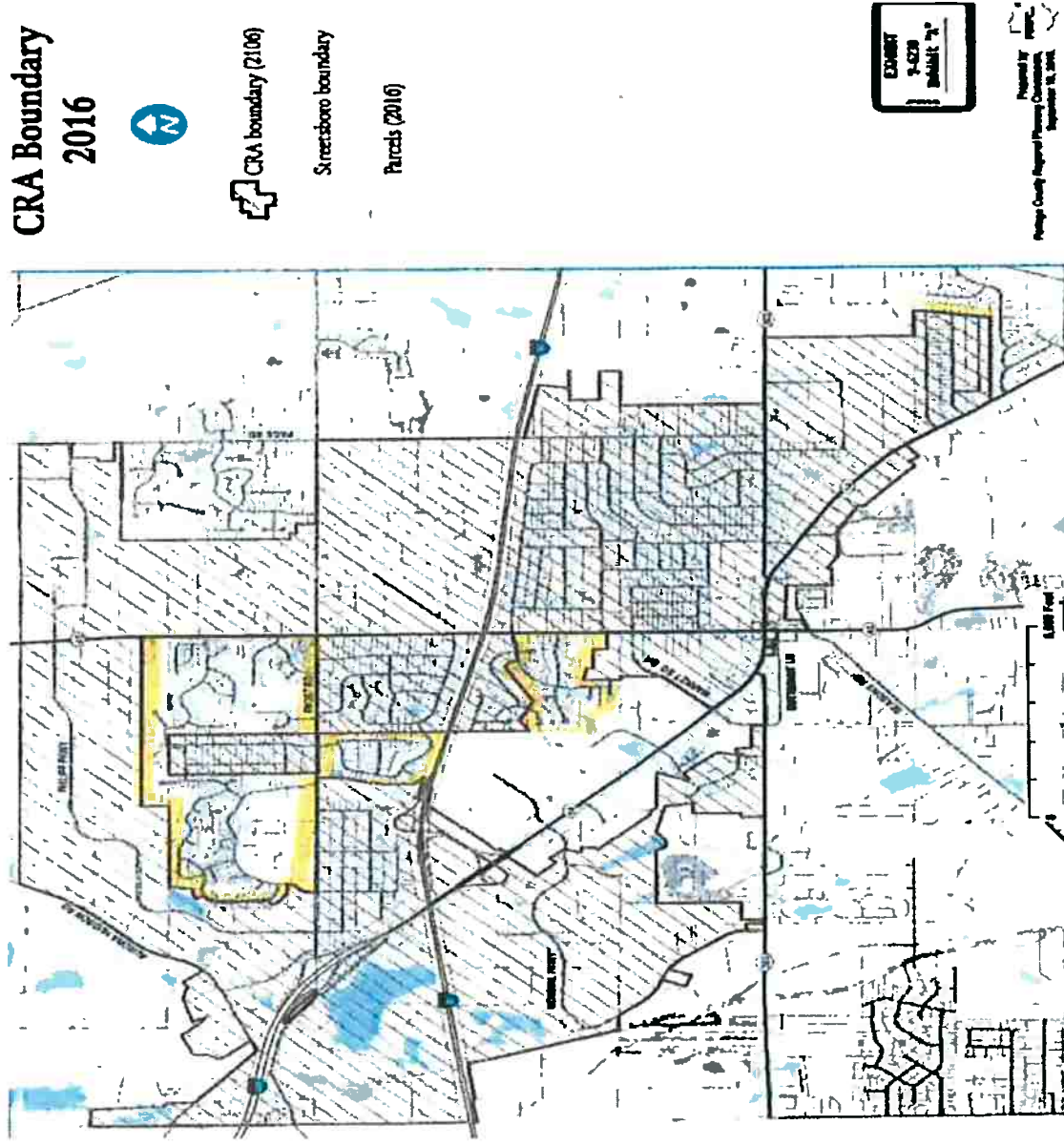
CRA No. 2 - Boundary



Streetsboro boundary

Parcels

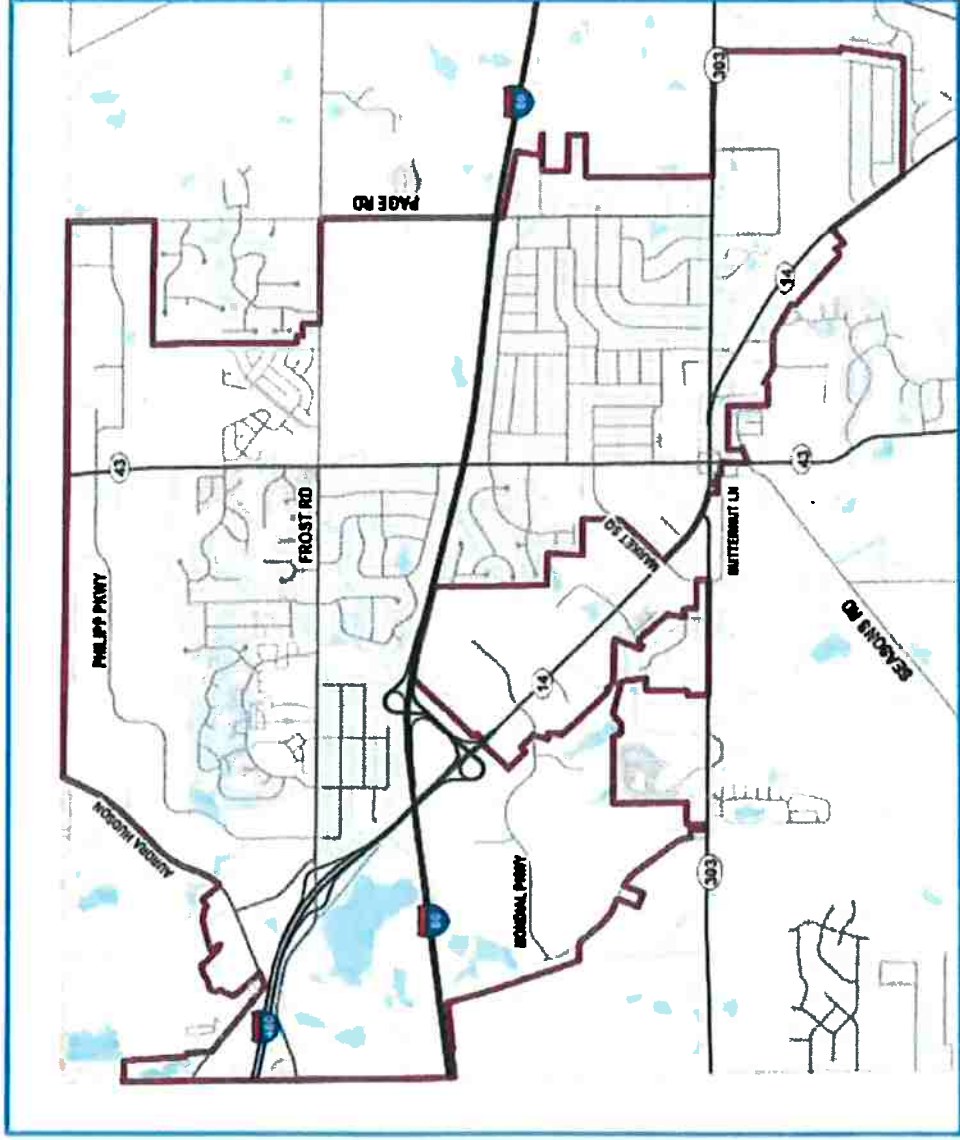
Map A – Incomplete Neighborhoods Highlight



The yellow highlights in the map above (Map A) show that there were several streets within the same neighborhoods that were cut out of the original mapping process. For example, a resident who lives at 9569 Kickapoo Pass would be eligible for the CRA housing incentive but his next-door neighbor at 9557 Kickapoo could not. Part of the rationale for leaving out these areas is that they were zoned as a PUD (planned unit development) but the city administration does not feel that zoning is germane to the use of the CRA tool. We do not care about the zoning but rather the status as residential dwellings. Further, the previous CRA map does not help revitalize the housing stock of entire neighborhoods. It would be silly to only see half of Kickapoo revitalized for something as trivial as an imaginary line. All of the homes within contiguous neighborhoods should have the same tools available for re-investment and revitalization, regardless of zoning, as disinvestment in one part of the neighborhood will cause values to drop elsewhere in the same area.

City of Streetsboro, CRA #2 update and revision

Map 2 - New, Revised Boundaries for the CRA



CRA Boundary - 2021



CRA 2021

Streetsboro boundary

Parcels (2021)



Prepared by:
Portage County Regional Planning Commission,
February 10, 2021

Age of Housing Stock

Using the Portage County Auditor’s dwelling unit data (January 2021) for residential units, but not apartment buildings or mobile homes, in the proposed CRA No. 2, we can see that the housing stock in CRA No. 2 is much older than the city as a whole:

<i>Source: Portage County Auditor data for parcels with dwelling units, January 2021.</i>	CRA housing	CRA housing percent	Streetsboro	Streetsboro percent
Pre 1900	5	0.2	39	0.9
1900-1939	12	0.5	61	1.3
1940-1959	892	35.0	998	21.9
1960-1979	739	29.0	944	20.7
1980-1999	398	15.6	773	16.9
2000-2020	506	19.8	1,746	38.3
Total parcels	2,552	100	4,561	100

Thirty-six percent (36%) of the housing stock in the CRA was built before 1960 compared with 24% in the entire City. Only 19.8% of the residential units was built after 2000 compared to 38.3% for the City.

Housing Condition

Housing condition is monitored by the Portage County Auditor and listed as part of the residential data kept for each parcel in the County. The table below shows the number and percentage of units rated in each category.

Source: Portage County Auditor data for parcels with dwelling units, January 2021.	CRA dwelling units	CRA dwelling units percent	Streetsboro dwelling units	Streetsboro dwelling units percent	Portage County dwelling units	Portage County dwelling units percent
1 P (poor)	14	0.5	26	0.6	972	2.0
2 F (fair)	173	6.8	238	5.2	4,362	9.0
3 AV (average)	1,942	76.1	3,828	83.9	36,137	74.4
4 G (good)	401	15.7	446	9.8	6,805	14.0
5 VG (very good)	22	0.9	23	0.5	211	0.4
0 UN (unknown)	-	0	-	0	62	0.1
Total	2,552	100.0	4,561	100	48,549	100

While almost 84% of all homes in Streetsboro are rated in average condition, only 76% in the CRA attain that rating. The percentage of houses in poor or fair condition in the CRA (7.3%) is greater than the City's percentage (5.8%)

Housing Study

Appearing on the following page are photographs of Residential Dwellings photographed on February 16, 2021. Please note that the pictures were taken during a snow storm and not all the deterioration to the homes is readily noticeable but we feel that the pictures clearly demonstrate subpar conditions.

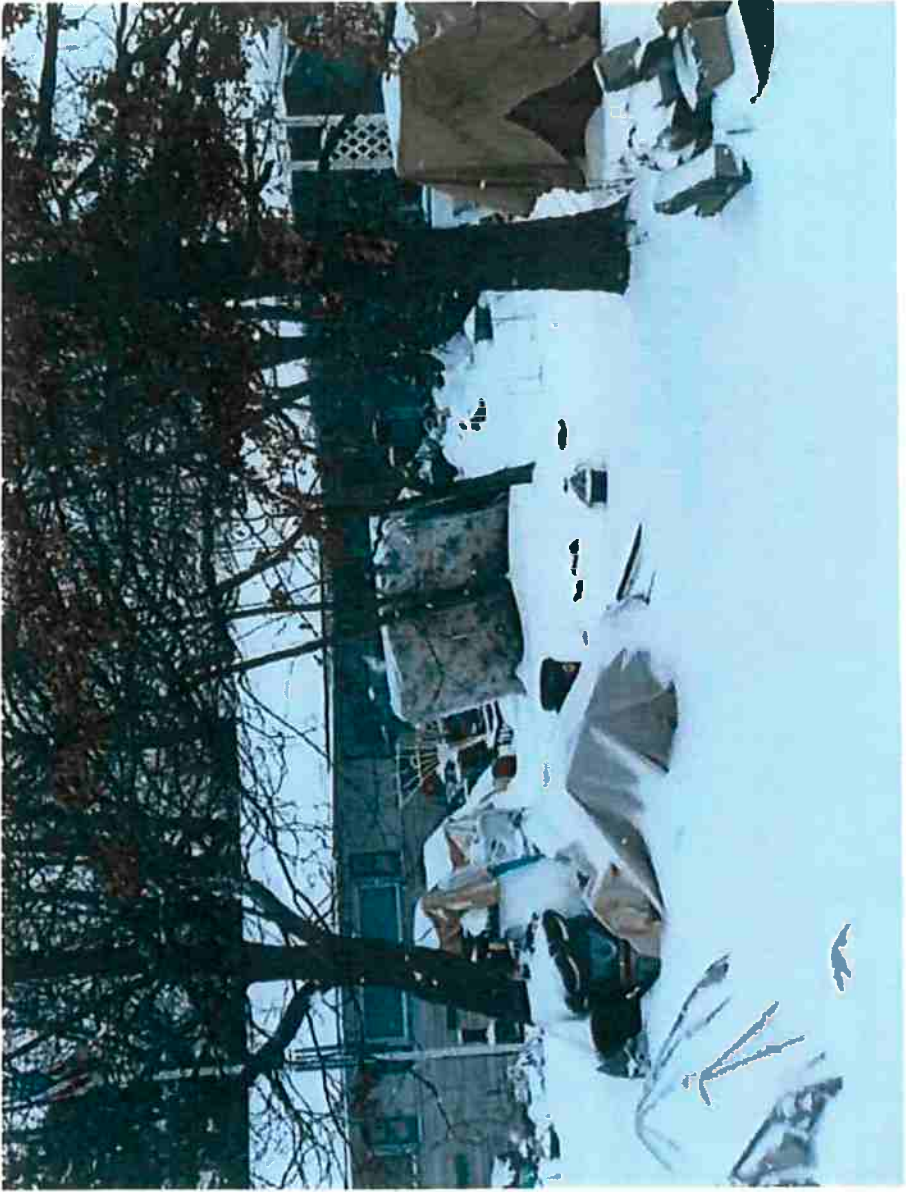
- 1) 9970 Aurora Hudson Road
- 2) 9448 Tower Drive
- 3) 9305 Gerald Drive
- 4) 1524 Murial Drive
- 5) 1229 Gaynelle Avenue
- 6) 768 David Drive

9970 Aurora Hudson Drive



City of Streetsboro, CRA #2 update and revision

9448 Tower Drive



9305 Gerald Drive



City of Streetsboro, CRA #2 update and revision

1524 Murial Drive



1229 Gaynelle Avenue



City of Streetsboro, CRA #2 update and revision

768 David Drive



City of Streetsboro, CRA #2 update and revision

Housing Values

The Portage County Auditor maintains market value amounts for residential units in Portage County. The values in the table below only include the value of the improvements on parcels in the County and do not include the value of the land. The value of the housing stock does not take into account units in mobile home parks or multi-family apartments in the CRA and the data do not distinguish between owner-occupied and rental units. The median value of owner-occupied dwelling units in Streetsboro according to the U.S. Census Bureau's American Community Survey (2010-2014 summary) is \$146,800. This data also shows owner-occupied units account for 66.8% of occupied housing units in the City. However, this data is a bit misleading. The older areas encompassed by the CRA trail significantly behind the average prices of newer homes. For example, the city's newest development, Meadow View, has an expected build out by early 2022 with 535 homes. Prices for these dwellings begin in the \$250's. Stone Gate is another newer residential development that is nearly complete with 100 of its 104 lots sold and prices starting in the low to mid \$300's. None of these new developments are within the CRA but CRA No. 2 constitutes the bulk of the city's housing stock and a majority of its densest neighborhoods. This is further explained in the following section on recent home sales.

	Market value of improvements (mean value)
<i>Source: Portage County Auditor data for parcels with residential classifications, Jan. 2021.</i>	
CRA parcels with dwelling units	\$113,255
Streetsboro parcels with dwelling units	\$139,179
Portage County parcels with dwelling units	\$128,515

Housing Sales

The Portage County Auditor tracks real estate transfers. For the period of 1/1/2021 to 2/11/2021 there were 49 real estate sales in Streetsboro. Of these 49, 19 were strictly land sales but 30 were homes. 15 of the 30 (50%) sales were within the CRA district but only 13 were single family homes. Of these 13 single family home sales within CRA No. 2, the average land and improvement value recorded by the Auditor was \$133,253.80 and the median year built was 1959. There were 5 valid, recorded prices by the Auditor and the average sales price for these 13 homes was only \$119,680. Prices ranged from \$71,000 to \$164,000.

In comparison there were 8 single family homes sold during the same period outside of the CRA boundaries of Streetsboro. These homes had an average land and improvement value of \$228,087.50 and the median year built was 2001. There were 6 valid, recorded prices by the Auditor and the average sales price for these homes was \$262,056. Prices ranged between \$159,000 to \$427,000.

Building Permits

From January 1, 2019 to December 31, 2020 there were 233 building permits issued for improvements (new roof, deck, patio, pool, etc.) in the City of Streetsboro. Of the 233 permits issued, 48 (20%) were within CRA No. 2. Given the age of the homes within CRA No. 2, and the fact that this is the majority of housing in the city, most people would have expected this figure to be much higher than only 20%. 28 of the 48 permits were for roofs and 7 were for new siding. As the pictures of housing conditions show, the condition of most of the exterior siding in the CRA is in less-than-ideal shape. The remaining permits were either for a porch/deck or a swimming pool.

There were 15 permits issued during the 2020 year for additions to residences in the City of Streetsboro. Of these permits 3 (20%) were for additions within the CRA despite the fact that the CRA covers approximately 75% of the residential population. During the same time period, Streetsboro had 122 new home starts, but none occurred within CRA No. 2.

Vacancy Rates

Vacancy rate data are not available from the Portage County Auditor but are available from the U.S. Census Bureau at the block group level. The table below gives the number and percent of vacant units in each block group. Three block groups are totally within the CRA, 6004.031, 6004.033 and 6004.034, but the CRA represents only a portion of the remaining 5 block groups.

B25004: Vacancy Status - Universe: Vacant housing units; B25001: Housing units; 2010-2014 American Community Survey 5-Year Estimates	Total dwelling units	Number vacant	Percent Vacant
Block Group			
6004.011	1702	249	14.6
6004.012	725	47	6.5
6004.013	530	54	10.2
6004.022	1453	84	5.8
6004.031*	298	24	8.1
6004.032	1113	80	7.2
6004.033*	279	0	0.0
6004.034*	336	23	6.8
Total	6436	561	8.7

* These block groups totally within the CRA

The vacancy rate for housing in the block groups that encompass the CRA is 8.7% compared to the vacancy rate for Streetsboro (7.9%) and the County (10.0%).

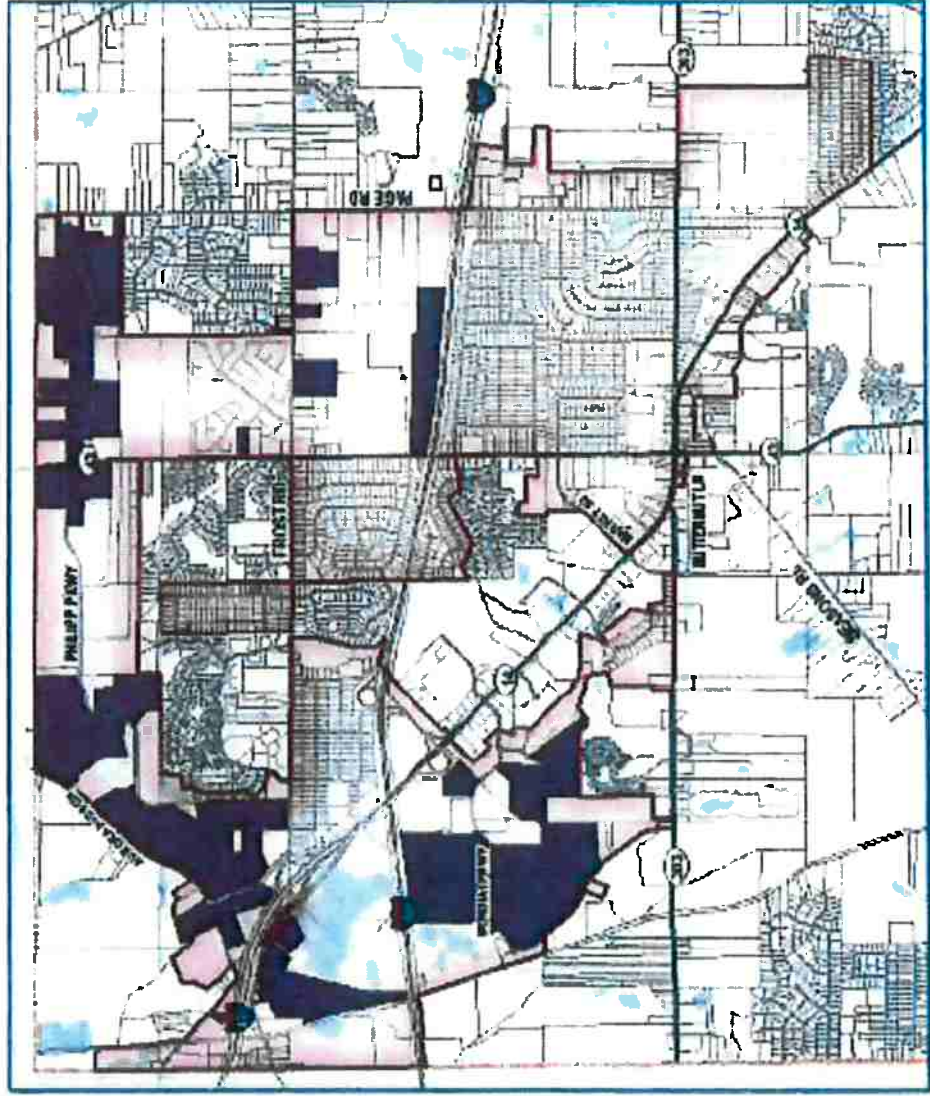
Historical Districts and National Register

There are no National Register Sites or Historic Districts within CRA No. 2.


Major Industries

Of the 4,782 acres in CRA No. 2, 794 acres are industrial uses. There are 67 industrial businesses within CRA No. 2. The majority of these businesses are in warehousing / logistics (12 businesses / 18%), plastics (11 businesses / 16%) and metal fabrication (7 businesses / 11%). One project is currently underway and is being built on spec, without an identified end user. However, the construction design, as well as market conditions, suggest that it is likely to be an industrial warehouse. See attached list and **Map B**.

Map B



Industrial Parcels within CRA No. 2

 CRA boundary

 Streetsboro boundary

 Major Industries (2016)

 Parcels (2016)

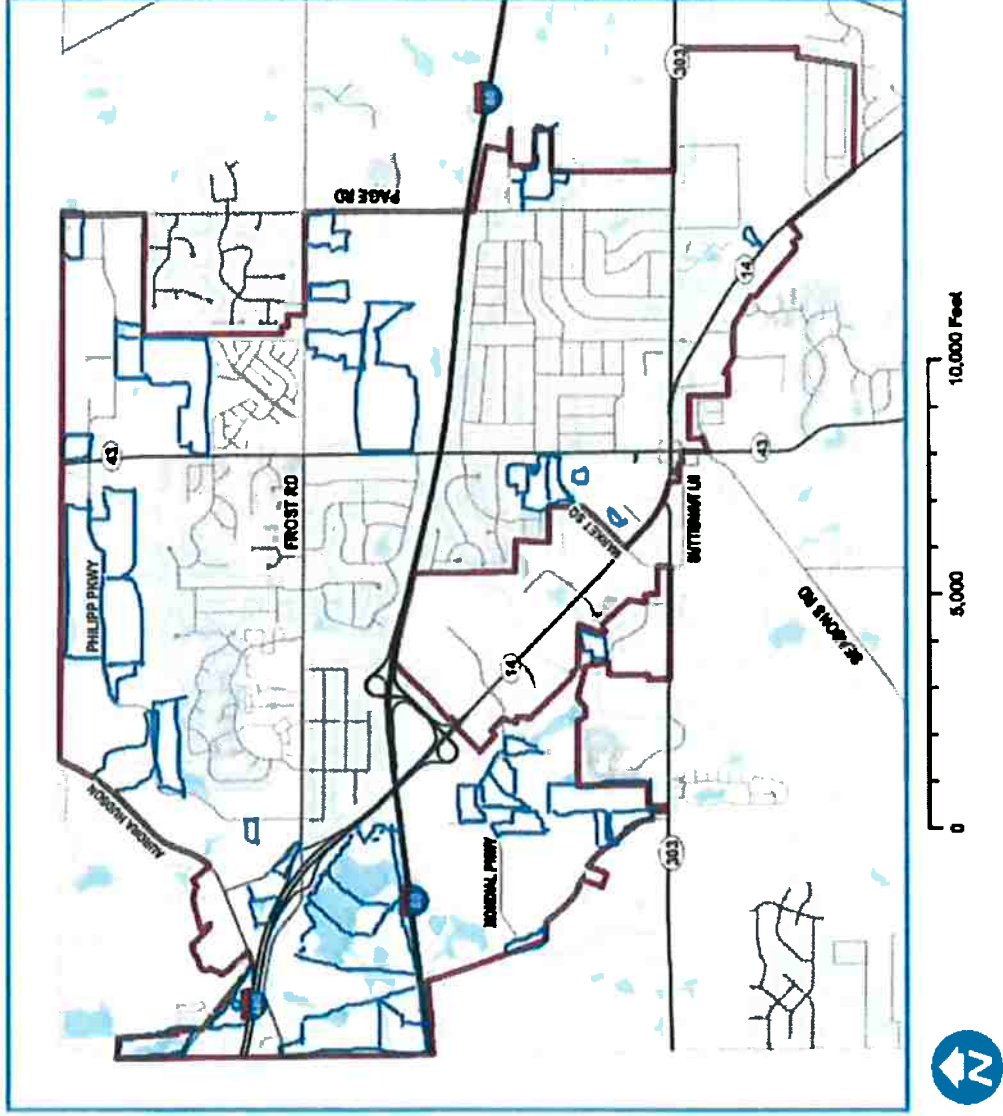
Address	Street	Business Name	Category
10039	Aurora Hubben	Joseph Industries	Automotive Parts
10040	Aurora Hubben	Automotive Artery	Automotive Repair
10040	Aurora Hubben	Gas Construction	Construction
10040	Aurora Hubben	Ferguson Heating & Cooling	HVAC
11812	Aurora Hubben	Sales Pyrotechs	HVAC
10048	Aurora Hubben	Cleveland Steel Converter	Metal Fabrication
18010	Aurora Hubben	Step 2 Corp.	Plastics
10036	Aurora Hubben	The Technology Hoses	Plastics
4500	Crane Centre	Viking Forge Corp.	Automotive Parts
3000	Crane Centre	Proteoplast	Plastics
10420	Danner Dr	Integrity Business / Olympic Steel	Warehousing / Distribution
90399	Danner Dr	Aero Mark Inc.	Construction
10400	Danner Dr	JAS Packaging	Printing / Packaging
10005	Elsworth	R.R. Dannerly	Printing / Packaging
1500	Ethan	Petrot Inc.	Oil and Gas
1240	Ethan	Northcoast Industrial Service	Defense
1275	Ethan	Ready To Hand	Landscaping
1734	Frost Rd	Berry Plastics - Corvair Plg.	Plastics
1540	Frost Rd	Delta Systems	Electronics
1688	Frost Rd	Parmed	Hydraulics
1811	Frost Rd	Spectrum Machine	Metal Fabrication
8080	Jefferson Bl.	Davison Converting	Paper goods
8000	Jefferson Bl.	Aurora Plastics	Plastics
1780	Miller Parkway	Netsis / DHL Logistics	Warehousing / Distribution
1777	Miller Parkway	Agratronc	Agriculture Testing Equipment
1800	Miller Parkway	Walco LR Corp	Automotive Parts
1430	Miller Parkway	Natural Essentials	Chemicals
1818	Miller Parkway	Onst	Chemicals
1790	Miller Parkway	Dudick Corrosion Proofing	Construction
1400	Miller Parkway	Lower Expedited	Logistics
1760	Miller Parkway	Accurate Steel	Metal Fabrication
1455	Miller Parkway	Aluminum Industries (Vetrol)	Metal Fabrication
1460	Miller Parkway	Schmitz + Buehler USA	Metal Fabrication
565	Merrill	Submerged Technology	Safety / OSHA products
600	Merrill	Microphase	Automotive Parts
700	Merrill	Piping Rock	Chemicals
600	Merrill	International Paper / Inland	Paper goods
650	Merrill	Automated Packaging	Plastics
545	Merrill	Talks Global	Technology
645	Merrill	Monditek INT	Warehousing / Distribution
675	Merrill	Schwartz Home Services, Inc.	Warehousing / Distribution
405	Merrill	Spectrum Diversified Design	Warehousing / Distribution
9780	Mopar Drive	Wilson Industries	Warehousing / Distribution
9777	Mopar Drive	Best Buy	Warehousing / Distribution
10145	Philipp Parkway	DaimlerChrysler AG (DOPAR)	Warehousing / Distribution
10185	Philipp Parkway	Solaris Works	Automotive Parts
10180	Philipp Parkway	Lange Gearing	Metal Fabrication
10175	Philipp Parkway	Steel Plate	Metal Fabrication
10000	Philipp Parkway	Automated Packaging	Plastics
10050	Philipp Parkway	Automated Packaging	Plastics
10000	Philipp Parkway	Sell Us Windows	Plastics
10170	Philipp Parkway	Dubois Business Systems	Printing / Packaging
10225	Philipp Parkway	PM Graphics	Printing / Packaging
10235	Philipp Parkway	A. Dale Pyro Threading	Printing / Packaging
10045	Philipp Parkway	Andrews Moving & Storage	Warehousing / Distribution
9450	Rosemont Dr	L'Oréal / Matic	Warehousing / Distribution
9058	St Rt 43	Smpley's	Plastics
10325	St Rt 43	BASF Construction Chemicals	Chemicals
10008	St Rt 43	Mars Elastis	Electronics
10380	St Rt 43	Mohrman USA LLC	Food Processing
10100	St Rt 43	Horneman's Pyro	Plastics
10100	Welman Rd	Stratoburn Metal Recycling	Recycling
10200	Welman Rd	North Coast Environmental Labs	Agriculture Testing Equipment
10100	Welman Rd	Bulfin	Automotive Parts
10100	Welman Rd	The David Reed Co.	Cranes
10125	Welman Rd	2K Polymer Systems Inc.	Plastics
10290	Welman Rd	Bada Tech Holdings	Plastics
10080	Welman Rd	JB Products	Tool and Die
10080	Welman Rd	RBW	Warehousing / Distribution

Vacant Land

Of the 4,049 acres in the CRA, 769 acres are vacant (Portage County Auditor parcel data, Jan. 2016). All but 3 of these parcels are less than 50 acres. See **Map C**.

Map C – Undeveloped Land within the CRA Boundaries (highlighted in blue)

There are a number of parcels that are undeveloped within the CRA but many of these parcels are too wet to cost effectively place a building on. Many rivers and wetlands cross the area.



CRA Boundary - 2021



Streetsboro boundary

Parcels (2021)



Conclusions

The updated data within this report confirm that CRA No. 2, as depicted in **Map 2**, is an area within the City of Streetsboro that contains census tracts that have significantly older housing, higher rates of vacancy, signs of deterioration, lower housing values and have seen little recent investment. Updated data indicate that CRA No. 2 contains:

- 1) The housing stock is significantly older than the rest of the city. 65% of the housing was built before 1980 and 36% was constructed before 1960.
- 2) Only 16.5% of the housing in CRA No. 2 is rated good or better. Significantly fewer of the homes in CRA No. 2 are rated average compared to the City as a whole and there is a much higher percentage of homes rated as poor or fair compared to the City as a whole.
- 3) Median housing values are \$25,924 below citywide values in CRA No. 2.
- 4) The average sales price of homes in CRA No. 2 from 1/1/21 to 2/11/21 were \$142,376 less than the average sales price of homes outside of the CRA boundaries.
- 5) Despite a strong housing market, there were zero new housing starts in CRA No. 2 in 2020, compared to 122 in the rest of the City.
- 6) There are much higher vacancy rates (8.7%) within CRA No. 2 compared to the City as a whole (7.9%).

Therefore, City Council determines CRA No. 2 continues to meet the criteria for a Community Reinvestment Area Certification as defined by the R.C. Section 3735.65 to R.C. Section 3735.70.

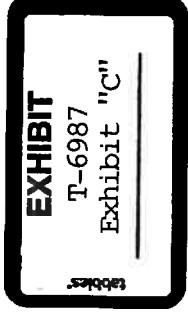


EXHIBIT C

**OHIO REVISED CODE SECTION 3735.671
EFFECTIVE AS OF DATE
OF AMENDMENT TO ORDINANCE 2016-116**

3735.671 Exemption agreements

(A) If construction or remodeling of commercial or industrial property is to be exempted from taxation pursuant to section 3735.67 of the Revised Code, the legislative authority and the owner of the property, prior to the commencement of construction or remodeling, shall enter into a written agreement, binding on both parties for a period of time that does not end prior to the end of the period of the exemption, that includes all of the information and statements prescribed by this section. Agreements may include terms not prescribed by this section, but such terms shall in no way derogate from the information and statements prescribed by this section.

(1) Except as otherwise provided in division (A)(2) or (3) of this section, an agreement entered into under this section shall not be approved by the legislative authority unless the board of education of the city, local, or exempted village school district within the territory of which the property is or will be located approves the agreement. For the purpose of obtaining such approval, the legislative authority shall certify a copy of the agreement to the board of education not later than forty-five days prior to approving the agreement, excluding Saturday, Sunday, and a legal holiday as defined in section 1.14 of the Revised Code. The board of education, by resolution adopted by a majority of the board, shall approve or disapprove the agreement and certify a copy of the resolution to the legislative authority not later than fourteen days prior to the date stipulated by the legislative authority as the date upon which approval of the agreement is to be formally considered by the legislative authority. The board of education may include in the resolution conditions under which the board would approve the agreement. The legislative authority may approve an agreement at any time after the board of education certifies its resolution approving the agreement to the legislative authority, or, if the board approves the agreement conditionally, at any time after the conditions are agreed to by the board and the legislative authority.

(2) Approval of an agreement by the board of education is not required under division (A)(1) of this section if, for each tax year the real property is exempted from taxation, the sum of the following quantities, as estimated at or prior to the time the agreement is formally approved by the legislative authority, equals or exceeds fifty per cent of the amount of taxes, as estimated at or prior to that time, that would have been charged and payable that year upon the real property had that property not been exempted from taxation:

(a) The amount of taxes charged and payable on any portion of the assessed valuation of the new structure or of the increased assessed valuation of an existing structure after remodeling began that will not be exempted from taxation under the agreement;

(b) The amount of taxes charged and payable on tangible personal property located on the premises of the new structure or of the structure to be remodeled under the agreement, whether payable by the owner of the structure or by a related member, as defined in section 5733.042 of the Revised Code without regard to division (B) of that section.

(c) The amount of any cash payment by the owner of the new structure or structure to be remodeled to the school district, the dollar value, as mutually agreed to by the owner and the

board of education, of any property or services provided by the owner of the property to the school district, whether by gift, loan, or otherwise, and any payment by the legislative authority to the school district pursuant to section 5709.82 of the Revised Code.

The estimates of quantities used for purposes of division (A)(2) of this section shall be estimated by the legislative authority. The legislative authority shall certify to the board of education that the estimates have been made in good faith. Departures of the actual quantities from the estimates subsequent to approval of the agreement by the board of education do not invalidate the agreement.

(3) If a board of education has adopted a resolution waiving its right to approve agreements and the resolution remains in effect, approval of an agreement by the board is not required under this division. If a board of education has adopted a resolution allowing a legislative authority to deliver the notice required under this division fewer than forty-five business days prior to the legislative authority's execution of the agreement, the legislative authority shall deliver the notice to the board not later than the number of days prior to such execution as prescribed by the board in its resolution. If a board of education adopts a resolution waiving its right to approve agreements or shortening the notification period, the board shall certify a copy of the resolution to the legislative authority. If the board of education rescinds such a resolution, it shall certify notice of the rescission to the legislative authority.

(B) Each agreement shall include the following information:

- (1) The names of all parties to the agreement;
 - (2) A description of the remodeling or construction, whether or not to be exempted from taxation, including existing or new structure size and cost thereof; the value of machinery, equipment, furniture, and fixtures, including an itemization of the value of machinery, equipment, furniture, and fixtures used at another location in this state prior to the agreement and relocated or to be relocated from that location to the property, and the value of machinery, equipment, furniture, and fixtures at the facility prior to the execution of the agreement; the value of inventory at the property, including an itemization of the value of inventory held at another location in this state prior to the agreement and relocated or to be relocated from that location to the property, and the value of inventory held at the property prior to the execution of the agreement;
 - (3) The scheduled starting and completion dates of remodeling or construction of real property or of investments made in machinery, equipment, furniture, fixtures, and inventory;
 - (4) Estimates of the number of employee positions to be created each year of the agreement and of the number of employee positions retained by the owner due to the remodeling or construction, itemized as to the number of full-time, part-time, permanent, and temporary positions;
 - (5) Estimates of the dollar amount of payroll attributable to the positions set forth in division (B)(4) of this section, similarly itemized;
 - (6) The number of employee positions, if any, at the property and at any other location in this state at the time the agreement is executed, itemized as to the number of full-time, part-time, permanent, and temporary positions.
- (C) Each agreement shall set forth the following information and incorporate the following statements:
- (1) A description of real property to be exempted from taxation under the agreement, the percentage of the assessed valuation of the real property exempted from taxation, and the period for which the exemption is granted, accompanied by the statement: "The exemption commences the first year for which the real property would first be taxable were that property

- not exempted from taxation. No exemption shall commence after (insert date) nor extend beyond (insert date).”
- (2) “ (insert name of owner) shall pay such real property taxes as are not exempted under this agreement and are charged against such property and shall file all tax reports and returns as required by law. If (insert name of owner) fails to pay such taxes or file such returns and reports, exemptions from taxation granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter.”
- (3) “ (insert name of owner) hereby certifies that at the time this agreement is executed, (insert name of owner) does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which (insert name of owner) is liable under Chapter 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of the Ohio Revised Code, or, if such delinquent taxes are owed, (insert name of owner) currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against (insert name of owner). For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Revised Code governing payment of those taxes.”
- (4) “ (insert name of municipal corporation or county) shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.”
- (5) “If for any reason (insert name of municipal corporation or county) revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless (insert name of owner) materially fails to fulfill its obligations under this agreement and (insert name of municipal corporation or county) terminates or modifies the exemptions from taxation pursuant to this agreement.”
- (6) “If (insert name of owner) materially fails to fulfill its obligations under this agreement, or if (insert name of municipal corporation or county) determines that the certification as to delinquent taxes required by this agreement is fraudulent, (insert name of municipal corporation or county) may terminate or modify the exemptions from taxation granted under this agreement.”
- (7) “ (insert name of owner) shall provide to the proper tax incentive review council any information reasonably required by the council to evaluate the applicant's compliance with the agreement, including returns filed pursuant to section 5711.02 of the Ohio Revised Code if requested by the council.”
- (8) “This agreement is not transferable or assignable without the express, written approval of (insert name of municipal corporation or county).”
- (9) “Exemptions from taxation granted under this agreement shall be revoked if it is determined that (insert name of owner), any successor to that person, or any related member (as those terms are defined in division (E) of section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under division (E) of section 3735.671 or section 5709.62 or 5709.63 of the Ohio Revised Code prior to the time prescribed by that division or either of those sections.”

(10) “ (insert name of owner) and (insert name of municipal corporation or county) acknowledge that this agreement must be approved by formal action of the legislative authority of (insert name of municipal corporation or county) as a condition for the agreement to take effect. This agreement takes effect upon such approval.”

The statement described in division (C)(6) of this section may include the following statement, appended at the end of the statement: “, and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement.” If the agreement includes a statement requiring repayment of exempted taxes, it also may authorize the legislative authority to secure repayment of such taxes by a lien on the exempted property in the amount required to be repaid. Such a lien shall attach, and may be perfected, collected, and enforced, in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as a mortgage lien on real property.

(D) Except as otherwise provided in this division, an agreement entered into under this section shall require that the owner pay an annual fee equal to the greater of one per cent of the amount of taxes exempted under the agreement or five hundred dollars; provided, however, that if the value of the incentives exceeds two hundred fifty thousand dollars, the fee shall not exceed two thousand five hundred dollars. The fee shall be payable to the legislative authority once per year for each year the agreement is effective on the days and in the form specified in the agreement. Fees paid shall be deposited in a special fund created for such purpose by the legislative authority and shall be used by the legislative authority exclusively for the purpose of complying with section 3735.672 of the Revised Code and by the tax incentive review council created under section 5709.85 of the Revised Code exclusively for the purposes of performing the duties prescribed under that section. The legislative authority may waive or reduce the amount of the fee, but such waiver or reduction does not affect the obligations of the legislative authority or the tax incentive review council to comply with section 3735.672 or 5709.85 of the Revised Code.

(E) If any person that is party to an agreement granting an exemption from taxation discontinues operations at the structure to which that exemption applies prior to the expiration of the term of the agreement, that person, any successor to that person, and any related member shall not enter into an agreement under this section or section 5709.62, 5709.63, or 5709.632 of the Revised Code, and no legislative authority shall enter into such an agreement with such a person, successor, or related member, prior to the expiration of five years after the discontinuation of operations. As used in this division, “successor” means a person to which the assets or equity of another person has been transferred, which transfer resulted in the full or partial nonrecognition of gain or loss, or resulted in a carryover basis, both as determined by rule adopted by the tax commissioner. “Related member” has the same meaning as defined in section 5733.042 of the Revised Code without regard to division (B) of that section.

The director of development services shall review all agreements submitted to the director under division (F) of this section for the purpose of enforcing this division. If the director determines there has been a violation of this division, the director shall notify the legislative authority of such violation, and the legislative authority immediately shall revoke the exemption granted under the agreement.

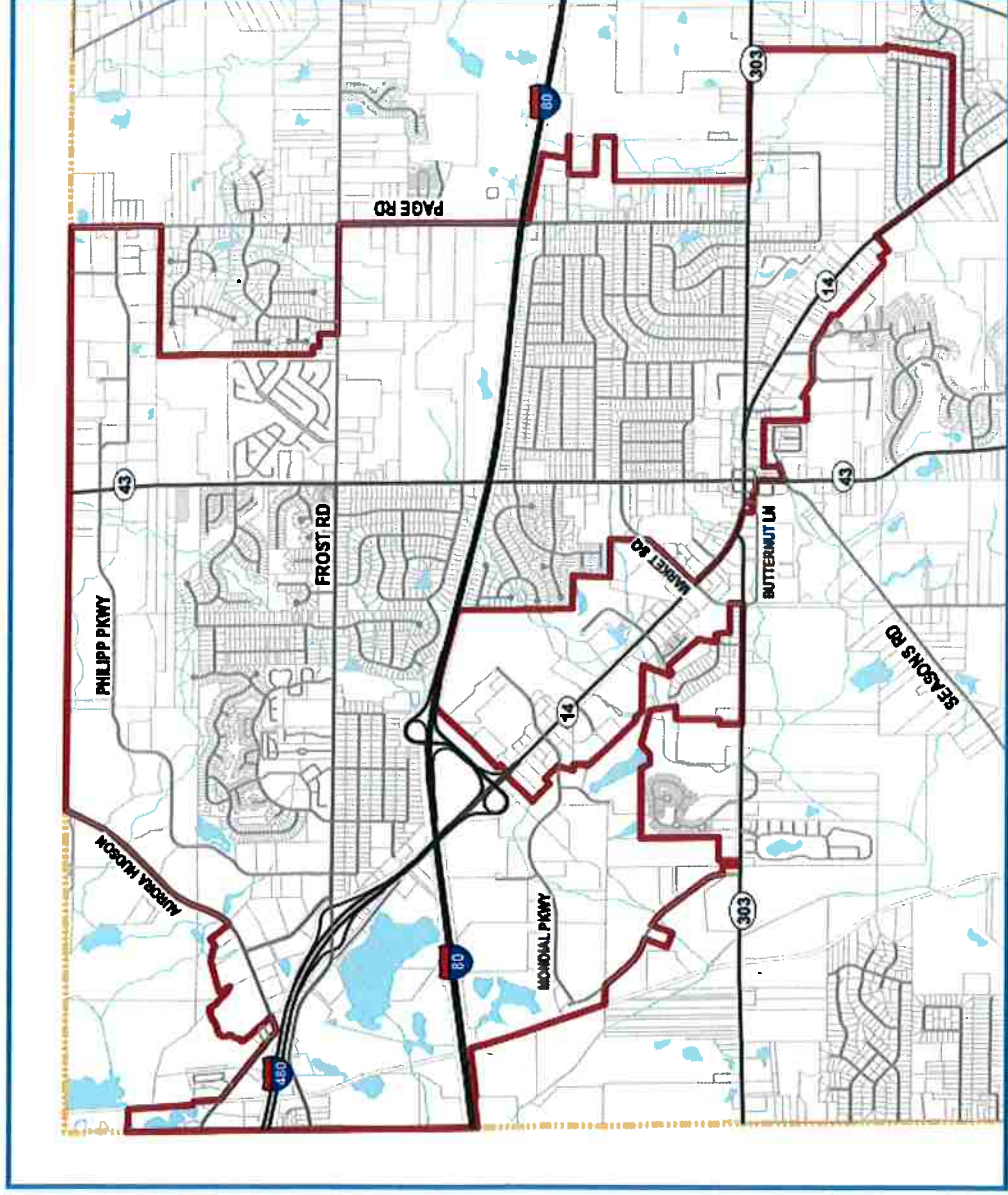
(F) When an agreement is entered into under this section, the legislative authority authorizing the agreement shall forward a copy of the agreement to the director of development services within fifteen days after the agreement is entered into.

EXHIBIT

T-6987

Exhibit "D"

EXHIBIT D - New, Revised Boundaries for the CRA



CRA Boundary - 2021



CRA 2021



Streetsboro boundary



Parcels (2021)

City of Streetsboro, CRA #2 update and revision

Prepared by:  PCRIPC
Portage County Regional Planning Commission,
February 10, 2021