

## **RESOLUTION NO. 42-2023**

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### **Resolution Implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code; Establishing and Describing the Boundaries of the West Chester Township Community Reinvestment Area; Designating a Housing Officer to Administer the Program; Creating a Community Reinvestment Housing Council; and Creating a Tax Incentive Review Council**

**WHEREAS**, the Ohio Community Reinvestment Area Act, under Section 3735.65 of the Ohio Revised Code, authorizes townships to designate areas as Community Reinvestment Areas; and

**WHEREAS**, the Board of Trustees of West Chester Township (hereinafter "Board") desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of West Chester Township that have not enjoyed reinvestment from remodeling or new construction; and

**WHEREAS**, a survey of housing (attached herein as "Attachment A"), as required by Section 3735.66 of the Ohio Revised Code, has been prepared for the area to be included in the proposed Community Reinvestment Area; and

**WHEREAS**, the survey of housing shows the facts and conditions relating to existing housing and commercial facilities and undeveloped areas, including, among other things, evidence of structures of historical significance and the discouragement of new housing construction and repair of existing facilities or structures within the proposed 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, 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 RESOLVED** by the Board of Trustees, West Chester Township, Ohio:

**Section 1.** The area designated as the West Chester Township Community Reinvestment Area constitutes an area in which housing facilities are located and in which structures of historical significance are located, and new housing construction and repair of existing facilities or structures are discouraged.

**Section 2.** Pursuant to Section 3735.66 of the Ohio Revised Code, the West Chester Township Community Reinvestment Area is hereby established, comprised of the area within the following existing parcels as identified by the Butler County Auditor:

Parcel Numbers  
M5610015000037  
M5610015000014  
M5610015000015  
M5610015000001  
M5610015000008  
M5610015000018  
M5610015000027  
M5610015000018  
M5610015000012

Only commercial, and/or industrial properties consistent with the applicable zoning regulations within the West Chester Township Community Reinvestment Area will be eligible for exemptions described herein. Residential construction and remodeling shall not be eligible for exemptions within West Chester Township Community Reinvestment Area.

**Section 3.** The entire area within the existing parcels identified in Section 2 as being within the designated Community Reinvestment Area are eligible for this incentive.

**Section 4.** Within the West Chester Township Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to 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 Section 3765.67 of the Ohio Revised Code. The results of the negotiation, as approved by this Commission, will be set in writing in a Community Reinvestment Area Agreement as outlined in Section 3735.671 of the Ohio Revised Code. A tax exemption on the increase in the

assessed valuation resulting from the improvements as described in Ohio Revised Code Section 3735.67 shall be granted upon application by the property owner and certification thereof by the designated Housing Officer for the following periods:

Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100%) for the remodeling of existing commercial and industrial facilities and upon which the cost of remodeling is at least \$5,000, as described in Ohio Revised Code Section 3735.67, the term and percentage of which shall be negotiated on a case-by-case basis in advance of remodeling occurring.

Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100%) for the construction of new commercial or industrial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.

For the purposes of the above-described Community Reinvestment Area, structures or portions thereof exclusively used for residential purposes, regardless of the number of units contained therein, 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 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.

**Section 5.** To administer and implement the provisions of this Resolution, the Director of Community Development is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

**Section 6.** That the Board shall cause a Housing Council as described in Section 3735.69 of the Ohio Revised Code to be appointed. The Housing Council shall be composed of two members appointed by the Board, one member appointed by the Township Law Director, one member appointed by the Township zoning commission, and one member appointed by the Board of Commissioners of Butler County.

**Section 7.** To the extent necessary and required under the Ohio Revised Code as a result of the establishment of the West Chester Township Community Reinvestment

Area, a Tax Incentive Review Council shall be established pursuant to Section 5709.85 of the Ohio Revised Code and shall consist of the members of this Board, the County Auditor or its designee; and an individual appointed by the Board of Education of the Lakota Local School District. The Tax Incentive Review Council shall review annually the compliance of all CRA agreements involving the granting of exemptions for commercial or industrial real property improvements under Section 3735.671 of the Ohio Revised Code and make written recommendations to the Board as to continuing, modifying, or terminating said CRA agreements based upon the performance of the terms and conditions of said agreements.

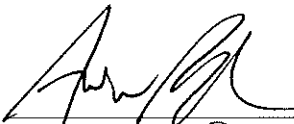
**Section 8.** The Housing Officer shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the Ohio Revised Code. The Housing Council shall also hear appeals under Section 3735.70 of the Ohio Revised Code.

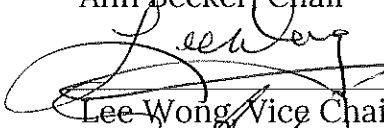
**Section 9.** The Board hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, that all deliberations of this Board and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

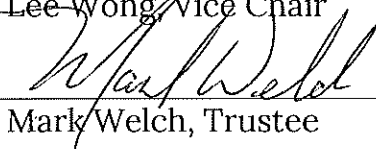
Adopted this 14 day of November 2023.


**ATTEST:**

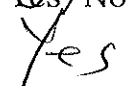
  
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 Bruce Jones, Fiscal Officer

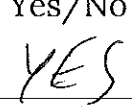
  
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 Ann Becker, Chair

  
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 Lee Wong, Vice Chair

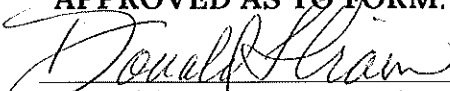
  
 \_\_\_\_\_  
 Mark Welch, Trustee

  
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 Yes/No

  
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 Yes/No

  
 \_\_\_\_\_  
 YES  
 Yes/No

**APPROVED AS TO FORM:**

  
 \_\_\_\_\_  
 Donald L. Crain, Law Director

ATTACHMENT A  
HOUSING SURVEY

# WEST CHESTER TOWNSHIP

## COMMUNITY REINVESTMENT AREA HOUSING SURVEY



**West Chester**  
— OHIO —

October 18, 2023

**PREPARED BY:**

Frost Brown Todd LLP  
October 18, 2023

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**West Chester Township**  
Community Reinvestment Area  
Housing Survey

**PURPOSE AND SCOPE**

This Community Reinvestment Area Housing Survey (the “Housing Survey”) constitutes a component of the statutory framework necessary to properly designate an area as a Community Reinvestment Area (“CRA”) as defined in Sections 3735.65 through 3735.70 of the Ohio Revised Code (the “ORC”). West Chester Township, Butler County, Ohio (the “Township”) has undertaken this Housing Survey in accordance with ORC Section 3735.66.

The CRA program permits townships to designate areas where investment has been discouraged as a CRA in order to encourage revitalization of existing housing and building stock, and the construction of new structures. Specifically, the purpose of this Housing Survey is to determine whether the area within the Township shown in Figure 1 below (the “Proposed CRA”) is an area in which “housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structure are discouraged. As of the date hereof, the property within the boundary of the Proposed CRA includes the following parcels:

**Parcel Number**

- Parcel A - M5610015000037
- Parcel B - M5610015000014
- Parcel C - M5610015000015
- Parcel D - M5610015000001
- Parcel E- M5610015000008
- Parcel F - M5610015000018
- Parcel G - M5610015000027
- Parcel H - M5610015000018
- Parcel I - M5610015000012

The Proposed CRA is located in an area approximately one mile east of Interstate 75, generally bounded by Tylersville Road to the South and Butler Warren Road to the east. The proposed CRA contains approximately 450 acres of land, a public park, a structure of historical significance, and various other structures, including a lodge and an athletic field house.

As described in greater detail herein, creation and implementation of the Proposed CRA will encourage economic development within the Proposed CRA. Formation of the Proposed CRA will also provide the Township with a tool to incentivize construction and economic development in a way that optimizes land use for the benefit of existing and future residents, visitors and business operators within and proximate to the Proposed CRA.



Figure 1. Proposed CRA



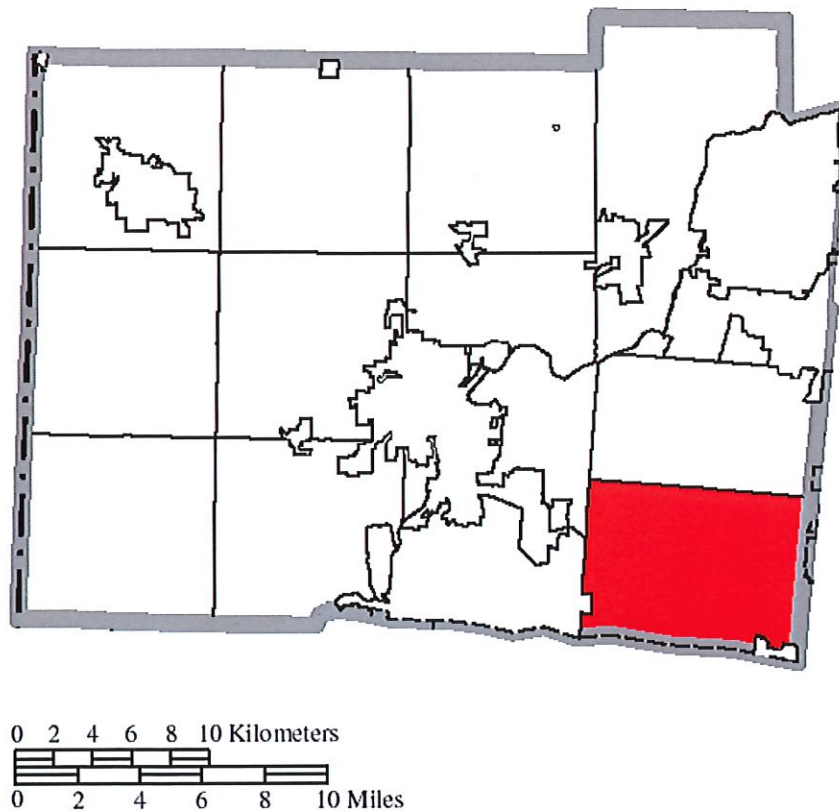
## WEST CHESTER TOWNSHIP

West Chester Township is located in Butler County in southwestern Ohio. The Township is situated centrally in the Cincinnati-Dayton Metroplex, a major commerce corridor linking the metropolitan regions of Cincinnati and Dayton. West Chester is located just north of I-275, Cincinnati's regional beltway, approximately 18 miles north of downtown Cincinnati, Ohio and 30 miles south of downtown Dayton, Ohio. West Chester is the southern gateway to Butler County, which links Hamilton County (Cincinnati) to the south and Montgomery County (Dayton) to the north. The Township has, and continues to, benefited from the convergence of the Cincinnati and Dayton metro areas along the I-75 corridor.

West Chester Township is a community located in the heart of Greater Cincinnati's fast growing northern suburbs, with a population of 64,830 according to the 2020 U.S. Census and an estimated population of 66,182 in the year 2025<sup>1</sup>.

Geographically, the Township consists of 35 square miles of residential neighborhoods, commercial, and industrial developments. West Chester Township is the only community located in the tri-state region, other than the urban center city of Cincinnati, with four full-access interstate interchanges on I-75. Two additional interstate exchanges to the regional beltway I-275 are located within a quarter mile of West Chester's perimeter.

Figure 2. Map of Butler County (West Chester Township Highlighted in Red)



<sup>1</sup> SitesUSA

## Demographics

Demographic and socio-economic characteristics provided by the U.S. Census Bureau and the Ohio Department of Job and Family Services are described to identify past conditions and trends in the community. The statistical information in this section, unless otherwise noted, was derived from census reports published by the U.S. Census Bureau and reports published by the Ohio Department of Job and Family Services. Inconsistencies in the data are possible based on how census data is collected. In addition to errors occurring during collection, much of the census data presented in this report is based on sample data rather than 100% reporting and is therefore subject to sampling error. Because of sampling errors and non-sampling errors, there may be discrepancies in the reporting of similar types of data. However, the discrepancies will not negate the usefulness of the census data to conduct the analysis.

**Figure 3. Population Characteristics**

	West Chester Township		Butler County	
	Number	Percent	Number	Percent
Population	64,509	-	387,830	-
Median Age	38.8 years	-	37 years	-
Under 5 years	4,189	6.5%	23,080	6.0%
18 years and over	48,044	74.5%	296,271	76.4%
65 years and over	10,058	15.6%	57,321	14.8%
Male Population	31,844	49.4%	191,072	49.3%
Female Population	32,665	50.6%	196,758	50.7%

Source: U.S. Census Bureau, 2021: American Community Survey 5-Year Estimates

**Figure 4. Population Growth**

	West Chester Township (Growth %)		Butler County (Growth %)	
1970	12,795	-	226,207	-
1980	23,553	84.1%	258,787	14.4%
1990	39,703	68.6%	291,479	12.6%
2000	54,895	38.3%	332,705	14.1%
2010	60,958	11.4%	368,130	10.6%
2021	64,509	5.8%	387,830	5.4%

Source: Ohio Municipal Advisory Council

**Figure 5. Butler County Employment**

Year	Employed In		Unemployment Rate			
	County	MSA <sup>2</sup>	County	MSA <sup>2</sup>	State	U.S.
2013	172,300	761,200	7.5	7.3	7.5	7.4
2014	176,100	776,000	5.6	5.5	5.8	6.2
2015	178,700	785,800	4.6	4.5	4.9	5.3
2016	180,900	795,400	4.5	4.4	5.0	4.9
2017	183,700	802,300	4.4	4.4	5.0	4.4
2018	185,100	812,300	4.1	4.1	4.6	3.9
2019	187,700	1,085,200	3.8	3.7	4.1	3.7
2020	179,400	1,036,700	7.3	7.0	8.2	8.3
2021	186,400	1,075,000	4.5	4.4	5.1	5.3
2022 <sup>3</sup>	186,900	1,120,200	3.7	3.6	4.1	3.4

Source: U.S. Census Bureau, 2012-2021 American Community Survey 5-Year Estimates

The Township and regional demographic and employment statistics and trends presented above demonstrate strong economic growth. In order continue such growth and advance future economic development, the Township must accommodate current and future residents. The County and Township require the means to incentivize economic development in a manner that complements existing housing stock and does not stifle planned future housing development.

**General Existing Housing Characteristics**

West Chester Township has an estimated 24,971 housing units, of which approximately 825 are vacant. The median home value in West Chester Township is \$252,100 (based on Census estimates). The below tables contain general information about housing stock characteristics for West Chester Township:

**Figure 6. West Chester Township Housing Occupancy**

	West Chester Township		Butler County	
	Number	Percent	Number	Percent
<b>Total Housing Units</b>	<b>24,971</b>	<b>-</b>	<b>153,416</b>	<b>-</b>
Occupied Units	24,146	96.7%	142,881	93.1%
Owner-Occupied	18,245	76.9%	99,432	69.6%
Renter-Occupied	5,943	23.1%	43,449	30.4%
Vacant Units	825	3.3%	10,535	6.9%

<sup>2</sup> Cincinnati Metropolitan Statistical Area – Brown, Butler, Clermont, Hamilton and Warren Counties, Ohio. 2019 and 2020 include Kenton, Boone, Campbell, Grant, Pendleton, Gallatin and Bracken Counties, Kentucky and Dearborn, Franklin, Union and Ohio Counties, Indiana in the MSA

<sup>3</sup> October 2022

**Figure 7. Year Structures Built**

	West Chester Township		Butler County	
	Number	Percent	Number	Percent
<b>Total Housing Units</b>	<b>24,971</b>	<b>-</b>	<b>153,416</b>	<b>-</b>
Built 2020 or later	22	0.1%	145	0.1%
Built 2010 to 2019	1,558	6.2%	7,790	5.1%
Built 2000 to 2009	2,939	11.8%	21,386	13.9%
Built 1990 to 1999	6,588	26.4%	23,498	15.3%
Built 1980 to 1989	5,868	23.5%	17,865	11.6%
Built 1970 to 1979	4,611	18.5%	26,758	17.4%
Built 1960 to 1969	1,992	8.0%	14,252	9.3%
Built 1950 to 1959	773	3.1%	17,673	11.5%
Built 1940 to 1949	239	1.0%	6,197	4.0%
Built 1939 or earlier	381	1.5%	17,852	11.6%

**Figure 8. Gross Rent**

	West Chester Township		Butler County	
	Number	Percent	Number	Percent
<b>Occupied Units Paying Rent</b>	<b>5,300</b>	<b>-</b>	<b>41,372</b>	<b>-</b>
Less than \$500	67	1.3%	2,776	6.7%
\$500 to \$999	1,308	24.7%	19,812	47.9%
\$1,000 to \$1,499	2,364	44.6%	14,169	34.2%
\$1,500 to \$1,999	1,154	21.8%	3,077	7.4%
\$2,000 to \$2,499	287	5.4%	946	2.3%
\$2,500 to \$2,999	81	1.5%	375	0.9%
\$3,000 or more	39	0.7%	217	0.5%
Median (dollars)	1,238	(X)	966	(X)
No rent paid	272	(X)	2,077	(X)

### PROPOSED CRA

Located on Parcel I within the proposed CRA is the Voice of America Bethany Relay Station and ancillary structures, which comprise a former radio broadcast station that is currently listed on the National Register of Historic Places. The station ceased broadcasting in 1994 and has since been transformed into the National Voice of America Museum of Broadcasting. The museum is operated primarily by volunteers and offers guided tours and various exhibits that detail the rich history of broadcasting within the greater Cincinnati area as well as the historical significance of the station.

While the majority of the residential and commercial properties within West Chester Township are in good condition, the area within the proposed CRA is undeveloped or underdeveloped. A number of contributing factors exist that discourage development within the area of the proposed CRA, including its location within the Township. Parcel A located within the CRA consists of vacant and undeveloped land located along the boundary line of the Township that directly abuts Liberty Way and Butler Warren Road. This vacant land is currently surrounded

by additional undeveloped land to the west and the Voice of America Park MetroPark to the south. The isolated nature of the location of the land creates a disincentive for development in the area.

Equipped with the ability to provide the proper incentives, the Township can better encourage the highest and best use of this vacant, undeveloped land. For example, the Township may incentivize commercial and industrial use of land within portions of the CRA in order to make other, better-situated parcels available for single-family housing by increasing the local availability of goods and services.

**Structure of Historical Significance**

Property Address: 8070 Tylersville Rd, Crosly Blvd, West Chester Township, OH 45069  
Parcel Number: M5610015000012  
Property Assessed Value: \$1,885,110



**Vacant Land**

Property Address: Butler Warren Rd. & Liberty Way, West Chester Township, OH 45069

Parcel Number: M5610015000037

Property Assessed Value: \$1,622,660



## CONCLUSION

The designation of the Proposed CRA for West Chester Township is intended to encourage economic development, construction of additional housing in the Township generally, and the development of vacant land. The data within this Housing Survey demonstrates that the Proposed CRA shown in Figure 1 is an area that has experienced disinvestment, includes underutilized and undervalued property, includes structures of historical significance, and has seen little investment. CRA implementation will provide the opportunity to control and optimize housing development and economic development generally within the Proposed CRA, the Township and the County.

In conclusion, this Housing Survey demonstrates that the Proposed CRA meets the criteria for a Community Reinvestment Area as defined by Ohio Revised Code.

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