



NORWOOD, OHIO

Resolution No. 5 20 17

RESOLUTION DECLARING NORWOOD CITY COUNCIL'S OPPOSITION TO CARPENTER FLATS GP LLC'S APPLICATION FOR OHFA HOUSING TAX CREDIT PROGRAM AND HOUSING DEVELOPMENT LOAN, AND DECLARING AN EMERGENCY

WHEREAS, Carpenter Flats GP LLC has made application to the Ohio Housing Finance Agency's (OHFA) Housing Tax Credit Program and Housing Development Loan program, and

WHEREAS, OHFA provides for the opportunity to submit comments as part of its review process; and

WHEREAS, the City of Norwood has been working on programs such as Neighborhoods of Choice and tax incentives for rehabbing and converting multi-family housing back to single family, owner-occupied properties to combat the negative effects that the high concentrations of rental units have had on the city, particularly in the part of Norwood where the proposed Carpenter Flats GP LLC project is located; and

WHEREAS, Norwood's experience with out-of-town rental property owners has not been positive; and

WHEREAS, the Council is concerned that the speed the applicant developer is attempting to push this application through does not give Council time to study the project and consider its outcome; and

WHEREAS, there is no green space in the project; and

WHEREAS, this project will create a dense concentration of people without all parking being joined to the main building, potentially creating safety issues with the parking lot behind the storefront building by the side of the warehouse; and

WHEREAS, the Council is concerned that this 56-unit project may be non-compliant with sections of the City of Norwood's Zoning Code, including, but not limited to, parking, setbacks, and landscaping; therefore,

BE IT RESOLVED by the Council of the City of Norwood, State of Ohio, that:

SECTION 1. The Council of the City of Norwood hereby expresses its opposition to the proposed project by Carpenter Flats GP LLC, because the project appears contrary to the best interests of the City of Norwood and its residents.

SECTION 2. Once signed, the Clerk of Council is directed to immediately forward a certified copy of this Resolution to Mr. Douglas A. Garver, Ohio Housing Finance Agency, 57 East Main Street, Columbus, OH 43215.

SECTION 3. This resolution is hereby declared to be an emergency resolution and a measure necessary for the immediate preservation of the public peace, health, safety and general welfare and shall go into effect forthwith. The reason for said emergency is the deadline to submit comments to the OHFA, in accordance with the attached letter.

PASSED March 28, 2017
Date

Donna M. Laake
Donna M. Laake
President of Council

SIGNING IN SUPPORT:

Mr. Clark Ad L. M.

Mrs. Shutz-Stickley [Signature]

Mr. Sanker [Signature]

Mr. Bonsall _____

Mrs. Hanrahan [Signature]

Mr. Mumper [Signature]

Mr. Blair [Signature]

ATTEST:

Joseph S. Geers, the duly appointed Clerk of Council, attests that this resolution was passed at a regular/special meeting of Norwood City Council on the 28th day of March, 2017 in compliance with the rules of Norwood City Council and the laws of the State of Ohio. The foregoing resolution was submitted to the Mayor of the City of Norwood, Ohio for his signature on the 29th day of March, 2017.

[Signature]
Joseph S. Geers
Clerk of Council

APPROVED 3/24/17
Date

[Signature]
Thomas F. Williams
Mayor

CERTIFICATE

The undersigned hereby certifies that the text of the foregoing resolution is taken and copied from the record of proceedings of a meeting of Council for the City of Norwood, Ohio held on 3/28, 2017. The undersigned further certifies that the same has been compared by me with said record and it is a true and correct copy thereof, together with a true and correct copy of excerpts from the minutes of said meeting to the extent pertinent to the consideration and adoption of said resolution.

[Signature]
Joseph S. Geers
Clerk of Council

CERTIFICATION OF PUBLICATION:

Joseph S. Geers, the duly appointed Clerk of Council, attests that this resolution was published in the ENQUIRER on 4-6-17 and 4-10-17.
(Name of Newspaper) (Date) (Date)

[Signature]
Joseph S. Geers
Clerk of Council

1st Reading _____
Date

2nd Reading _____
Date

3rd Reading 3/28/17
Date

All 3 Readings _____
Date

Tabled _____
Date

Vetoed _____