C OF C 125-174

Ordinance No. 939-2026

By Council Members Bishop and Griffin (by departmental request)

FOR PASSAGE
August 19, 2026

AN EMERGENCY ORDINANCE

To amend Sections 3(k), 3(l), 4, 5, and 10 of Ordinance No. 482-2022, passed May 25, 2022, as amended, relating to the CRA residential tax abatement program, to replace the Department of Community Development with the Department of Development.

WHEREAS, this ordinance constitutes an emergency measure providing for the usual daily operation of a municipal department; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. That Sections 3(k), 3(l), 4, 5, and 10 of Ordinance No. 482-2022, passed May 25, 2022, as amended by Ordinance No. 719-2025, passed March 24, 2025, as amended by Ordinance No. 250-2025, passed March 3, 2025, as amended by Ordinance No. 1079-2025, passed September 22, 2025, are amended to read as follows:

> Section 3(k). The owner of any residential real property may file an application with the Housing Officer and shall be eligible for an exemption from real property taxation (i) for a period of 15 years for 100% in CRA Subarea #3, and in CRA Subarea #1 and CRA Subarea #2 if all units are affordable as defined in the table attached in the above-mentioned file, (ii) for a period of 15 years for 85% in CRA Subarea #1, and (iii) in CRA Subarea #2, for a period of 15 years for 90% of the increased assessed taxes for new construction multi-family projects consisting of four or more units occurring according to the rules outlined in Section 3735.67 of the Revised Code. The owner must enter into a Community Benefits Agreement ("CBA") with the City's Department of ~~Community~~ Development. The CBA must require that the owner comply with the Codified Ordinances of Cleveland, Ohio, 1976, Chapters 187, 188, and 189 and must include a requirement that the owner set aside affordable units in accordance with the table attached in the above-mentioned file. The CBA may waive the set aside requirements in the event the owner makes a voluntary payment in accordance with the table.
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> Section 3(l). The owner of any residential real property in the CRA may file an application with the Housing Officer and shall be eligible for an exemption from real property taxation for a period of 15 years for one hundred percent (100%) of the increased assessed taxes resulting from the remodeling of existing multi-family residential structures consisting of four or more units where remodeling costs are greater than $15,000 per unit or $500,000 per structure for the activities described in Section 3735.67 of the Revised Code. The owner must enter into a CBA with the City's Department of ~~Community~~ Development. The CBA must require that the owner comply with the Cleveland Codified Ordinances Chapters 187, 188, and 189 and must include a requirement that the owner set aside affordable units in accordance with the table placed in the above-mentioned file. The Agreement may waive the set aside requirements in the event the owner makes a voluntary payment in accordance with the table.
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> Section 4. That all owners of real property in the CRA that file an application with the Housing Officer for an exemption from real property taxation, must demonstrate that new construction or remodeling meets the City's Cleveland Green Building Standard found in the *Cleveland Green Building Standard Handbook*, effective December 5, 2017, and which may be amended or updated from time to time by the Department of ~~Community~~ Development, in order to be eligible for residential tax abatement.
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> Section 5. That the <u>Housing Development Officer</u> ~~Bureau Chief who manages the Bureau of Housing Development~~ for the City of Cleveland <u>Department of Development</u> shall serve as Housing Officer, as defined by Section 3735.65 et seq.

of the Revised Code, for the Community Reinvestment Areas~~s~~ described above and shall administer all activities carried out under Section 3735.65 et seq. of the Revised Code and this ordinance.

Section 10. That the Director of ~~Community~~ Development shall track the demographics of the applicants and occupants of housing developments that utilize the residential tax abatement.

Section 2. That the existing Sections 3(k), 3(l), 4, 5, and 10 of Ordinance No. 482-2022, passed May 25, 2022, as amended by Ordinance No. 719-2025, passed March 24, 2025, as amended by Ordinance No. 250-2025, passed March 3, 2025, as amended by Ordinance No. 1079-2025, passed September 22, 2025, are repealed.

Section 3. That this ordinance is declared to be an emergency measure and, provided it receives the affirmative vote of two-thirds of all the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

GP:uo
8-19-26

FOR: Directors Bourdeau Small and Miller-Taite

Ord. No. 939-2026

REPORT
after second Reading

By Council Members Bishop and Griffin (by departmental request)

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READ FIRST, SECOND AND THIRD TIME

READ FIRST TIME
and referred to

REPORTS

CITY CLERK

READ SECOND TIME

by

CITY CLERK

READ THIRD TIME on AUGUST 19, 2026

PRESIDENT

CITY CLERK

APPROVED

MAYOR

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