



1. Checklist for Residential Improvements or Construction

Intent: Encourage residential investment, revitalize housing stock, and attract/retain residents in East Palestine.

Eligibility Criteria

- Property is located within the designated East Palestine CRA boundaries (as confirmed by the Ohio Department of Development, ODOD).
- Applicant is the property owner and current on all property taxes and assessments.
- Project involves either:
 - New construction of a single-family or multi-family (up to 4 units) dwelling.
 - Remodeling of an existing dwelling with a minimum investment of \$5,000
- Improvements comply with local zoning and building codes (e.g., permits obtained).

Scoring Mechanism for Tax Abatement

Total possible points: 100. Abatement percentage and term are scaled based on the score.

Criteria	Points	Description
Investment Amount	0-30	\$5,000-\$10,000: 10 pts; \$10,001-\$25,000: 20 pts; >\$25,000: 30 pts; >250,000: 40 pts
Property Condition	0-20	Vacant/Blighted: 20 pts; Occupied but outdated: 10 pts; No significant need: 0
Sustainability Features	0-20	Green building standards (e.g., Energy Star): 20 pts; Basic upgrades: 10 pts
Community Impact	0-20	In high-priority revitalization zone: 20 pts; Other CRA area: 10 pts
Owner-Occupied Commitment	0-10	Owner commits to occupy for 5+ years: 10 pts; Investor-owned: 0 pts

Abatement Scale:

- 0-40 points: 50% abatement for 5 years
- 41-70 points: 75% abatement for 10 years
- 61-100 points: 100% abatement for 12 years
- New Construction: 100% abatement for 15 years



Steps for Local Government Compliance and Notification (Ohio Requirements)

1. Pre-Application:

- Confirm CRA boundaries and terms via ordinance (already established per your link).
- Appoint a Housing Officer to oversee applications (ORC 3735.65).

2. Application Review:

- Housing Officer inspects completed improvements to verify eligibility and scoring.
- Notify the local school district (e.g., East Palestine City Schools) of the application within 15 days of receipt, even if no approval is required for residential projects with 50% or below abatement (ORC 3735.671, updated by SB 33).
- Review and Approval by East Palestine Village Council

3. Signed Agreement:

- A Signed Agreement is needed between the Village and the CRA Applicant
- If CRA related Abatement equals or exceeds 50%, then a Signed Agreement is needed between the Village and the School District

4. Certification:

- Submit certified application to the Columbiana County Auditor for tax roll adjustment (ORC 3735.67).
- Issue an abatement approval letter to the applicant with terms and conditions.

5. Post-Approval:

- Conduct annual exterior inspections to ensure property maintenance
- Submit annual CRA report to ODOD by March 31 each year (ORC 3735.672, simplified by SB 33 to ODOD only, not schools).
- Update ODOD's online CRA database with project details (required by SB 33).