

DATE: AUGUST 3, 2015

CLERK: DIANE ROLLAND

MASSILLON CITY COUNCIL
CITY OF MASSILLON, OHIO
TONY M. TOWNSEND, PRESIDENT

COUNCIL CHAMBERS

LEGISLATIVE DEPARTMENT

ORDINANCE NO. 108 – 2015

BY: HEALTH, WELFARE AND BUILDING REGULATIONS COMMITTEE

TITLE: AN ORDINANCE establishing the Housing Market Reinvestment Program (HMRP), and declaring an emergency.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MASSILLON, STATE OF OHIO, THAT:

Section 1:

That the Council of the City of Massillon, Ohio, hereby determines that the establishment of the Housing Market Reinvestment Program (HMRP) would be beneficial to the city.

Section 2:

The Housing Market Reinvestment Program (HMRP) is hereby approved and the guidelines for such program are attached hereto as Exhibit "A".

Section 3:

The Clerk of Council is authorized to correct any typographical errors discovered herein during or after the pendency or passage of this ordinance. The Clerk of Council is further authorized, in conjunction with the Law Department and the Council President to correct any ministerial or de minimis errors that do not substantially alter the intended results or numerical total sums of this ordinance, during or after the pendency or passage of this ordinance. Corrected copies are to be sent to all official recipients.

Section 4:

This Ordinance is hereby declared to be an emergency measure for the efficient operation of the City of Massillon and for the preservation of the health, safety and welfare of the community. Provided it receives the affirmative vote of two-thirds of the elected members 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.

PASSED IN COUNCIL THIS 8th DAY OF September, 2015

ATTEST: *Diane Rolland*
DIANE ROLLAND, CLERK OF COUNCIL

Tony Townsend
TONY TOWNSEND, PRESIDENT

APPROVED: September 14, 2015

Kathy Catazaro-Perry
KATHY CATAZARO-PERRY, MAYOR



I hereby certify that the foregoing ordinance is a true copy of the original, as passed by the Council of the City of Massillon, Ohio, and approved as noted thereon:

Diane Rolland
Clerk of Council

Date 9/16/15

EXHIBIT "A"

Housing Market Reinvestment Program

1. To create legislation establishing the Housing Market Reinvestment Program (HMRP). The purpose of HMRP is to create a grant to new home buyers in the City of Massillon, Ohio. In doing so, it is believed that the market will become incentivized and that over time, neighborhoods will undergo gentrification, therefore, increasing the property value of the housing stock of that area. The details of the HMRP are as follows:
 - A. The current vacant foreclosure bond payment by foreclosing entities will increase from \$10k to \$11k. The paying entity will still only be eligible to receive \$9k of this payment back upon sell of the property. The \$1k administrative fee will continue to go toward administrative programming as currently done. The final \$1k will go toward the funding of grants for home buyers that qualify under the HMRP guidelines.
 - B. Homebuyers must remain in the primary residence and satisfy one (1) of the following:
 - a) Qualifying home buyers will be any home buyer in the City of Massillon, Ohio who is purchasing a home in the designated target neighborhoods as outlined in the agreement for Community Development Block Grant funding;
 - b) Qualifying home buyer will be any home buyer that purchases a home that was a foreclosed home upon the time of purchased and property was not foreclosed upon the individual or direct relation to the individual that is currently purchasing the home.
 - C. Any qualifying home buyer shall be able to qualify to receive HMRP funds for each of the first three (3) years immediately following the purchase of their qualifying home. This will depend on the availability of funds with the potential preference going toward one (1) year applicants.
 - D. The amount to be provided by HMRP to qualifying home buyers shall not exceed the total property tax assess and paid on the home on an annual basis of \$1k, the lesser of the two.
 - E. All applications must be submitted the Fair Housing Department by March 31st of each year.

- F. Awards distributed any given year shall be funded by previous year collection, hence, first year available for awards will be 2017 using 2016 as the initial year for collection of revenue.
 - G. Eligible homeowners must make initial application within twelve (12) months of purchase/closing of property.
2. A Board of Review shall be enacted. This Board will review applications for award each year and grant said award within the limits of funds collected in previous year or years.
- A. The Board shall consist of one (1) member of the real estate community, one (1) member of the banking/finance community, Fair Housing Director of the City, Community Development Director of the City and one (1) additional mayoral appointee.
 - B. All Board appointments will be made by the Mayor of the City and provided to the City Council for final review. No vote by City Council will be made for acceptance of appointees.
 - C. This Board shall meet during the months of April and May of each year. Awards shall be selected by the last day of business of May.
 - D. A list of recipients will be provided to Council for final approval. This list must contain home purchasers names, qualifying address, date of purchase of qualifying purchase, amount of award, and if the recipient is a first, second, or third year recipient.
3. A. If at any time during the first three (3) years of occupancy of the residence, the homeowner does any of the following, the homeowner shall reimburse the City for all funds received for all years as a recipient of HMRP:
- a) Sells the property;
 - b) Enters into foreclosure of the property; or
 - c) Transfers deed and/or mortgage of the property to another individual.
- B. The homeowner shall have thirty (30) days upon any action taken as listed in Section 3(A) to reimburse the City for all funds received for all years as a HMRP Recipient.
- C. If a homeowner takes any action as listed in Section 3(A) of this Ordinance or violates any provision of HMRP and fails to reimburse the City for all funds received under the HMRP, the City shall seek all available remedies at law to recover HMRP funds from the homeowner.