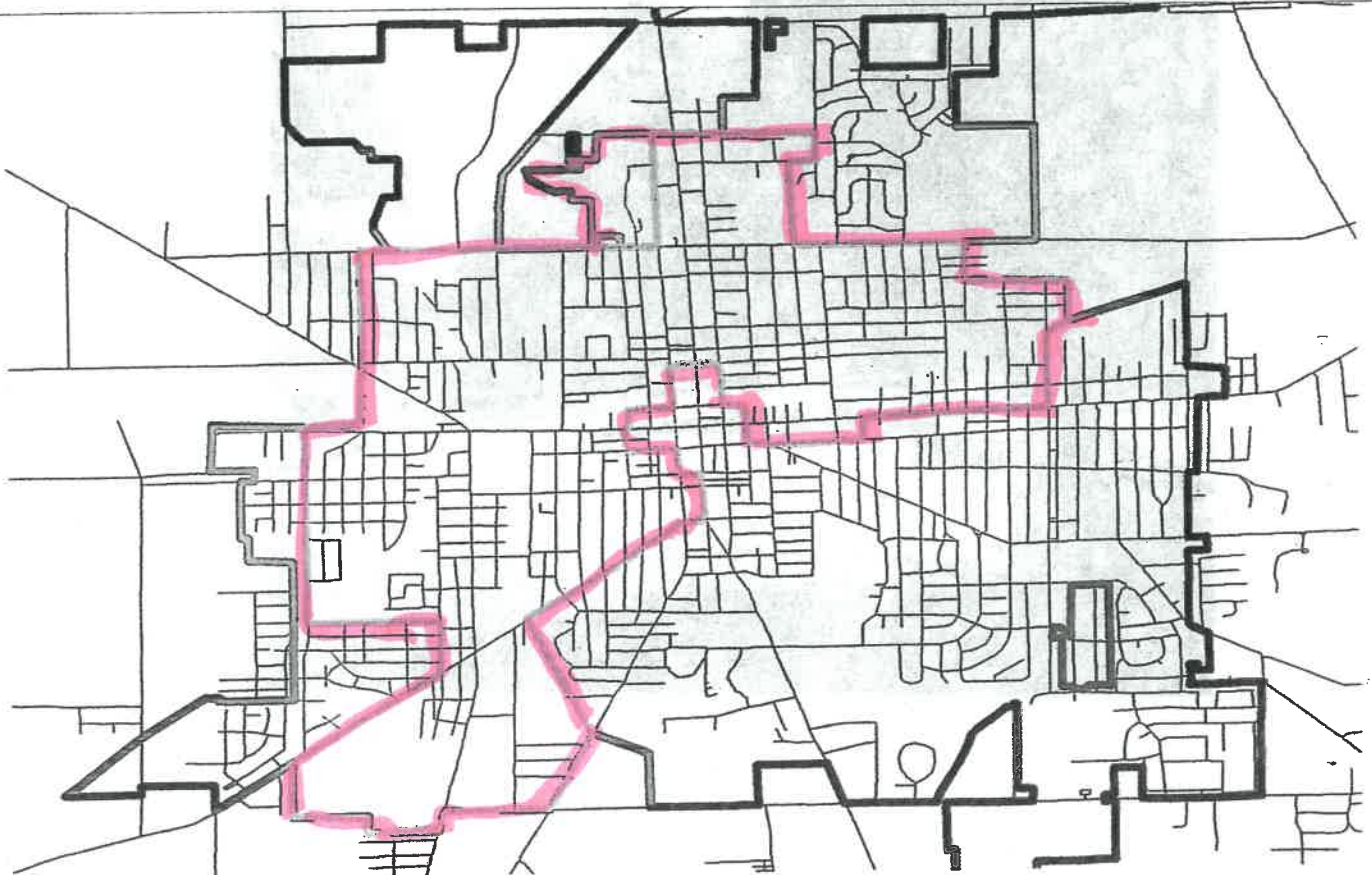


PROMOTING NEW RESIDENTIAL IMPROVEMENTS IN MARION

THE NEAR NORTH AND WEST COMMUNITY REINVESTMENT AREA

Persons considering the construction of new homes or apartments or thinking about making substantial improvements to existing homes or apartments that would raise real estate taxes have a new tool to encourage these investments. This is Marion City Community Reinvestment Area # 2 or also know as the NEAR NORTH AND WEST COMMUNITY REINVESTMENT AREA.

Community Reinvestment Areas (CRAs) are neighborhoods in which property owners can receive tax incentives for investing in existing and new dwelling units. The purpose of a CRA is to encourage revitalization in areas where investment has been discouraged and little has occurred.

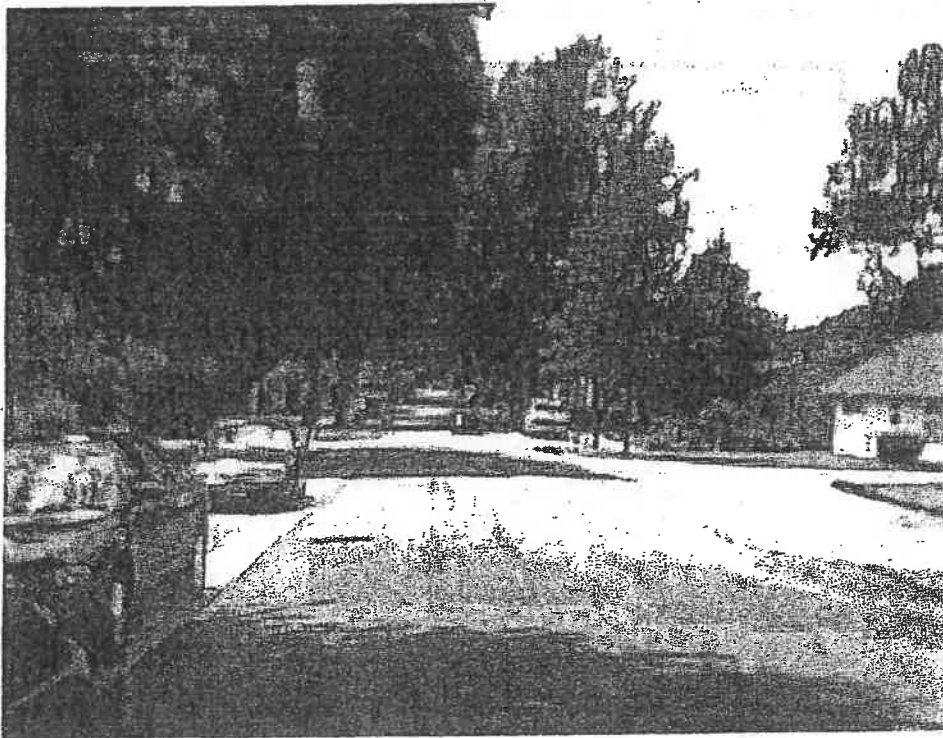


For residential properties within the near north and west Community Reinvestment Area, owners can apply for the following tax abatements:

1. 100 percent for ten (10) years on newly constructed residential dwellings built or purchased for at least \$35,000;
2. 100 percent for five (5) years on remodeling of every dwelling containing not more than two family units and having a remodeling cost of at least \$10,000;
3. 100 percent for five (5) years on the remodeling of every dwelling containing more than two units and having a remodeling cost of at least \$30,000.

For a remodeling project, the tax abatement that the Community Reinvestment Area provides is on the increased taxes that would be generated by the increased value the remodeling creates, not the total taxes for the property. For new buildings, the tax break is on the increased value of the house over the value of the empty lot on which it was built.

If you would like more information about the city's community reinvestment area, before beginning construction, contact the Marion City/County Regional Planning Commission either at 740-223-4140, or visit the office in the Marion County Building at 222 W. Center Street, Upper Floor, Marion, Ohio. The Marion City/County Regional Planning Commission is open Monday through Friday from 8:30 am to 12:00 pm and 1:00 pm to 4:30 pm.



RULES FOR
COMMUNITY REINVESTMENT AREAS:
RESIDENTIAL

1. An application must be made within 30 days after completion and must be for a dwelling unit, not accessory buildings.
2. With the application must be provided:
 - a. A zoning permit if required by the City.
 - b. Parcel number or address of the property or properties.
 - c. Photo copies of paid invoices for materials and/or labor on recognizable stationery, the total which meets the requirements of the legislation. If any paid invoices look questionable, it should be the responsibility of the applicant to obtain additional documentation to prove the expenditures were made.
3. For remodeling, Exterior work other than just painting must be included for the project to be eligible.
4. Fees: Since it is the responsibility of the applicant to provide all needed information, no fees will be initially required.
5. The applicant must allow, without notice, exterior inspections of the property, and, with notice, interior inspections before the application is approved and annually thereafter for the term of the abatement.
6. If the housing officer finds that the property "has not been properly maintained or repaired due to neglect of the owner," (O.R.C.) He may revoke the exemption at any time after the first year of the exemption. Before doing this, he may seek the advice of the Community Reinvestment Housing Council on whether the severity of the neglect is enough to justify the revocation or whether a warning should be issued instead.
7. A property not maintained or repaired due to neglect of the owner may mean:
 - a. Accumulation of junk, trash, or non-operating motor vehicles or parts thereof.
 - b. Violation of zoning code.
 - c. Substantial peeling of exterior paint.
 - d. Other terms of disrepair on the property.

*The housing officer may waive the 30-day limit only if the application will not be too late for reporting to the County Auditor. Normally, a waiver shall not exceed 90 days.