

## CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 57 - 2024

AN ORDINANCE AMENDING ORDINANCE 95-2004 TO REVISE THE CUYAHOGA RIVER COMMUNITY REINVESTMENT AREA BOUNDARIES, IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, AND DECLARING AN EMERGENCY.

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

WHEREAS, the City Council established the Cuyahoga River Community Reinvestment Area pursuant to Ordinance No. 95-2004, attached hereto as Exhibit A, and incorporated by reference herein;

WHEREAS, the City Council desires to amend the Cuyahoga River Community Reinvestment Area to include the properties depicted on the map attached hereto as Exhibit B, and incorporated by reference herein;

WHEREAS, a survey of housing as required by the Ohio Revised Code 3735.66 has been prepared and attached hereto as Exhibit C, and incorporated by reference herein;

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; 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.

NOW THEREFORE, BE IT ORDAINED by the City of Cuyahoga Falls, County of Summit, Ohio, that:

Section 1. The amended area designated as the Cuyahoga River 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 amended area designated as the Cuyahoga River Community Reinvestment Area, is hereby amended and further described in the legal description attached hereto as Exhibit D, and incorporated by reference herein.

Only owner-occupied residential, commercial and/or industrial properties consistent with the applicable zoning regulations within the amended designated Community Reinvestment Area shall be eligible for exemptions under this Program.

Section 3. All properties identified in Exhibit A as being within the designated Community Reinvestment Area are eligible for this incentive. Proposals shall be a public/private partnership intended to promote and expand conforming uses in the designated area.

56  
57 Section 4. Within the Community Reinvestment Area, the percentage of the tax exemption on  
58 the increase in the assessed valuation resulting from improvements to commercial and industrial  
59 real property and the term of those exemptions shall be negotiated on a case-by-case basis in  
60 advance of construction or remodeling occurring according to the rules outlined in the ORC  
61 Sections 3735.67-3735.671. Further, only commercial or industrial improvements upon which  
62 the cost of construction or remodeling of the structure increases the overall appraised value by  
63 at least \$250,000, as determined by the Summit County Fiscal Officer, shall be eligible for  
64 exemption. The results of the negotiation as approved by this Council will be set in writing in a  
65 Community Reinvestment Area Agreement as outlined in ORC Section 3735.671.  
66

67 For residential property, a tax exemption on the increase in the assessed valuation resulting from  
68 the improvements as described in ORC Section 3735.67 shall be granted upon application by  
69 the property owner and certification thereof by the designated Housing Officer for the following  
70 periods.  
71

- 72 a. Seven (7) year/seventy-five (75) percent tax exemption for the remodeling of every owner-  
73 occupied residential dwelling unit containing not more than two housing units and upon  
74 which the cost of remodeling is at least \$10,000, as described in ORC Section 3735.67.  
75 A single additional unit (only one) is also eligible for this exemption if an occupying owner  
76 leases that unit, and it is attached to the owner-occupied unit.  
77  
78 b. Seven (7) year/one hundred (100) percent tax exemption for the remodeling of owner-  
79 occupied structures of historical or architectural significance, as defined by ORC Section  
80 3735.65, upon which the cost of remodeling is at least \$10,000 as described in ORC  
81 Section 3735.67. A single additional unit (only one) is also eligible for this exemption if  
82 an occupying owner leases that unit and it is attached to the owner-occupied unit.  
83  
84 c. Seven (7) year/seventy-five (75) percent tax exemption for new construction of owner-  
85 occupied single family dwelling units upon which the cost of the structure is at least  
86 \$125,000 as described in ORC Section 3735.67. A single additional unit (only one) is also  
87 eligible for this exemption if an occupying owner leases that unit and it is attached to the  
88 owner-occupied unit.  
89

90 If remodeling qualifies for an exemption, during the period of the exemption, the exempted  
91 percentage of the dollar amount of the increase in market value of the structure shall be exempt  
92 from real property taxation. If new construction qualifies for an exemption, during the period of  
93 the exemption the exempted percentage of the structure shall not be considered to be an  
94 improvement on the land on which it is located for the purpose of real property taxation.  
95

96  
97 Section 5. To administer and implement the provisions of this Ordinance, all companies  
98 subject to a Community Reinvestment Area Agreement shall submit an annual status report to  
99 the Director of Community Development before or on March 31<sup>st</sup> of each year, as outlined in ORC  
100 Section 3735.69.  
101

102 Section 6. A Community Reinvestment Area Housing Council ("Housing Council") shall be  
103 created, consisting of two members appointed by the Mayor of Cuyahoga Falls, two members  
104 appointed by the Council of the City of Cuyahoga Falls and one member appointed by the  
105 Planning Commission of Cuyahoga Falls. The majority of the members shall then appoint two  
106 additional members who shall be residents within the city. Terms of the members of the Housing  
107 Council shall be for three years. An unexpired term resulting from a vacancy in the Housing  
108 Council shall be filled in the same manner as the initial appointment was made. The Housing  
109 Council shall make an annual inspection of the properties within the district for which an  
110 exemption has been granted under Section 3735.67 of the ORC. The Housing Council shall also



111 hear appeals under Section 3735.70 of the ORC.  
112

113 A Tax Incentive Review Council shall be established pursuant to ORC Section 5709.85  
114 and shall consist of three representatives appointed by the Summit County Executive, two  
115 representatives of the municipal corporation, appointed by the Mayor with Council  
116 concurrence, the county auditor or designee and a representative of each affected Board of  
117 Education. At least two members must be residents of the City of Cuyahoga Falls. The Tax  
118 Incentive Review Council shall review annually the compliance of all agreements involving the  
119 granting of exemptions for commercial or industrial real property improvements under Section  
120 3735.671 of the ORC and make written recommendations to the City Council as to continuing,  
121 modifying or terminating said agreement(s) based upon the performance of the agreement.  
122

123 Section 7. City Council reserves the right to re-evaluate the designation of the Cuyahoga  
124 River Community Reinvestment Area, at which time City Council may direct the Housing Officer  
125 not to accept any new applications for exemptions as described in Section 3735.67 of the ORC.  
126

127 Section 8. This ordinance shall take effect and be in force from and after the earliest period  
128 allowed by law and upon confirmation by the Director of the Ohio Development Services Agency  
129 of the findings in this Ordinance.  
130

131 Section 9. The Mayor of the City of Cuyahoga Falls is hereby authorized to petition the  
132 Director of the Ohio Department of Development to confirm the findings contained within this  
133 Ordinance.  
134

135 Section 10. Council further authorizes the Mayor, Director of Finance, Director of  
136 Community Development, Director of Law and any other city officials, individually and/or  
137 collectively as may be appropriate, to prepare and execute such other documents and do other  
138 things as are necessary for and incidental to carrying out the requirements of this legislation.  
139

140 Section 11. Any ordinances or resolutions or portions of ordinances and resolutions  
141 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions  
142 not inconsistent herewith and which have not previously been repealed are hereby ratified and  
143 confirmed.  
144

145 Section 12. It is found and determined that all formal actions of this City Council concerning  
146 and relating to the adoption of this ordinance were adopted in an open meeting of this Council,  
147 and that all deliberations of this Council and of any of its committees that resulted in such formal  
148 action, were in meetings open to the public, in compliance with all legal requirements, to the  
149 extent applicable, including Chapter 107 of the Codified Ordinances.  
150

151 Section 13. This ordinance is hereby declared to be an emergency measure necessary for the  
152 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga  
153 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of  
154 the members elected or appointed to Council, it shall take effect and be in force immediately  
155 upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the  
156 earliest period allowed by law.  
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Passed: 7-22-2024

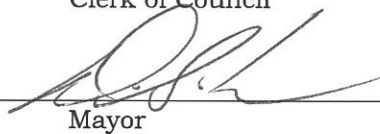


President of Council



Clerk of Council

Approved: 7-22-2024



Mayor

7/8/24

**Exhibit A - Ordinance No. 95-2004**

Substitute A-91 (6/28/04)

Presented by the Administration

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 95 - 2004

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 CUYAHOGA FALLS AND DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL, AND DECLARING AN EMERGENCY.

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

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

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

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

NOW THEREFORE, BE IT ORDAINED by the City of Cuyahoga Falls, County of Summit, Ohio, that:

Section 1: Based upon the survey of housing and City Council's own knowledge of the facts and conditions existing in the Cuyahoga River Community Reinvestment Area, this City Council finds and determines that the area designated as the Cuyahoga River Community Reinvestment Area constitutes an area in which housing facilities or structures of historical significance are located, and in which new housing construction and repair of existing facilities or structures has been discouraged.

Section 2: Pursuant to Ohio Revised Code Section 3735.66, the Cuyahoga River Community Reinvestment Area is hereby established and is in the area described in the legal description contained in Exhibit A to this Ordinance.

The Cuyahoga River Community Reinvestment Area is approximately depicted as the crosshatched area on the map attached to this Ordinance, marked Exhibit B, and by reference incorporated herein.

Only residential, commercial and/or industrial properties consistent with the applicable zoning regulations within the designated Cuyahoga River Community Reinvestment Area will be eligible for exemptions under this Program.

Section 3: All properties identified in the legal description contained in Exhibit A as being within the designated Cuyahoga River Community Reinvestment Area are eligible for incentive as provided in this Ordinance. Proposals shall be public/private partnerships intended to promote and expand conforming uses in the Cuyahoga River area.



62  
63 Section 4. Within the Cuyahoga River Community Reinvestment Area, the percentage of the  
64 tax exemption on the increase in the assessed valuation resulting from improvements  
65 (remodeling) to or new construction of commercial and industrial real property and the term of  
66 those exemptions shall be negotiated on a case-by-case basis in advance of construction or  
67 remodeling occurring according to the rules outlined in the Ohio Revised Code Section 3735.67.  
68 Further, only commercial or industrial improvements upon which the cost of construction or  
69 remodeling of the structure is at least \$250,000 will be eligible for exemption. The results of the  
70 negotiation as approved by this Council will be set in writing in a Community Reinvestment Area  
71 Agreement as outlined in Ohio Revised Code Section 3735.671. For purposes of this Ordinance,  
72 all residential structures or remodeling composed of more than two units are classified as  
73 commercial, including apartment and condominium units and townhouses.

74  
75 For residential property (other than as provided in the preceding paragraph), a tax exemption  
76 on the increase in the assessed valuation resulting from improvements as described in Ohio  
77 Revised Code Section 3735.67 shall be granted upon proper application by the property owner  
78 and certification thereof by the designated Housing Office for the following types of improvements  
79 and for the following periods and exemption percentages. Residential applications must be filed  
80 with the Housing Officer no later than 12 months after construction completion.

- 81  
82 (a) Seven (7) year/seventy-five (75) percent tax exemption for the remodeling of owner-  
83 occupied one- family dwelling units upon which the cost of remodeling is at least \$10,000  
84 as described in Ohio Revised Code Section 3735.67. A single additional unit (only one) is  
85 also eligible for this exemption if an occupying owner leases that unit and it is attached  
86 to the owner-occupied unit.  
87  
88 (b) Seven (7) year/one hundred (100) percent tax exemption for the remodeling of owner-  
89 occupied structures of historical or architectural significance, as defined in O.R.C.  
90 Section 3735.65, upon which the cost of remodeling is at least \$10,000 as described in  
91 Ohio Revised Code Section 3735.67. A single additional unit (only one) is also eligible for  
92 this exemption if an occupying owner leases that unit and it is attached to the owner-  
93 occupied unit.  
94  
95 (c) Seven (7) year/seventy-five (75) percent tax exemption for new construction of owner-  
96 occupied single family dwelling units upon which the cost of the structure is at least  
97 \$125,000 as described in Ohio Revised Code Section 3735.67. A single additional unit  
98 (only one) is also eligible for this exemption if an occupying owner leases that unit and it  
99 is attached to the owner-occupied unit.

100  
101 If remodeling qualifies for an exemption, during the period of the exemption, the exempted  
102 percentage of the dollar amount of the increase in market value of the structure shall be exempt  
103 from real property taxation. If new construction qualifies for an exemption the exempted  
104 percentage of the structure shall not be considered to be an improvement on the land on which it  
105 is located for the purpose of real property taxation.

106  
107 Section 5. All commercial and industrial projects are required to comply with the state  
108 application fee requirements of Ohio Revised Code Section 3735.672 (C) for each agreement.

109  
110 Section 6. To administer and implement the provisions of this Ordinance, the Director of  
111 Community Development is designated as the Housing Officer as described in Sections 3735.65  
112 through 3735.70.

113  
114 Section 7. A "Community Reinvestment Area Housing Council" shall be created, consisting  
115 of two members appointed by the Mayor, two members appointed by the City Council and one  
116 member appointed by the Planning Commission. The majority of the members shall then appoint  
117 two additional members who shall be residents of the City. Terms of the members of the Council  
118 shall be for three years. An unexpired term resulting from a vacancy in the Council shall be filled  
119 in the same manner as the initial appointment was made. The Mayor of the City, the City Council  
120 and the Planning Commission are hereby authorized and directed to make their respective  
121 appointments to the Housing Council and those five appointed members are authorized to  
122 appoint the final two members. The Housing Council shall make an annual inspection of the

123 properties within the CRA for which an exemption has been granted and shall hear appeals under  
124 Ohio Revised Code Section 3735.70 from property owners whose CRA applications have been  
125 denied or tax exemptions revoked by the Housing Officer.  
126

127 Section 8. A Tax Incentive Review Council (TIRC) shall be established for the Cuyahoga  
128 River Community Reinvestment Area pursuant to Ohio Revised Code Section ~~5709.85~~<sup>5709</sup>. The TIRC  
129 shall review annually the compliance of all agreements involving the grant of exemptions for real  
130 property improvements under Ohio Revised Code Section 3735.671 and shall make written  
131 recommendations to the City Council as to the continuation, modification or termination of said  
132 agreements based upon the performance of those agreements.  
133

134 Section 9. City Council reserves the right to re-evaluate the designation of the Cuyahoga  
135 River Community Reinvestment Area anytime after December 31, 2007, at which time the Council  
136 may direct the Housing Officer not to accept any new applications for exemptions as described in  
137 Section 3735.67 of the Ohio Revised Code, except for exemptions which have been approved in  
138 Community Reinvestment Agreements entered into prior to that date.  
139

140 Section 10. The Mayor of Cuyahoga Falls is hereby directed and authorized to petition the  
141 Director of Development to confirm the findings contained in this Ordinance.  
142

143 Section 11. A copy of this Ordinance shall be forwarded to the Summit County Fiscal Officer;  
144 and a copy of this Ordinance shall also be published in a newspaper of general circulation in the City  
145 once a week for two consecutive weeks immediately following its passage.  
146

147 Section 12. The Council hereby finds and determines that all formal actions relative to the  
148 passage of this Ordinance were taken in an open meeting of this Council, that all deliberations of  
149 this Council and of its committees, if any, which resulted in formal action were taken in meetings  
150 open to the public, in compliance with the law.  
151

152 Section 13. This Ordinance is declared to be an emergency measure necessary for the  
153 immediate preservation of the public peace, health and safety of the City for the reason that the  
154 immediate effectiveness of this Ordinance is required in order to designate the Cuyahoga River  
155 Community Reinvestment Area in order to induce projects to go forward that will create jobs and  
156 employment opportunities, enhance the availability of adequate housing and improve the  
157 economic welfare of the people, and provided it receives the affirmative vote of two thirds of the  
158 members elected or appointed to Council, it shall take effect and be in force immediately upon its  
159 passage and approval by the Mayor; otherwise it shall take effective and be in force at the earliest  
160 period allowed by law.  
161

162 Passed: 6/28/2004

Carol A. King  
President of Council

Melissa Mulken  
Clerk of Council

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171 Approved: 6/30/04

J. Robert  
Mayor

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175 6/28/04  
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Exhibit A

# Housing Survey

Cuyahoga Falls River District

January 2004

A-1



# Housing Survey

## Area Information

The Cuyahoga River District has been identified as the area in the city which faces the challenges of older homes and moderate resources. This district includes the largest concentration of census block groups that are categorized as low/moderate income households. This area also contains a majority of older homes with a median year construction built of 1955 and seventy and six tenths (70.6%) percent of the homes were built prior to 1969. The Community Reinvestment Area encompasses the entire Cuyahoga River District, whose boundaries are described as 'Legal Description' (see attached) and includes all permanent parcels identified on "Sample of Existing Housing" (see attached). The Cuyahoga River District also includes commercial and industrial property uses which began in the 1800's. State Route 8 bisects the district with multiple entrance and exit ramps to this commercial corridor and the highest traffic counts in the city.

The Cuyahoga River District has a population of 9,116. There are 4,603 housing units; 2,106 or forty-eight (48%) percent are owner occupied, 2,241 or fifty-two (52%) percent are rental occupied and 256 vacant units. Fifty-six (56%) percent of the rental occupied housing units are in housing complexes that are five (5) units and above. Included in these large housing complexes are three low-income elderly housing complexes. The median value of owner occupied units is \$91,384. The median rent is \$476. The median housing unit age is 1955. There is a five (5%) percent vacancy rate in the Cuyahoga River District. Fifty-four (54%) percent of the vacant units are for rent; thirteen and seven tenths (13.7%) percent are for sale. Ninety-five (95%) percent of the population is white. The average household size 2.08 persons. The median household income is \$34,243.

### Legal Description

#### 2004 Community Reinvestment Area Description:

Beginning at the centerline of intersection of Vincent Street at Front Street,  
thence northerly on the centerline of Front Street to the intersection with Oak Park Boulevard,  
thence southerly on the centerline of Oak Park Boulevard to the midcourse of the Cuyahoga River,  
thence southwesterly following the midcourse of the Cuyahoga River to the centerline of Hudson Drive,  
thence southeasterly on the centerline of Hudson Drive to the centerline of Bailey Road,  
thence on the centerline of Bailey Road to a point of intersection with Orlen Avenue,  
thence continuing southerly on the centerline of Bailey road to the intersection of School Street,  
thence westerly on the centerline of School Street to a point of intersection with Deming Avenue,  
thence southerly on the centerline of Deming Avenue to a point of intersection with Broadway East,  
thence westerly on the centerline of Broadway East to a point of intersection with Searl Street,  
thence southerly on the centerline of Searl Street to a point of intersection with Tudor Street,  
thence westerly and continued southerly on the centerline of Tudor Street to a point of intersection with Stuart Avenue,  
thence continuing on the centerline of Stuart Avenue to a point of intersection with Tallmadge Avenue,  
thence southeasterly on the centerline of Tallmadge Avenue to a point of intersection with Magnolia Avenue,  
thence south westerly on the centerline of Magnolia Avenue to a point of intersection with the easterly property line of 744 Magnolia Avenue, PPN – 02-16908,  
thence southerly on said parcel's easterly property line a distance of 237 ft. to a point at the southeasterly corner of said property,

A-3

thence westerly on the southerly property line of said property and the adjoining rear (southern) lot lines of properties on the south side of Magnolia Avenue a distance of 2,600 feet to a point of intersection with Ritchie Avenue,

thence continuing northerly 40ft that being the right-of way of Ritchie Street to a point of intersection with the southerly lot line of 1408 Ritchie Street, PPN 02-18727,

thence westerly on the southerly property line of said parcel and also continuing on the southerly lot line of 1403 Main Street, PPN 02-19770 a distance of 726 ft. to a point that being the centerline of Main Street,

thence continued westerly 33 ft. that being the westerly right-of-way of Main Street to the northeast corner of property known as 1420 Main Street, PPN 02-17601,

thence westerly on the northern property line of said parcel a distance of 1,100 ft. to a point that being the midline of the Cuyahoga River,

thence southwesterly a distance of 2,175 ft. on the midline of said river to a point that being the centerline of Front Street,

thence northerly on the centerline of Front Street to a point of intersection with Hillcrest Drive,

thence northwesterly on the centerline of Hillcrest Drive to the point of intersection with Arbemarle Avenue,

thence westerly on the centerline of Arbemarle Avenue to the point of intersection with 9<sup>th</sup> Street,

thence northerly on the centerline of 9<sup>th</sup> Street to the point of intersection with Francis Avenue,

thence easterly on the centerline of Francis Avenue to the point of intersection with 7<sup>th</sup> Street,

thence northerly on the centerline of 7<sup>th</sup> Street to the point of intersection with Grant Avenue,

thence easterly 90 ft. on the centerline of Grant Avenue to a point of intersection of 7<sup>th</sup> Street,

thence continuing on the centerline of 7<sup>th</sup> Street to a point of intersection with Sackett Avenue,

thence easterly on the centerline of Sackett Avenue a distance of 260 ft. to a point of intersection with 6<sup>th</sup> Street,

thence northerly on the centerline of 6<sup>th</sup> Street to a point of intersection with Roosevelt Avenue,

thence easterly on the centerline of Roosevelt Avenue to a point of intersection with Oakwood Drive,



thence southeasterly on the centerline of Oakwood Drive to a point of intersection with 4<sup>th</sup> Street,  
thence northeasterly on the centerline of 4th Street to a point of intersection with Northland Street,  
thence northerly on the centerline of Northland Street to a point of intersection with Lincoln Avenue,  
thence northeasterly on the centerlines of Lincoln Avenue and Erie Street to a point of intersection with Norwood Street,  
thence northerly on the centerline of Norwood Street to a point of intersection with Keenan Avenue,  
thence easterly on the centerline of Keenan Avenue to a point of intersection with Hudson Road,  
thence northwesterly on the centerline of Hudson Road to a point of intersection with Rudolph Street,  
thence easterly on the centerline of Rudolph Street a distance of 800 ft. to a point that being the centerline of right-of-way of the State Route 8 Expressway,  
thence northeasterly on the centerline of State Route 8 Expressway a distance of 330 ft. to a point at the centerline of said expressway,  
thence easterly 125 ft. to a point that being the corporation line of City of Cuyahoga Falls,  
thence continued easterly on said corporation line a distance of 425 ft. to a point that being the westerly Corporation line of Silver Lake Village,  
thence southerly on the westerly Corporation line of Silver Lake Village a distance of 1,350 ft. to a point that being the centerline of Front Street to the true place of beginning of this description.

This description is not based on any actual survey and is not intended to be used for conveyance of title. All distances given are approximate, all calls are of general narrative and errors may be inherent.

## Sample of Existing Housing Conditions

## 2004 Community Reinvestment Area Property Evaluations

Parcel Number	Type of Structure	Year Built	Property Condition	Exterior Structure	Roof	Siding	Porch	Windows	Electric	Overall	Additional Comments
0210612	2-story masonry Commercial	1935	Fair	Fair	Fair	Fair	n/a	Fair-Poor	60 A 220 V	Fair	
0213927	1.5-story bungalow	1873	Fair	Fair	Fair	Fair-Poor	Fair-Poor	Fair-Poor	n/a	Poor	
0218647	2-story wood frame	1914	Fair	Fair	n/a	Fair	Fair	Fair	100 A 220 V	Fair	
0203565	2-story wood frame 2-family	1956	Fair	Fair	Fair	Fair	Fair	Fair	100 A 220 V	Fair	
0216639	Masonry 2-story 6 unit	1929	Fair	Fair	Fair	Good	Fair	Fair	100 A 220 V	Fair	
0212529	2-story wood frame	1900	Fair	Fair	Good	Fair	Fair	Fair	100 A	Fair	Accessory building fair.
0208018	2-story wood frame	1883	Fair	Fair	Good	Fair	Fair	Fair	100 A	Fair	
0211203	2-story masonry Commercial	1940	Fair	Fair	n/a	Fair	n/a	Fair-Poor	3 Ph Primary	Fair	Accessory building fair.
0201306	2-story wood frame	1922	Fair	Fair	Good	Fair	Good	Fair	100 A 220 V	Fair	
0213139	Wood frame bungalow	1926	Fair	Fair	Good	Fair-Poor	Fair	Fair	100 A 220 V	Fair	
0209570	Wood frame bungalow	1914	Fair	Fair	Good	Fair	Fair	Fair	100 A 220 V	Fair	
0211858	2-story wood frame	1916	Fair	Fair	Good	Fair	Fair	Fair	100 A 220 V	Fair	
0214438	2-story wood frame	1919	Fair	Fair	Good	Fair	Fair	Fair-Poor	100 A 220 V	Fair	
0204426	2-story wood frame	1853	Fair	Fair	n/a	Fair	Fair	Good	100 A 220 V	Fair	
0203081	Masonry Commercial	1928	Fair	Fair	Fair	Fair	Fair	Fair-Poor	100 A 220 V	Fair	
0202003	2-story wood frame	1883	Fair	Fair	n/a	Good	n/a	Fair-Poor	3 Phase	Fair-Poor	
0202741	1.5-story bungalow	1893	Fair	Fair	Good	Fair	Fair	Fair	100 A 220 V	Fair	
0204657	2-story wood frame	1900	Fair	Fair	Fair	Fair	Fair	Fair	100 A 220 V	Fair	
0213788	2-story wood frame	1914	Fair	Fair	Fair	Fair	Fair	Fair	n/a	Fair-Poor	
0214360	2-story masonry	1919	Fair-Poor	Fair	Poor	Poor	Fair	Fair	n/a	Fair-Poor	
0205284	2-story wood frame	1922	Fair	Fair-Poor	Poor	Fair	Fair-Poor	Fair-Poor	100 A 220 V	Fair-Poor	
0206183	2-story wood frame	1924	Fair	Fair	Poor	Fair	Fair	Fair	100 A 220 V	Fair	
0201586	2-story wood frame	1918	Fair-Poor	Fair	Poor	Poor	Poor	Fair	100 A 220 V	Fair	
0206182	2-story masonry	1923	Fair	Fair	Poor	Fair	Fair	Fair	100 A 220 V	Fair-Poor	Accessory building fair.
0207301	Wood frame cape	1961	Fair	Fair	n/a	Fair	Fair-Poor	Fair	100 A 220 V	Fair	
0212291	Wood frame cape	1949	Fair	Fair	Good	Fair	n/a	Fair	n/a	Fair	Accessory building fair.
0204421	Wood frame cape	1919	Fair	Fair	Good	Fair	Fair	Fair	100 A 220 V	Fair	
0215677	2-story wood frame	1919	Fair	Fair	Good	Good	Fair	Fair	100 A	Fair	
0212284	2-story wood frame	1909	Fair	Fair	Good	Fair	Fair	Fair	100 A 220 V	Poor	

## Key:

Good - 0 Violations - Meets or exceeds the minimum Property Maintenance Standards.

Fair - 1 or more Violations - Does not meet the minimum Property Maintenance Standards but is no imminent safety threat.

Poor - Several Violations - Does not meet the minimum Property Maintenance Standards and may pose an immediate threat to occupants and/or neighborhood.

## Sample of Existing Housing Conditions

## 2004 Community Reinvestment Area Property Evaluations

Parcel Number	Type of Structure	Year Built	Property Condition	Exterior Structure	Roof	Siding	Porch	Windows	Electric	Overall	Additional Comments
0207750	Wood frame 4-family	1916	Fair	Fair	Good	Fair	Fair	Fair	100 A 220 V	Fair	
0209032	2-story wood frame	1918	Fair	Fair	Good	Fair	Fair	Fair	100 A 220 V	Fair	
0217459	2-story wood frame	1918	Fair	Fair	Fair	Fair	Fair	Fair	100 A 220 V	Fair	Accessory building fair.
0217142	Wood frame bungalow	1925	Fair	Fair	n/a	Fair	Fair	Fair	100 A 220 V	Fair	
0210405	2-story wood frame	1926	Fair	Fair	Good	Fair	Fair-Poor	Good	100 A 220 V	Fair	
0204990	Wood frame Commercial	1883	Fair	Fair	Fair	Fair	Fair	Good	60 A 220 V	Fair	Accessory building fair.
0210053	1-story bungalow	1918	Fair	Fair	Fair	Fair	Fair	Fair	n/a	Fair-Poor	
0215063	2-story wood frame	1903	Fair	Fair	Fair	Fair	Fair	Fair	100 A 220 V	Fair	
0202620	Wood frame cape	1955	Fair	Fair	n/a	Fair	Fair	Fair	100 A 220 V	Fair	
0213149	2-story wood frame	1894	Fair	Fair	Fair	Fair	Fair	Fair	60 A 220 V	Fair	
0218324	2-story wood frame	1893	Fair	Fair	Fair	Fair	Fair	Fair	100 A 220 V	Fair	
0210000	2-story wood frame	1927	Fair	Fair	Fair	Fair	Fair	Fair	100 A 220 V	Fair	
0214463	2-story wood frame	1929	Fair	Fair	Good	Fair	Fair	New	100 A	Fair	Accessory building fair.
0204557	2-story wood Colonial	1924	Fair	Fair	n/a	Fair	Fair	Fair	100 A	Fair	Aluminum siding missing trim.
0201936	2-story masonry Commercial	1908	Fair	Fair	n/a flat	Fair-Poor	Fair	Fair-Poor	100 A	Fair	Asbestos shingle.
0211081	2-story masonry Commercial	1832	Fair	Fair	n/a flat	Fair	Good	Fair	n/a	Fair-Poor	Brick, clay tile - stucco.
										Fair	Brick, block & stucco.

## Key:

Good - 0 Violations - Meets or exceeds the minimum Property Maintenance Standards.

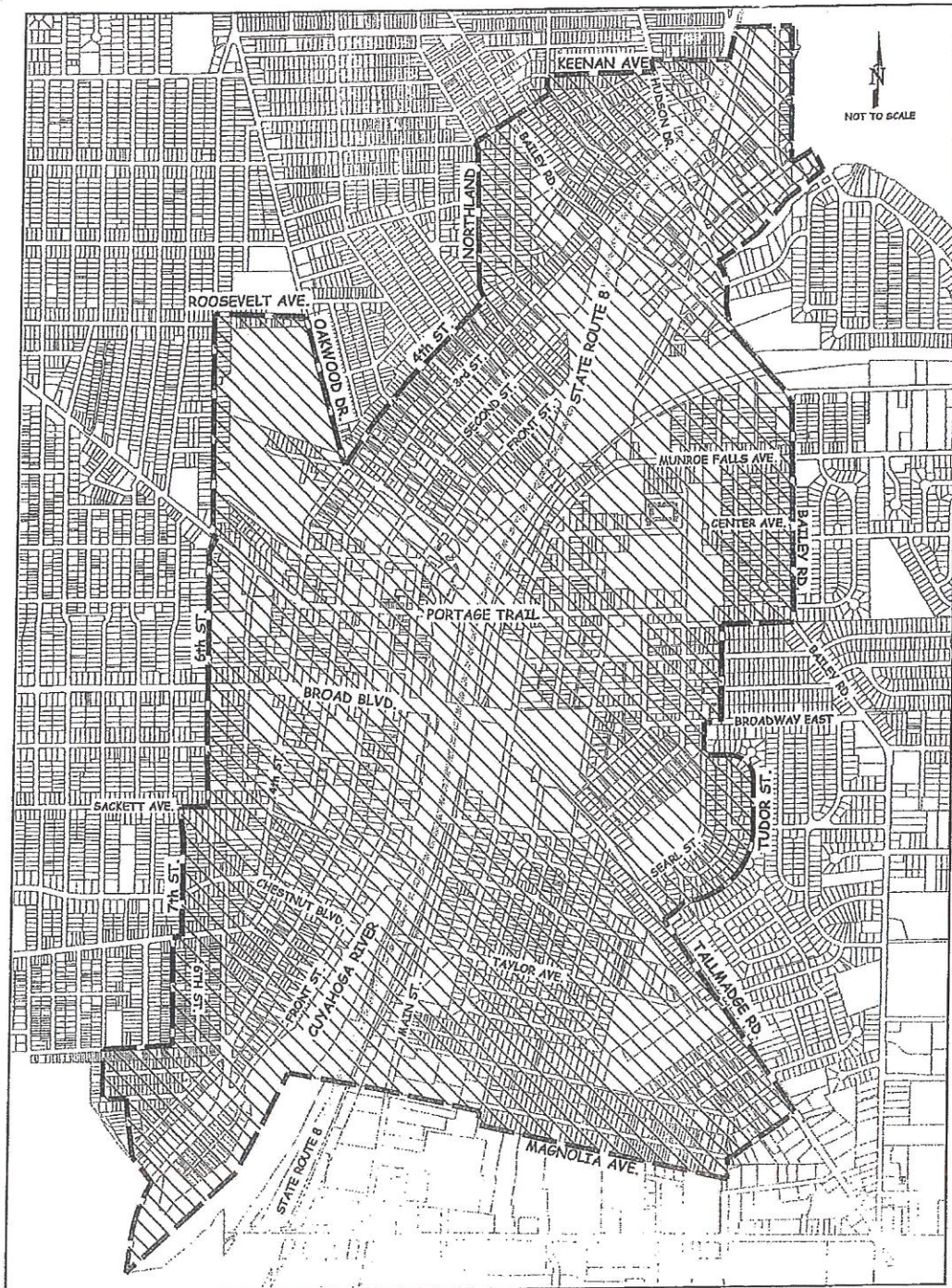
Fair - 1 or more Violations - Does not meet the minimum Property Maintenance Standards but is no imminent safety threat.

Poor - Several Violations - Does not meet the minimum Property Maintenance Standards and may pose an immediate threat to occupants and/or neighborhood.

Evaluations conducted by Ted Williams, Chief Code Enforcement Officer, City of Cuyahoga Falls International Code Council Certified Property Maintenance &amp; Housing Inspector.

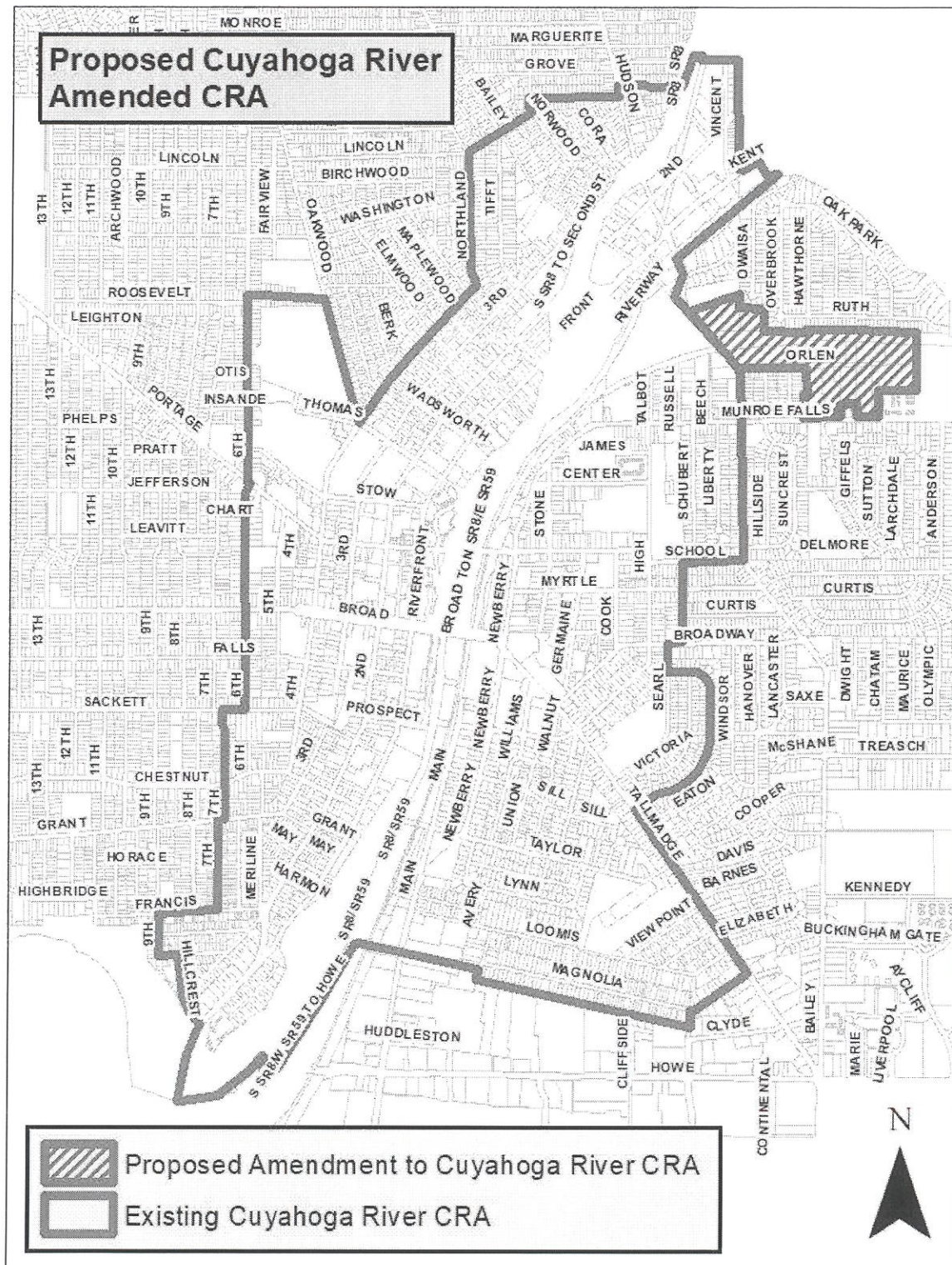


# COMMUNITY REINVESTMENT AREA





# Exhibit B – Cuyahoga River Amended CRA Map



**Exhibit C – Housing Survey**

Permanent Parcel #	0209996
Type of Structure	Wood Frame Cape
Year Built	1934
Property Condition	Fair
Exterior Structure	Fair
Siding	Fair
Windows	Fair
Electric	Fair
Overall	Fair



207

208

### **Exhibit D-Legal Description**

209

210

Beginning at the centerline of intersection of Vincent Street at Front Street,

211

thence northerly on the centerline of Front Street to the intersection with Oak Park Boulevard,

212

thence southerly on the centerline of Oak Park Boulevard to the midcourse of the Cuyahoga River,

213

thence southwesterly following the midcourse of the Cuyahoga River to the centerline of Hudson Drive,

214

215

thence southeasterly on the centerline of Hudson Drive to the centerline of Bailey Road also  
being the northwesterly corner of Parcel PPN-02-04461,

216

thence northeasterly 606 feet to the intersection with the westerly property line of PPN-02-11964,

217

thence southerly to the northwest corner of PPN-02-04460,

218

thence easterly approximately 296 feet to the northeast corner of PPN-0204460,

219

thence southerly approximately 278 feet to a point of intersection with the northern line of PPN-02-17938,

220

221

thence westerly along the north property line of PPN-0217938 approximately 1,800 feet to the southwest corner  
of PPN-02-14872,

222

thence southerly approximately 690 feet to the southeast corner of PPN-02-19794,

223

thence easterly approximately 448 feet to a point of intersection with the eastern line of PPN-02-09996,

224

thence southerly approximately 230 feet to a point of intersection with Munroe Falls Avenue,

225

thence westerly approximately 248 feet to the southwest corner of PPN-02-09995,

226

thence northerly approximately 153 feet to the southeast corner of PPN-02-20762,

227

thence westerly to a point of intersection with the east line of PPN-02-20763,

228

thence southerly approximately 230 feet to a point of intersection with Munroe Falls Avenue,

229

230

thence westerly along the centerline of Munroe Falls Avenue to a point of intersection with the southeast corner  
of PPN-02-19978,

231

thence northerly approximately 284 feet to the northeast corner of PPN-02-03747,

232

thence easterly approximately 44 feet to the southeast corner of PPN-02-12917,

233

thence northerly approximately 316 feet to a point of intersection with Orlen Avenue,

234

thence westerly along the centerline of Orlen Avenue to a point of intersection with the centerline of Bailey Road,

235      thence continuing southerly on the centerline of Bailey Road to the intersection of School Street,  
236      thence westerly on the centerline of School Street to a point of intersection with Deming Avenue,  
237      thence southerly on the centerline of Deming Avenue to a point of intersection with Broadway East, thence  
238      westerly on the centerline of Broadway East to a point of intersection with Searl Street,  
239      thence southerly on the centerline of Searl Street to a point of intersection with Tudor Street,  
240      thence westerly and continued southerly on the centerline of Tudor Street to a point of intersection with Stuart  
241      Avenue,  
242      thence continuing on the centerline of Stuart Avenue to a point of intersection with Tallmadge Avenue,  
243      thence southeasterly on the centerline of Tallmadge Avenue to a point of intersection with Magnolia Avenue,  
244      thence south westerly on the centerline of Magnolia Avenue to a point of intersection with the easterly property  
245      line of 744 Magnolia Avenue, PPN -02-16908,  
246      thence southerly on said parcel's easterly property line a distance of 237 feet to a point at the southeasterly corner  
247      of said property,  
248      thence westerly on the southerly property line of said property and the adjoining rear (southern) lot lines of  
249      properties on the south side of Magnolia Avenue a distance of 2,600 feet to a point of intersection with Ritchie  
250      Avenue,  
251      thence continuing northerly 40 feet that being the right-of way of Ritchie Street to a point of intersection with the  
252      southerly lot line of 1408 Ritchie Street, PPN 02-18727,  
253      thence westerly on the southerly property line of said parcel and also continuing on the southerly lot line of 1403  
254      Main Street, PPN 02-19770 a distance of 726 feet to a point that being the centerline of Main Street,  
255      thence continued westerly 33 feet that being the westerly right-of-way of Main Street to the northeast corner of  
256      property known as 1420 Main Street, PPN 02-17601,  
257      thence westerly on the northern property line of said parcel a distance of 1,100 feet to a point that being the  
258      midline of the Cuyahoga River,  
259      thence southwesterly a distance of 2,175 feet on the midline of said river to a point that being the centerline of  
260      Front Street,  
261      thence northerly on the centerline of Front Street to a point of intersection with Hillcrest Drive,  
262      thence northwesterly on the centerline of Hillcrest Drive to the point of intersection with Arbemarle Avenue,  
263      thence westerly on the centerline of Arbemarle Avenue to the point of intersection with 9th Street,  
264      thence northerly on the centerline of 9<sup>th</sup> Street to the point of intersection with Francis Avenue,  
265      thence easterly on the centerline of Francis Avenue to the point of intersection with 7<sup>th</sup> Street,  
266      thence northerly on the centerline of 7<sup>th</sup> Street to the point of intersection with Grant Avenue,

267      thence easterly 90 feet on the centerline of Grant Avenue to a point of intersection of 7<sup>th</sup> Street,  
268      thence continuing on the centerline of 7<sup>th</sup> Street to a point of intersection with Sackett Avenue,  
269      thence easterly on the centerline of Sackett Avenue a distance of 260 feet to a point of intersection with  
270      6<sup>th</sup> Street,  
271      thence northerly on the centerline of 6th Street to a point of intersection with Roosevelt Avenue,  
272      thence easterly on the centerline of Roosevelt Avenue to a point of intersection with Oakwood Drive,  
273      thence southeasterly on the centerline of Oakwood Drive to a point of intersection with 4<sup>th</sup> Street,  
274      thence northeasterly on the centerline of 4th Street to a point of intersection with Northland Street, thence  
275      northerly on the centerline of Northland Street to a point of intersection with Lincoln Avenue,  
276      thence northeasterly on the centerlines of Lincoln Avenue and Erie Street to a point of intersection with Norwood  
277      Street,  
278      thence northerly on the centerline of Norwood Street to a point of intersection with Keenan Avenue,  
279      thence easterly on the centerline of Keenan Avenue to a point of intersection with Hudson Road, thence  
280      northwesterly on the centerline of Hudson Road to a point of intersection with Rudolph Street,  
281      thence easterly on the centerline of Rudolph Street a distance of 800 feet to a point that being the centerline of  
282      right-of-way of the State Route 8 Expressway,  
283      thence northeasterly on the centerline of State Route 8 Expressway a distance of 330 feet to a point at the  
284      centerline of said expressway,  
285      thence easterly 125 feet to a point that being the corporation line of City of Cuyahoga Falls,  
286      thence continued easterly on said corporation line a distance of 425 feet to a point that being the westerly  
287      Corporation line of Silver Lake Village,  
288      thence southerly on the westerly Corporation line of Silver Lake Village a distance of 1,350 feet to a point that  
289      being the centerline of Front Street to the true place of beginning of this description.  
290      *This description is not based on any actual survey and is not intended to be used for conveyance of title. All*  
291      *distances given are approximate, all calls are of general narrative and errors may be inherent*  
292