

ORDINANCE NO. 77-2018 (F), *Fourth Reading*

By Council Member Stephens

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 Cleveland Heights, State of Ohio, designating a housing officer to administer the program, and creating a community reinvestment housing council and a tax incentive review council; and declaring an emergency.

WHEREAS, the Council of the City of Cleveland Heights (hereinafter "Council") desires to pursue all reasonable and legitimate incentive measures to assist and encourage development throughout the City of Cleveland Heights in specific areas that have not enjoyed reinvestment from remodeling or new construction;

WHEREAS, a survey of housing, a copy of which is on file in the City's Departments of Planning and Development and Economic Development, as required by Ohio Revised Code ("ORC") Section 3735.66, has been prepared for the area to be included in the proposed Community Reinvestment Area;

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

WHEREAS, the previously enacted legislation establishing eight (8) Community Reinvestment Areas, listed in attached Exhibit C, is hereby terminated and superseded by this ordinance, provided, however, that certain properties and projects listed in Exhibits C.1, C.2, and C.3 shall be governed by the applicable past and current ordinances, as the case may be, until the dates of termination set forth in Exhibits C.1, C.2, and C.3; 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 exemptions may be granted.

BE IT ORDAINED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. The area designated as the Cleveland Heights Community Reinvestment Area 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 2. Pursuant to ORC Section 3735.66, the Cleveland Heights Community Reinvestment Area is hereby established in the following described area:

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The Community Reinvestment Area shall be located within and bounded by the existing corporation limits of the City of Cleveland Heights.

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

Only residential, mixed use, commercial and/or industrial properties consistent with the applicable zoning regulations within the designated Community Reinvestment Area will be eligible for exemptions under this Program. Mixed use development is higher density commercial and/or residential development of a tract of land, building or structure having a variety of complementary and integrated uses such as, but not limited to, residential, office, and retail.

**SECTION 3.** All properties identified in Exhibit A as being within the designated Community Reinvestment Area are eligible for this incentive, subject to the combination of project types listed below in Section 4. This proposal is a public/private partnership intended to promote and expand conforming uses in the designated area. As part of the project, the City of Cleveland Heights intends to undertake supporting public improvements in the designated area.

**SECTION 4.** Within the Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to mixed use, commercial and 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 ORC Section 3735.67. The results of the negotiation as approved by this Council will be set in writing in a Community Reinvestment Area Agreement as outlined in ORC Section 3735.671. For residential property, 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 in the following percentage amounts and periods.

The following housing, mixed use, commercial and industrial activities in the Community Reinvestment Area are declared to be a public purpose:

- a. The construction of new single family owner-occupied dwellings containing not more than one housing unit, as described in ORC Section 3735.67, with the term and percentage of the exemption from real property taxation as stated below:

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.

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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 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 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.

If the aforementioned new single family owner-occupied dwelling meets five (5) of the target reinvestment criteria listed in Exhibit B, 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.

If the aforementioned new single family dwelling meets six (6) or more of the target reinvestment criteria listed in Exhibit B, 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. The construction of new two family dwellings containing not more than two housing unit, as described in ORC Section 3735.67, 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 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 including Enterprise Green Communities, as developed by Enterprise Community Partners, or the National Association of Home Builders National

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Model Green Home Building Guidelines (“Sustainability Requirement”), 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.

If the aforementioned Sustainability Requirement Certified new two-family dwelling meets five (5) of the target reinvestment criteria listed in Exhibit B, 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.

If the aforementioned Sustainability Requirement Certified new two-family dwelling meets six (6) or more of the target reinvestment criteria listed in Exhibit B, 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. The construction of dwelling units consisting of new fee simple owner-occupied townhome or condominium structures, as described in ORC Section 3735.67, with the term and percentage of the exemption from real property taxation as stated below:

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 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 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.

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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.

The fee simple owner of any such owner-occupied real property in the Community Reinvestment Area meeting five (5) of the target reinvestment criteria listed in Exhibit B, 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.

The fee simple owner of any such owner-occupied real property in the Community Reinvestment Area meeting six (6) or more of the target reinvestment criteria listed in Exhibit B, 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. 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, with 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"):

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.

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

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assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.

- e. The construction of new mixed use, commercial and/or industrial real property shall be eligible for a tax exemption up to and including one hundred percent (100%) and the term of those exemptions being up to fifteen (15) years on the increase in the assessed valuation resulting from the improvements, shall be negotiated on a case-by-case basis in advance of construction occurring according to the rules outlined in the ORC Section 3765.67. The results of the negotiation as approved by this Council will be set in writing in a Community Reinvestment Area Agreement as outlined in ORC Section 3735.671. Such activities must be as a result of a development plan that upon completion constitutes an investment of no less than \$3,000,000. Such activities shall be 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").
- f. 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 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.

If the aforementioned existing single family dwelling meets five (5) of the target reinvestment criteria listed in Exhibit B, 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.

If the aforementioned existing single family dwelling meets six (6) or more of the target reinvestment criteria listed in Exhibit B, 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

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assessed valuation resulting from the improvements for the housing activities described in ORC Section 3735.67.

- g. 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 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.

If the aforementioned existing two-family dwelling meets five (5) of the target reinvestment criteria listed in Exhibit B, 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.

If the aforementioned existing two-family dwelling meets six (6) or more of the target reinvestment criteria listed in Exhibit B, 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.

- h. 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.
- i. 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

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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.

j. 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.

k. Remodeling construction activities to existing mixed use, commercial and/or industrial real property shall be eligible for a tax exemption up to twelve (12) years and up to and including one hundred percent (100%) on the increase in the assessed valuation resulting from the improvements for the activities described in ORC Section 3735.67, and shall be negotiated on a case-by-case basis in advance of construction occurring according to the rules outlined in the ORC Section 3735.67. The results of the negotiation as approved by this Council will be set in writing in a Community Reinvestment Area Agreement as outlined in ORC Section 3735.671. Such activities must be as a result of a development plan that upon completion constitutes an investment of no less than \$250,000.

For the purposes of the above described Community Reinvestment Area, structures exclusively used for residential purposes and composed of one (1) or more units shall be classified as residential structures.

If remodeling qualifies for an exemption, during the period of the exemption, the exempted percentage of the dollar amount of the increase in market value of the structure shall be exempt from

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real property taxation. If new construction qualifies for an exemption, during the period of the exemption the exempted percentage of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

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 as identified in Exhibit B Map B-V. 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.

**SECTION 5.** All commercial and industrial projects are required to comply with the state application fee requirements of ORC Section 3735.672 (C) and the local annual monitoring fee of one percent of the amount of taxes exempted under the agreement - a minimum of \$500 up to a maximum of \$2500 annually unless waived.

**SECTION 6.** To administer and implement the provisions of this Ordinance, the City's Economic Development Director is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

**SECTION 7.** ORC Section 3735.69 states that a "Community Reinvestment Area Housing Council" shall be created, and the City of Cleveland Heights has previously created said Housing Council which will continue to serve as the Housing Council for this Community Reinvestment Area, consisting of two members appointed by the Mayor of the City of Cleveland Heights, two members appointed by the Council of the City of Cleveland Heights, and one member appointed by the Planning Commission of the City of Cleveland Heights. 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 three years. An unexpired term resulting from a vacancy in the Housing 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.

A Tax Incentive Review Council shall be established pursuant to ORC Section 5709.85, and the City of Cleveland Heights has previously established said Tax Incentive Review Council which will continue to serve as the Tax Incentive Review Council for this Community Reinvestment Area, and shall consist of three representatives appointed by the Cuyahoga County Executive with the concurrence of County Council, two representatives of the municipal corporation, appointed by the Municipal CEO with City Council concurrence, the county auditor or designee and a representative

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of each affected Board of Education. At least two members must be residents of the City of Cleveland Heights. The Tax Incentive Review Council shall review annually the compliance of all agreements involving the granting of exemptions for commercial or industrial real property improvements under Section 3735.671, of the ORC and make written recommendations to City Council as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

**SECTION 8.** The Council reserves the right to re-evaluate the designation of the Cleveland Heights Community Reinvestment Area after December 31, 2019 and annually thereafter, 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. Furthermore, the Cleveland Heights Community Reinvestment Area program shall be reviewed by City Council at least once every five (5) years to evaluate the results and overall performance of the program.

**SECTION 9.** 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.

**SECTION 10.** 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.

**SECTION 11.** 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 12.** The previously enacted legislation establishing eight (8) Community Reinvestment Areas, listed in attached Exhibit C, is hereby terminated and superseded by this ordinance, provided, however, that properties and projects listed in Exhibits C.1, C.2, and C.3 shall be governed by the applicable past and current ordinances, as the case may be, until the date of termination set forth in Exhibits C.1, C.2, and C.3, respectively.

**SECTION 13.** 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

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ORC.

SECTION 14. The City Manager of the City of Cleveland Heights is hereby directed and authorized to petition the Director of the Ohio Development Services Agency for approval and confirmation of the findings contained within this Ordinance.

SECTION 15. This Ordinance shall take effect and be in force from and after the earliest period allowed by law or upon the effective date of approval and confirmation by the Director of the Ohio Development Services Agency of the findings of this Ordinance, whichever date is later (the "Effective Date"). The owner of real property located in the Community Reinvestment Area and eligible for exemption from taxation pursuant to this 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 the Effective Date.

SECTION 16. Notice of the passage of this Ordinance shall satisfy the requirements of ORC Section 3735.66 and Cod. Ord. 111.23 by publishing the full text of the Ordinance without exhibits, the exhibits being available for review, in a newspaper of general circulation in the City, once a week for two consecutive weeks immediately following its adoption.

SECTION 17. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need to implement said agreement as soon as possible.

Wherefore, provided it receives the affirmative vote of five (5) or more of the members elected or appointed to this Council, this Ordinance shall take effect and be in force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.

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Carol Ann Roe

CAROL ANN ROE, Mayor  
President of the Council

Laurie Sabin

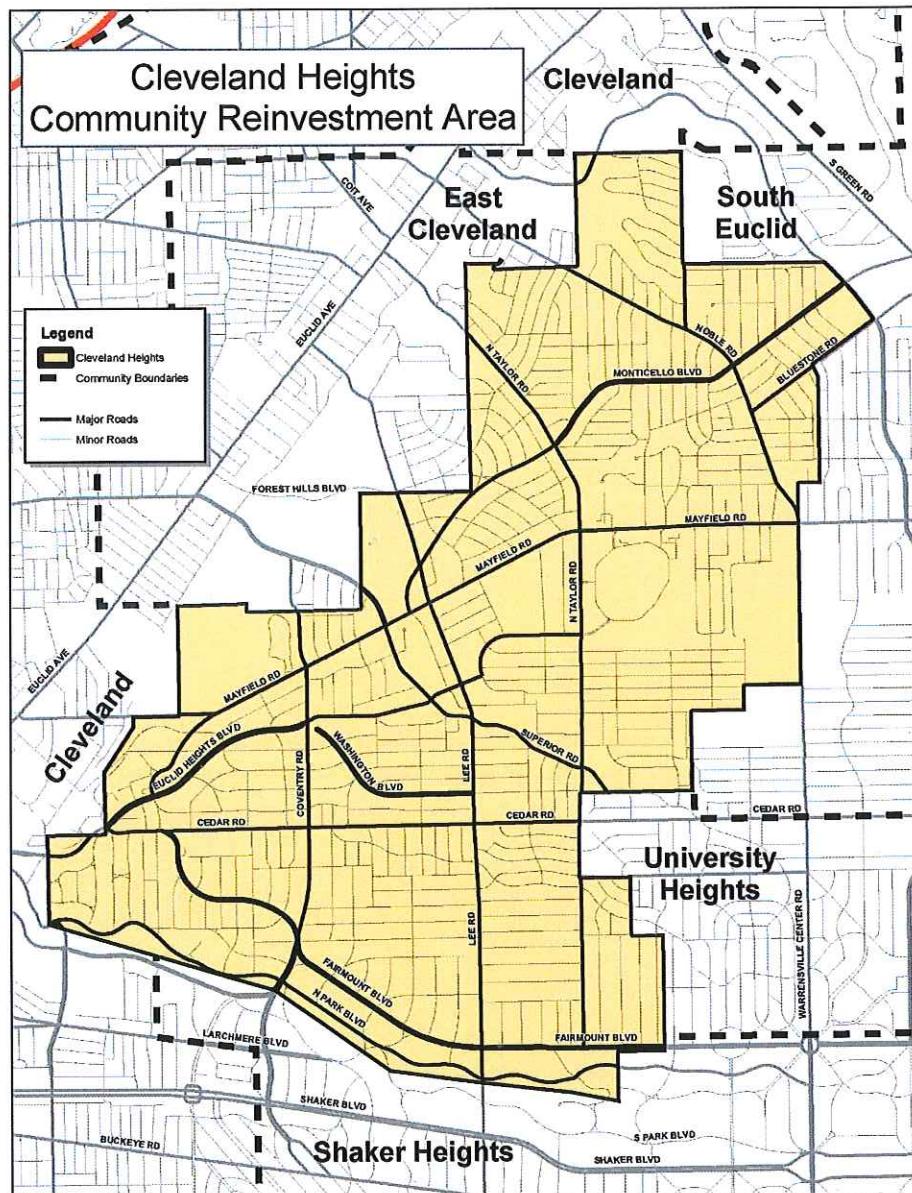
LAURIE SABIN  
Clerk of Council

PASSED: July 30, 2018

Exhibit A

Map of

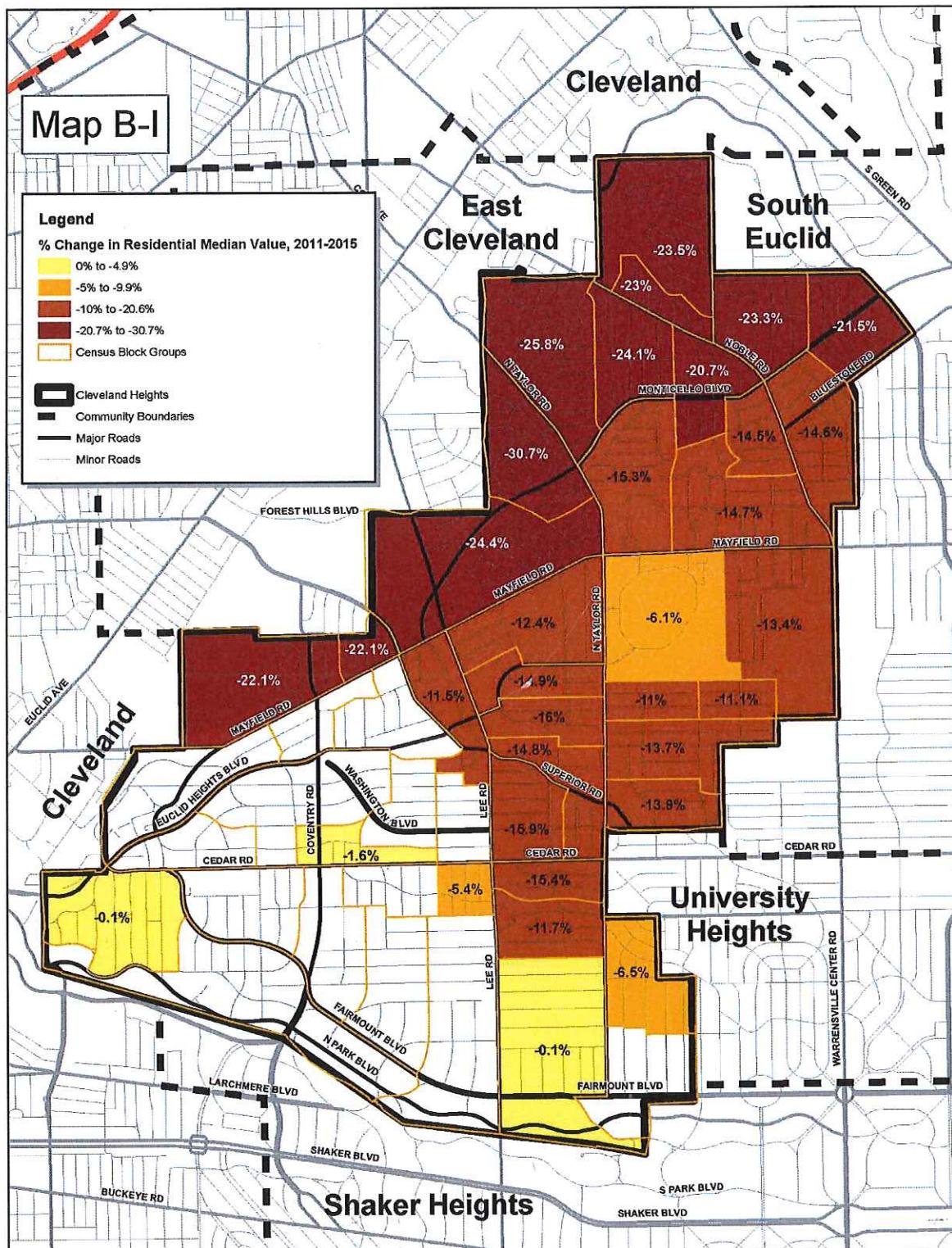
Cleveland Heights Community Reinvestment Area

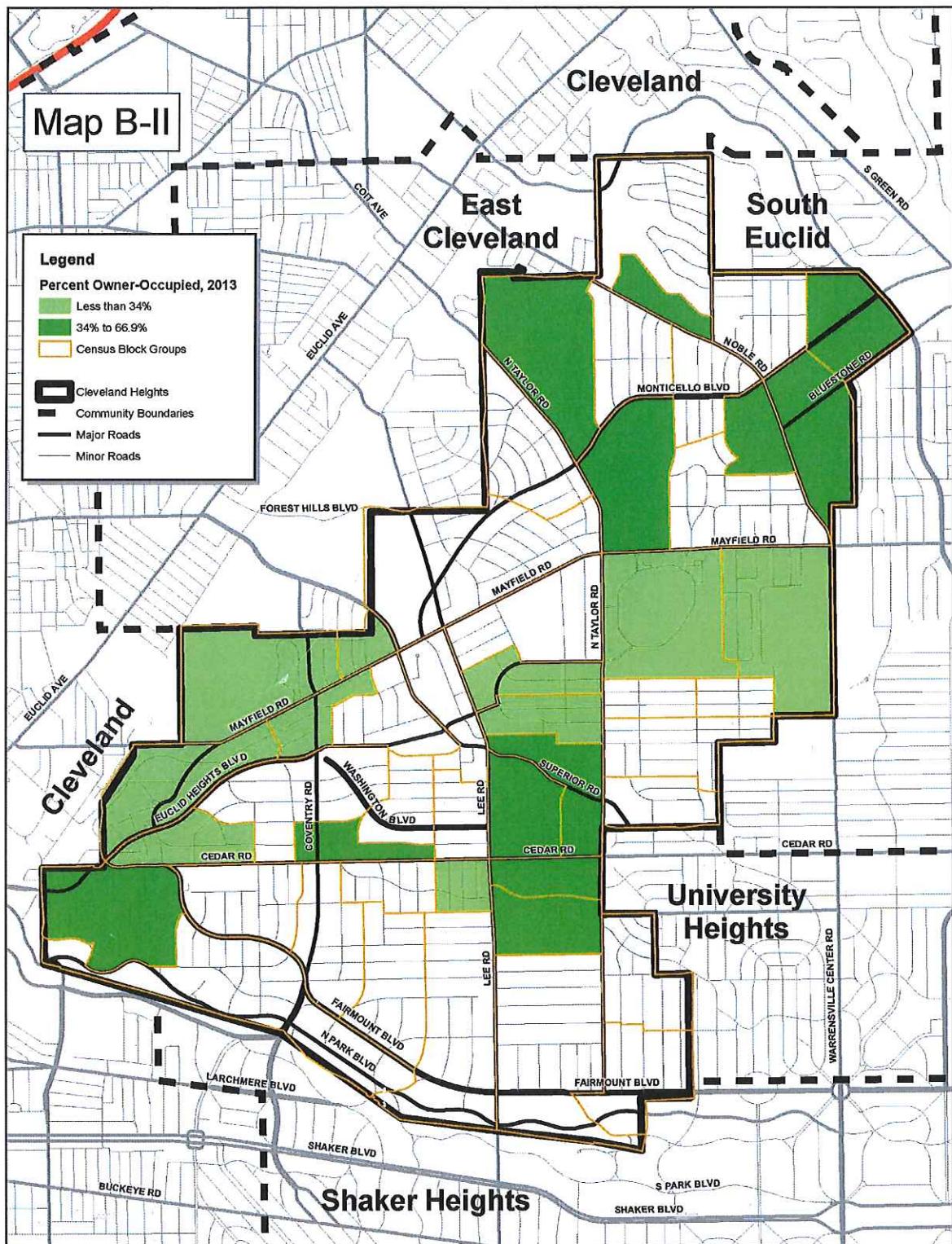


**Exhibit B**

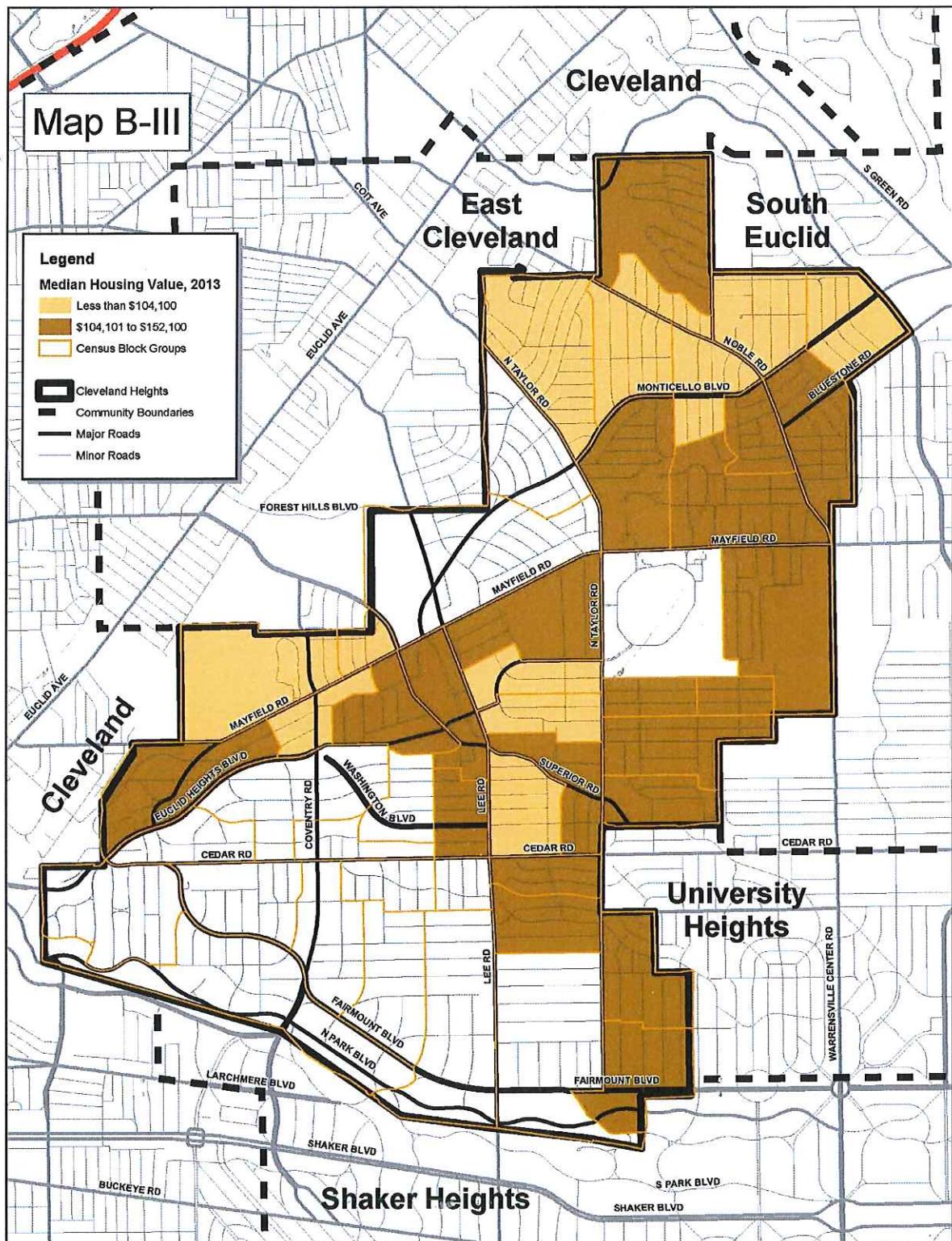
**Target Reinvestment Criteria**

- I. Declining property values – (refer to Map B-I);
- II. Less than 66.9% owner occupancy rates – (refer to Map B-II);
- III. Median housing value rates less than \$152,100 (refer to Map B-III);
- IV. High residential vacancy rates – rates equal to or exceeding 7.2 % (refer to Map B-IV);
- V. Designated National Register of Historic Places District (refer to Map B-V);
- VI. Designated neighborhood redevelopment areas, having high concentrations of City-owned vacant properties resulting from Neighborhood Stabilization Program demolitions. These areas include the following neighborhoods:
  - The Altamont / Desota / Berkley Neighborhood (refer to Map B-VI);
  - The North Coventry Neighborhood (refer to Map B-VI);
  - The North Taylor / Noble / Rushleigh / Monticello Neighborhood (refer to Map B-VI);
- VII. Median Household Income – (refer to Map B-VII);
- VIII. CDBG Eligible Areas – (refer to Map B-VIII);
- IX. Commercial Vacancy Rate – (refer to Map B-IX);
- X. Strength of Housing Market – (refer to Map B-X).

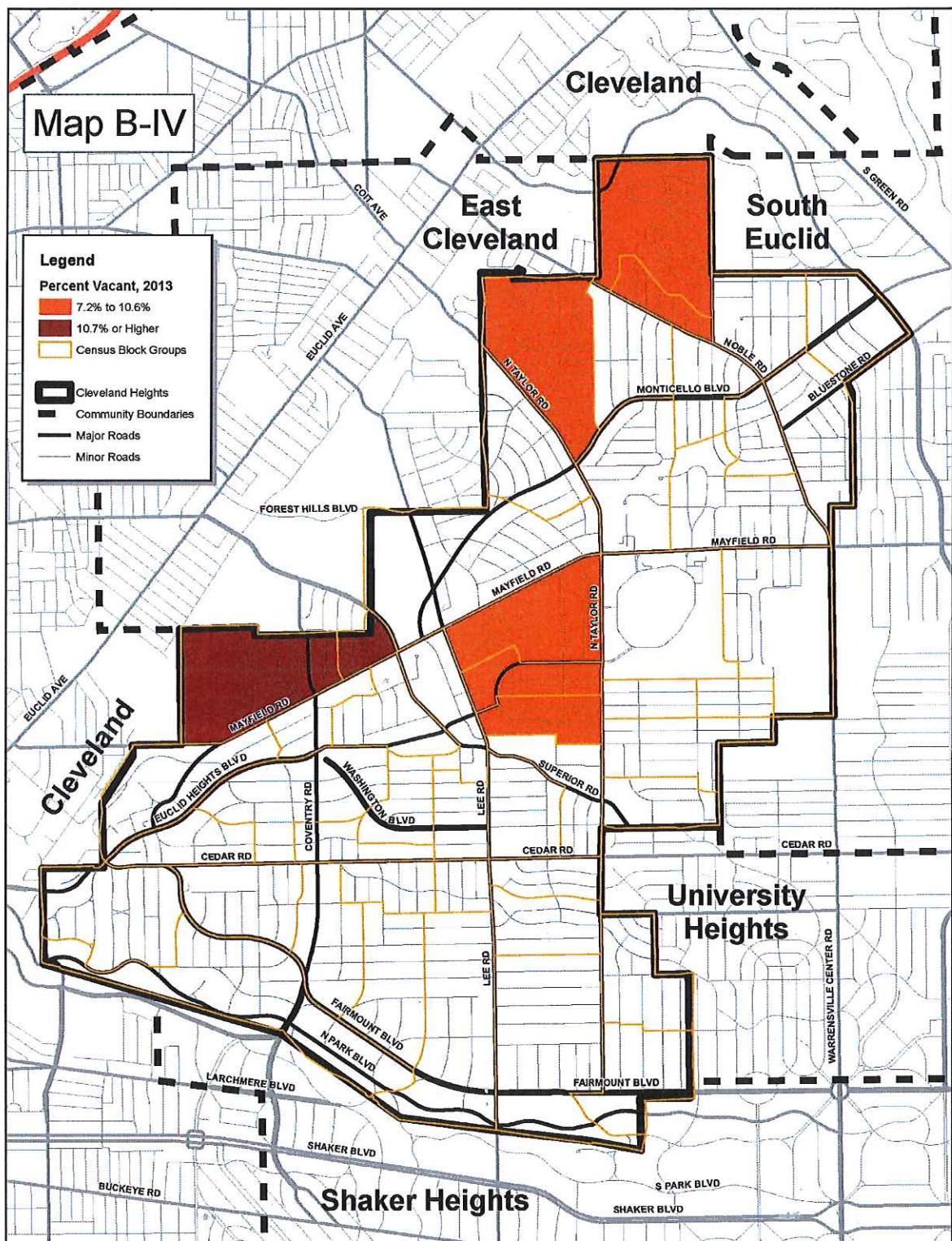


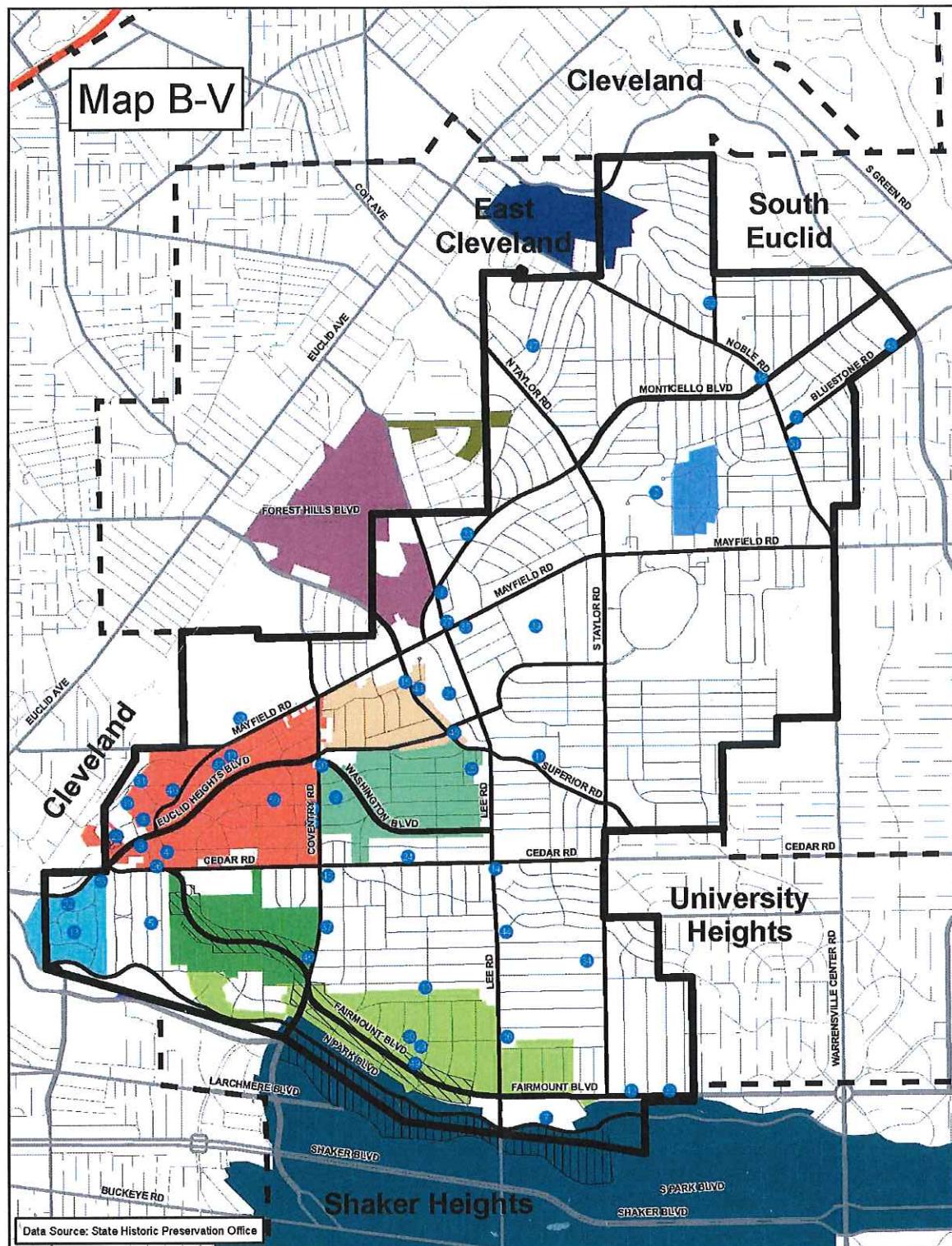


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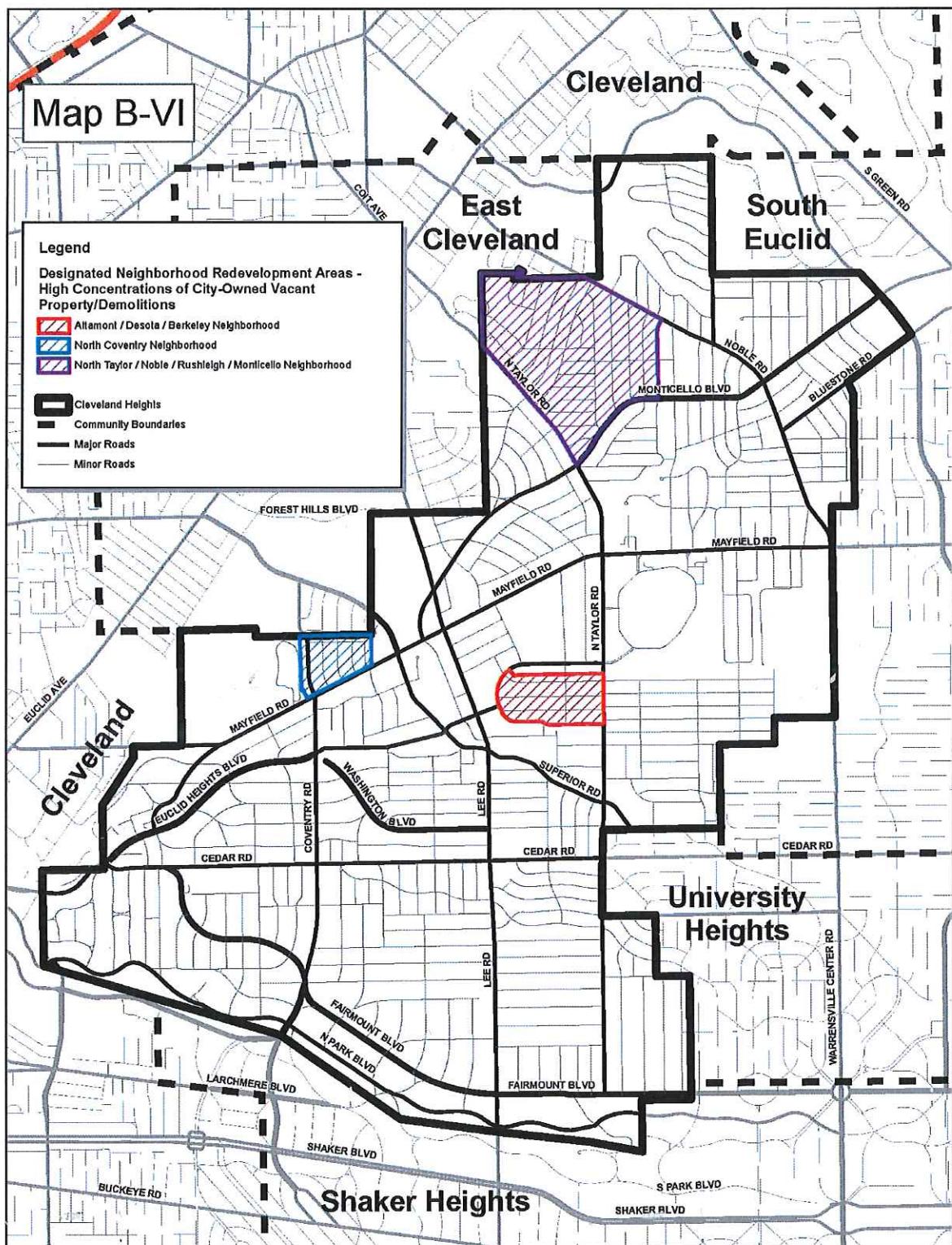
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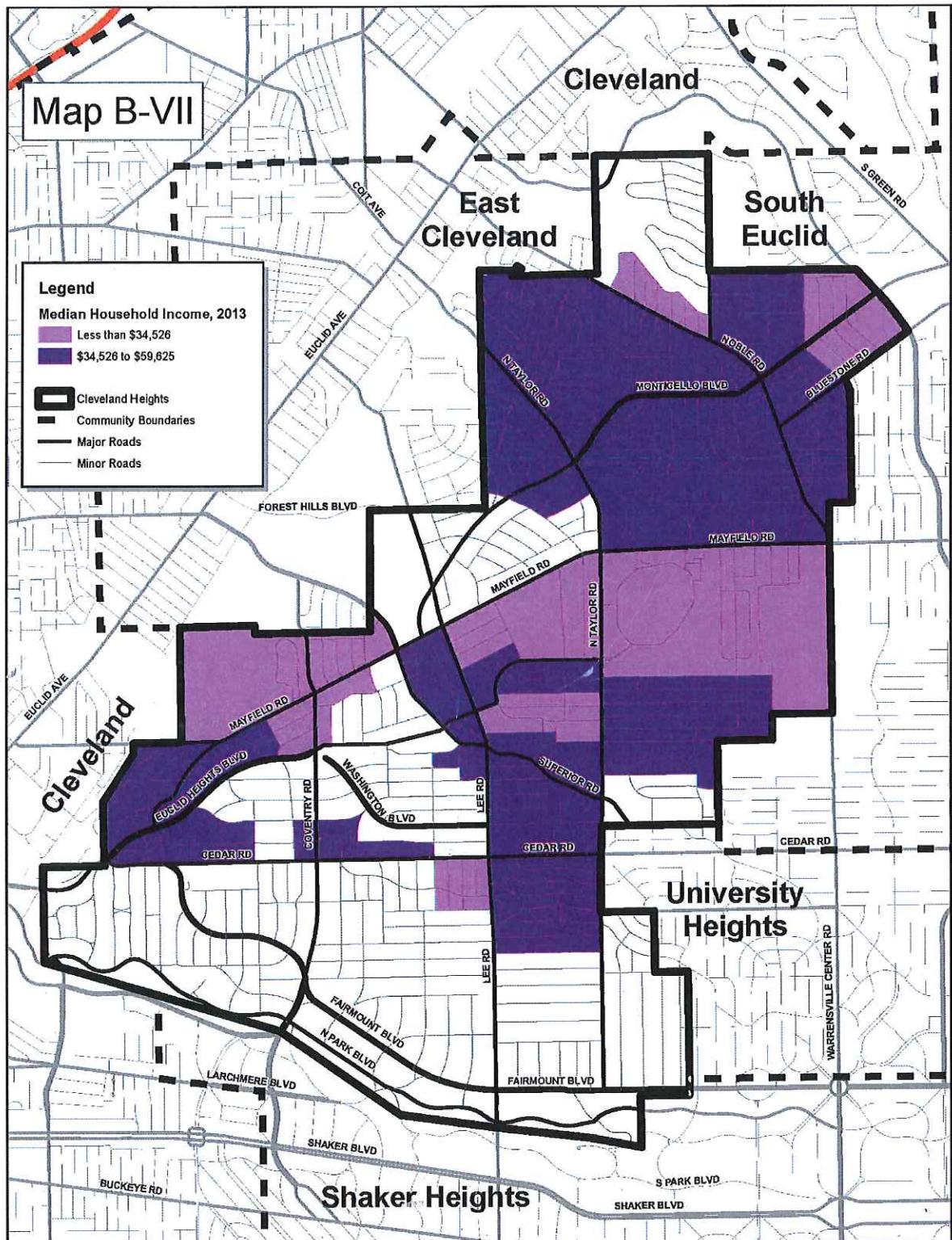


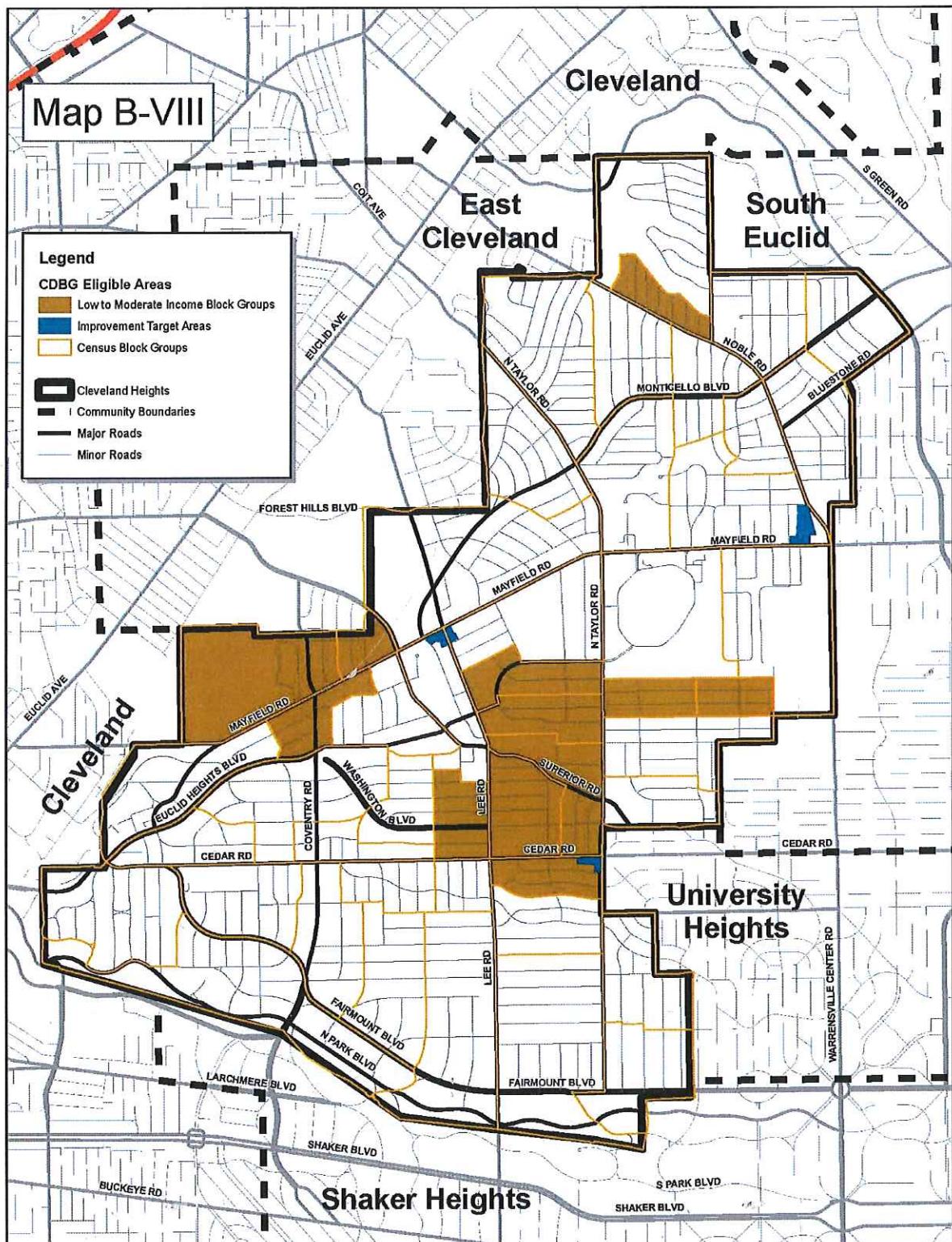


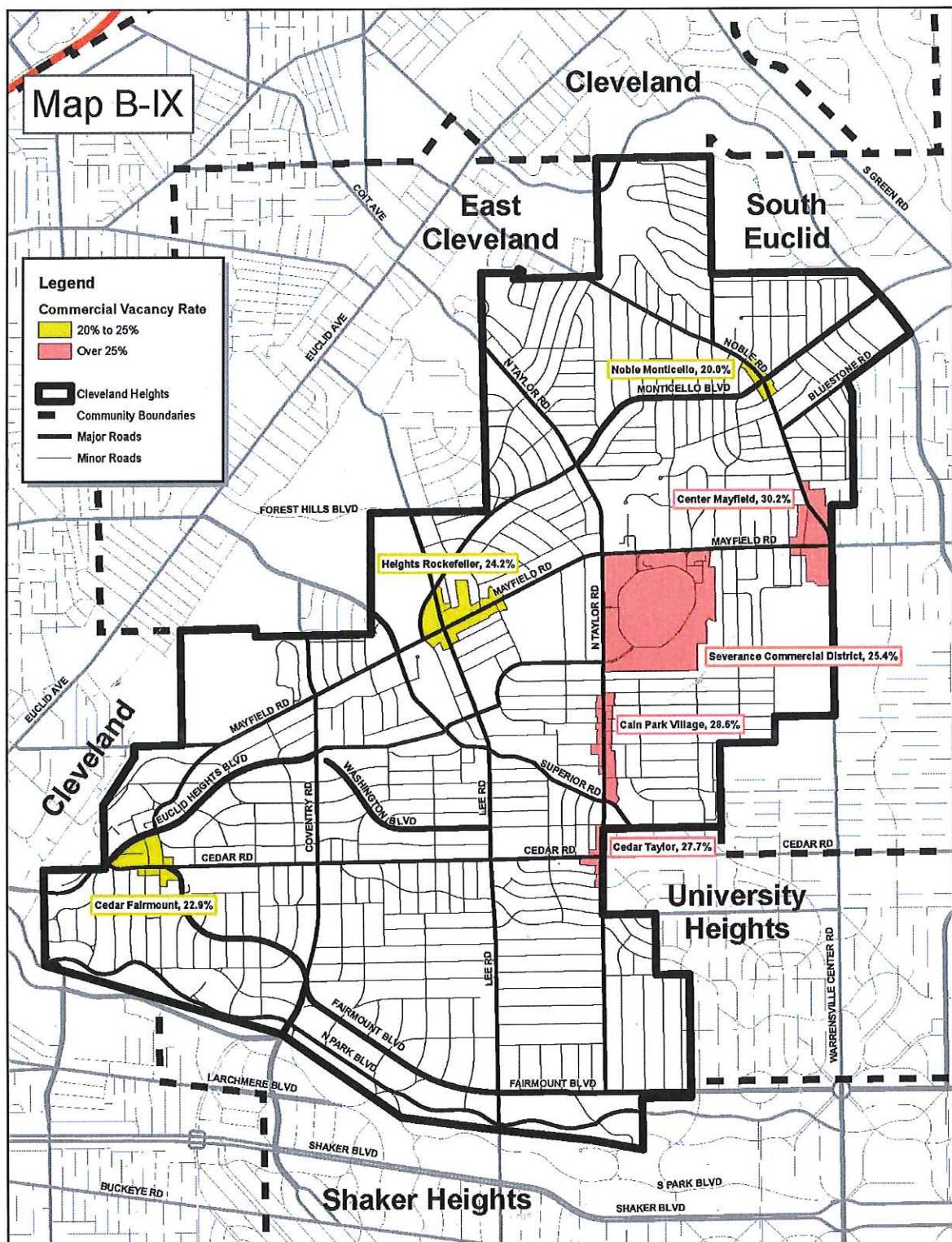
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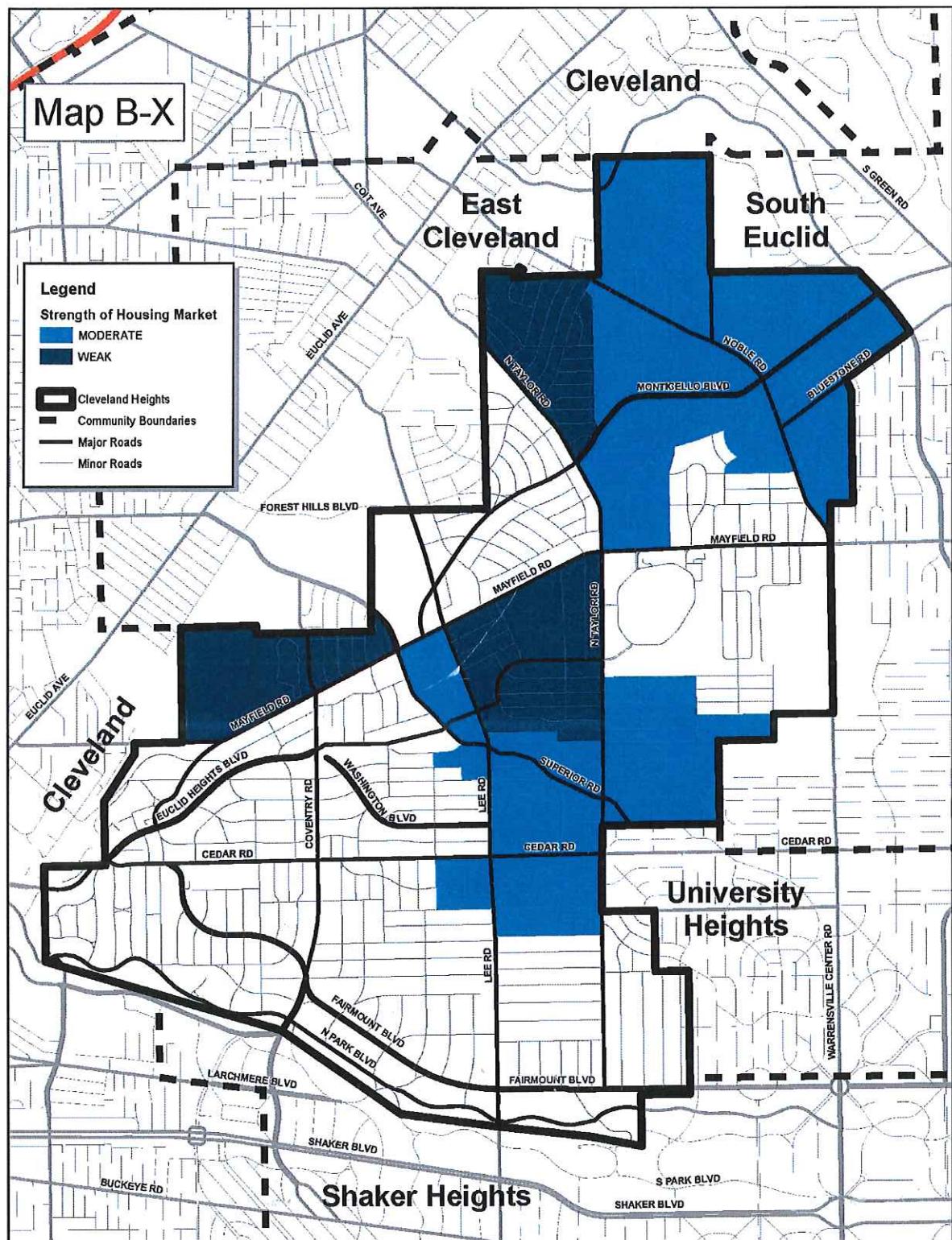
<p><b>Cleveland Heights Landmarks</b></p> <ul style="list-style-type: none"> <li>① Abeyton Realty Corporation Forest Hill Real Estate Office</li> <li>② Adams House</li> <li>③ Adella Prentiss Hughes House</li> <li>④ Alcazar Hotel</li> <li>⑤ Alfred E. &amp; Flora Cook House</li> <li>⑥ Asa Cady House</li> <li>⑦ Beaumont School/Palmer Estate</li> <li>⑧ Bramson House</li> <li>⑨ Braverman-Brantley Building</li> <li>⑩ Burdick House</li> <li>⑪ Cain Park</li> <li>⑫ Campbell-Euclid Heights Realty House</li> <li>⑬ Canfield House</li> <li>⑭ Cedar-Lee Theatre Building</li> <li>⑮ Christ Our Redeemer A.M.E. Church</li> <li>⑯ Church of the Saviour</li> <li>⑰ Clapp-Curran Estate</li> <li>⑱ Clapp-Curran Estate (Gardener's Cottage)</li> <li>⑲ The College Club</li> <li>㉑ Coventry Library</li> <li>㉒ Elizabeth Keyes Churchill House</li> <li>㉓ Finneburgh House</li> <li>㉔ Grace Lutheran Church</li> <li>㉕ Grant W. Deming House</li> <li>㉖ Heights Center Building</li> <li>㉗ Heights Rockefeller Building</li> <li>㉘ Herrick Mews</li> <li>㉙ James C. Beardsee &amp; Cornelia Wadham Beardsee House</li> <li>㉚ Jeavons House</li> <li>㉛ John Hartness Brown House</li> <li>㉜ John Hecker House</li> <li>㉝ Lake View Cemetery</li> <li>㉞ Lanphear-Callander Sears House</li> <li>㉟ New Spirit Revival Center</li> <li>㉟ Noble Road Fire Station</li> <li>㉟ Null House &amp; Carriage House</li> <li>㉟ Overlook Place Condominiums</li> <li>㉟ Park Synagogue</li> <li>㉟ Patrick Calhoun House</li> <li>㉟ Preyer House</li> <li>㉟ Richard Petty House</li> <li>㉟ Schroeder House</li> <li>㉟ Sisby Road Fire Station</li> <li>㉟ St. Ann Church Group/Communion of Saints Parish</li> <li>㉟ St. Paul's Church</li> <li>㉟ Start Right Church of God in Christ</li> <li>㉟ Superior Schoolhouse</li> <li>㉟ Tremalne-Gallagher House</li> <li>㉟ Warner-Racca House and Carriage House</li> <li>㉟ Willard Wight House</li> <li>㉟ William Quilliam House</li> <li>㉟ Zerbe-Halle House</li> </ul>		
<p><b>Designated National Register of Historic Places Districts</b></p> <ul style="list-style-type: none"> <li>■ Ambler Heights Historic District</li> <li>■ Euclid Golf Historic District</li> <li>■ Euclid Heights Historic District</li> <li>■ Fairhill Road Village Historic District</li> <li>■ Falkmount Boulevard District</li> <li>■ Forest Hill Historic District</li> <li>■ Forest Hill Park</li> <li>■ Grant Deming's Forest Hill Allotment Historic District</li> <li>■ Inglewood Historic District</li> <li>■ Mayfield Heights Historic District</li> <li>■ Nela Park Historic District</li> <li>■ North Union Shaker Site</li> <li>■ Overlook Road Carriage House District</li> <li>■ Shaker Farm Historic District</li> <li>■ Shaker Village Historic District</li> </ul> <p><b>Cleveland Heights</b></p> <ul style="list-style-type: none"> <li>— Community Boundaries</li> <li>— Major Roads</li> <li>— Minor Roads</li> </ul>		











**Exhibit C:**

<b>Cleveland Heights Community Reinvestment Areas (CRA)</b>					
	<b>CRA Name &amp; Projects</b>	<b>CRA Number</b>	<b>CH Ordinance</b>	<b>Date</b>	<b>Termination Date</b>
1	<u>CAIN PARK</u>	035-16014-04	98-2003	23-Jun-03	Terminated upon effective date of Ord No. 77-2018
2	<u>EAST DERBYSHIRE</u>	035-16014-06	34-2008	7-Apr-08	Terminated upon effective date of Ord No. 77-2018
3	<u>VILLA CARABELLI</u>	035-16014-01	52-2001	16-Apr-01	Terminated upon effective date of Ord No. 77-2018
4	<u>LEE/EUCLID HEIGHTS</u>	035-16014-03	145-2002 amended 98-2008	5-Aug-02 7-Jul-08	Terminated upon effective date of Ord No. 77-2018
5	<u>MEADOWBROOK LEE</u>	035-16014-05	153-2003 amended 183-2003	07-Oct-03 15-Dec-03	Terminated upon effective date of Ord No. 77-2018
6	<u>KENSINGTON</u>	NOT ACTIVE	109-1988	5-Dec-88	Terminated upon effective date of Ord No. 77-2018
7	<u>SEVERANCE</u>  Severance Place  Bluestone	035-16014-02	74-2002 13-2005 165-2005 183-2001 97-2008  22-2017	6-May-02 18-Jan-05 19-Dec-05 5-Nov-01 7-Jul-08  3/20/2017	Termination upon effective date of Ord No. 77-2018, with exceptions in Exhibit C.1  Termination upon effective date of Ord No. 77-2018, with exceptions in Exhibit C.2
8	<u>Turkey Ridge</u>  <u>College Club</u>		8-2014	3-Mar-14	Termination upon effective date of Ord No. 77-2018, with exceptions in Exhibit C.3

**EXHIBIT C.1 -- Exceptions to Severance CRA**  
**Each shall terminate as of July 7, 2023**

PPN	address	suite
683-25-314	500 Severance Place	207
683-25-337	500 Severance Place	507
683-25-302	500 Severance Place	102
683-25-303	500 Severance Place	103
683-25-305	500 Severance Place	105
683-25-307	500 Severance Place	107
683-25-310	500 Severance Place	203
683-25-311	500 Severance Place	204
683-25-312	500 Severance Place	205
683-25-313	500 Severance Place	206
683-25-317	500 Severance Place	303
683-25-318	500 Severance Place	304
683-25-319	500 Severance Place	305
683-25-320	500 Severance Place	306
683-25-321	500 Severance Place	307
683-25-324	500 Severance Place	402
683-25-325	500 Severance Place	403
683-25-326	500 Severance Place	404
683-25-327	500 Severance Place	405
683-25-328	500 Severance Place	406
683-25-329	500 Severance Place	407
683-25-331	500 Severance Place	501
683-25-332	500 Severance Place	502
683-25-333	500 Severance Place	503
683-25-334	500 Severance Place	504
683-25-335	500 Severance Place	505
683-25-336	500 Severance Place	506
683-25-301	500 Severance Place	101

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**EXHIBIT C.2 - Exceptions to Bluestone CRA**  
**Each shall terminate as of July 7, 2023**

PPN	address
681-30-052	1377 Slate Ct
681-30-056	1369 Slate Ct
681-30-060	1361 Slate Ct
681-30-061	1359 Slate Ct
681-30-062	1357 Slate Ct
681-30-063	1355 Slate Ct

**EXHIBIT C.3 - Exceptions to Turkey Ridge CRA**  
**Each shall terminate as of July 1, 2025**

PPN	Location
685-03-043	College Club - being converted to rental units
685-03-042	site plan shows parcels A, B , C, D, E, F, G, H, I, J, K, L, M and common area N