



DEPARTMENTS OF BUILDING, HOUSING, AND
ECONOMIC DEVELOPMENT

2021 ANNUAL REPORT

MAYOR ANNETTE M. BLACKWELL

DIRECTOR PATRICK GROGAN-MYERS

TABLE OF CONTENTS

TRANSMITTAL LETTER	4
INTRODUCTION	5
MEET THE TEAM	6
DEPARTMENT OF BUILDING	7
DEPARTMENT OF ECONOMIC DEVELOPMENT	10
City Land Bank Program	12
Hazelwood Court Senior Affordable Housing Project	13
DEPARTMENT OF HOUSING	14
Housing Sales Trends in 2021	15
Home Ownership Program (MHHOP)	15
2021 Paint the City Program	16
2022 DEPARTMENT GOALS	17

Dear Residents and Community Stakeholders,

Over the past year, the Departments of Building, Housing, and Economic Development have worked diligently to deliver superior services and improve the quality of life for all residents. There are many accomplishments we are proud of in 2021, including:

- Processing a record number of permits (1,556);
- Attracting over \$500,000 private investment to the City;
- Supporting the Maple Heights Business Community through online workshops, business recognition program, and installation of a new industrial parkway sign;
- Reducing the City's property tax delinquency by over \$890,000;
- Spurring the construction of 5 new single-family homes using the City's Land Reutilization Program;
- Providing grants to assist 7 resident households repaint the exterior of their homes.

I am thankful for the dedicated, professional staff that are committed to serving you to the highest standards.

We are committed to continuing the important building safety, property maintenance, housing, and economic development work and are excited for the work to come.

Sincerely,



Patrick Grogan-Myers
Director



Transmittal
LETTER



INTRODUCTION

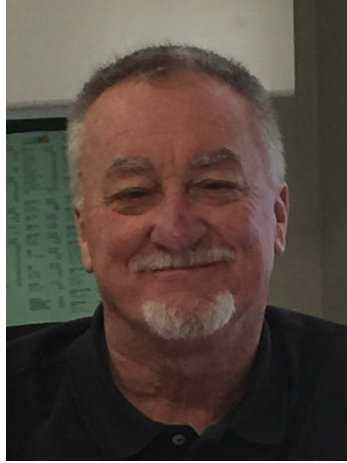
The City of Maple Heights Departments of Building, Housing, and Economic Development are responsible for a broad range of community development activities including issuing permits, inspecting construction work for Code compliance, enforcing the City's Zoning and Property Maintenance Codes, administering and marketing home repair resources, attracting businesses to the City and supporting current businesses, and managing the City's Land Reutilization Program.

MISSION

The Departments seek make the City of Maple Heights a premier community in Cuyahoga County by empowering, energizing, and enabling the residents of the City of Maple Heights, maintaining and improving the quality of life for all residents, planning for sustainable development, and supporting a vibrant local economy.



Patrick Grogan-Myers
Director



Fred White
Building Official



Regina Pieragostine
Administrative Assistant



Brendan Zak
Housing Manager



Sonia Beaman
Office Manager



Kennyada Nash
Code Enforcement Officer

MEET THE TEAM



DEPARTMENT OF BUILDING

The Department of Building oversees the enforcement of the State of Ohio Building Code, including plan review, issuing permits, and inspecting work, and the enforcement of the City of Maple Heights' Zoning, Building and Housing, and Property Maintenance Codes.

73%

INCREASED INVESTMENT IN PERMITTED WORK

The value of work performed under permits issued in 2021 compared to 2020.

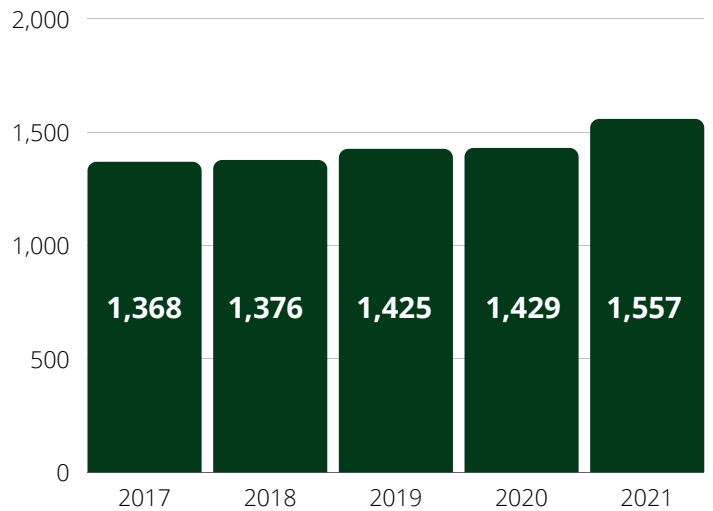
1,557

PERMITS ISSUED IN 2021

The number of permits issued for work covered by the Ohio Building Code in 2021.

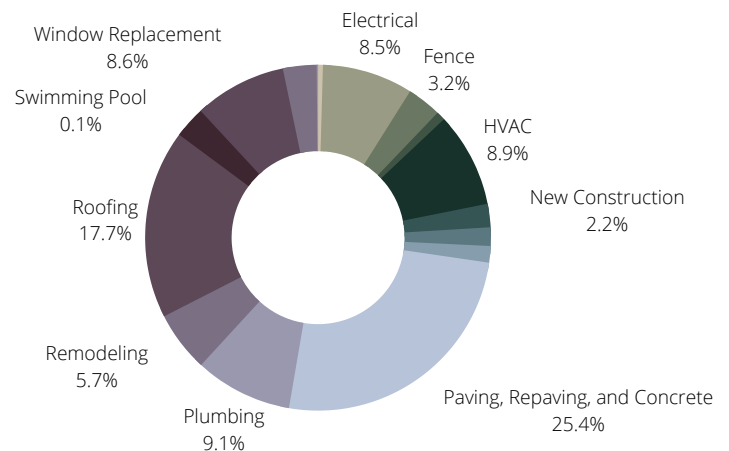
As property owners consider an alteration, addition, or new construction project in the City, the Department of Building is a partner in the plan review and permitting process. The Department of Building enforces the State of Ohio Building and Fire Codes and the City of Maple Heights Zoning Code throughout the plan review and inspection process. Figure 1 to the right shows the number of permits issued by year between 2017 and 2021. 1,557 permits were issued in 2021—the most permits issued in the 5-year period.

Figure 1: Permits Issued by Year



The 1,557 permits issued in 2021 are broken down by permit type in Figure 2. The 3 largest permit types issued include paving, repaving, and concrete; roofing; and plumbing.

Figure 2: Permits Issued by Type in 2021

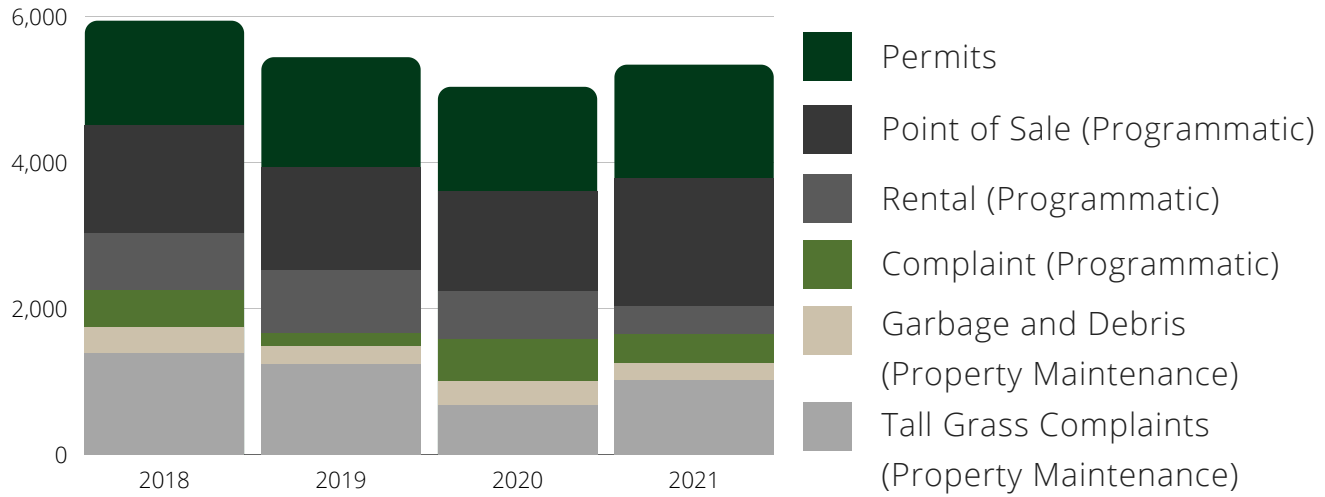


2021 was significant as the number of permits associated with new construction accounted for 2.2% of all permits issued. Permits for total of 5 new residential and 2 new commercial buildings were pulled. Plans for additional new residential buildings are under review currently.

PERMITS OVERVIEW



Figure 3: Inspections by Type



The Department of Building conducts 3 main types of inspections: permits, programmatic, and property maintenance. All inspection types are performed to maintain the safety of the structures in the City and the quality of life for the residents.

Permit inspections are associated with inspecting work performed under permits pulled at the customer service counter. These inspections ensure that work is being performed in accordance with the approved plans and Ohio Building and Fire Codes.

Programmatic and Property Maintenance

inspections enforce the International Property Maintenance Code and the City's housing and zoning codes. Programmatic inspections are performed when certain criteria are met: when a property becomes a rental, when a property is about to be sold, or when a property is due for a door-to-door inspection. Property Maintenance inspections are performed in response to a community stakeholder who had a concern about a property's condition or when a City team member, while driving around the City, notices a violation.



INSPECTION OVERVIEW

DEPARTMENT OF ECONOMIC DEVELOPMENT

The Department of Economic Development assists current businesses with financing, workforce development, and expansion projects and attracts new businesses to the City to maintain a diverse business community.

\$36K

GOJO INCOME TAX IN 2021

Income taxes generated in first year of operations in the City.



Installation of a new industrial parkway sign at Pennsylvania Avenue.

In 2018, the former FX Fitness site (5510 Warrensville Center Road) had a vacant building and a large parking lot filled with potholes. Each year, the vacant site was generating approximately \$25,000 in property taxes and no income taxes. The property owner had plans to breathe new life into the property. In 2019, construction began on a KFC, and in 2021, construction began on a Dollar General and a Clean Express Auto Wash. In total, the redevelopment represents an investment of over \$3.5 million, generating permit fees, income taxes, and over \$40,000 in property taxes in 2022. In future years, the three parcels are estimated to generate at least \$80,000 in property taxes - 3 times the amount of property taxes generated before the redevelopment project.

Core to the health of the local economy are the numerous small businesses providing goods and services to residents, including food, retail, doctors offices, beauty supplies, and automotive parts. In 2021, the Department partnered with the Urban League of Greater Cleveland to assist small businesses with how to register and seek contracts with government agencies and large companies.

The Department also recognized many Maple Heights businesses for their continued investment in and support of Maple Heights and its residents. Recipients included:

- K&K Meats
- Novak Flower Shoppe
- Nadine's Cake and Candy Supply
- School of the Little Ones
- Farm House Foods

Figure 4: Former building at 5510 Warrensville Center Road



Figure 5: New Dollar General and Clean Express Auto Wash Buildings



Figure 6: Mayor Blackwell Presenting K&K Meats a Key to the City



CITY LAND BANK PROGRAM

The City's Land Reutilization ("Land Bank") Program helps take vacant, tax delinquent, and underperforming property and return it productive use for the City and its residents. The Land Bank offers 2 primary programs to purchase land in its inventory:

- **Side Yard Program:** This Program offers owner-occupants the opportunity to purchase the vacant lot next door to their home to expand the yard, put in a garden, or even plan an addition to their home. Lots through this Program are sold for \$100.
- **Vacant Lot Program:** This Program offers lots to developers for infill housing and new commercial construction. Lots are sold at or below fair market value depending on deed restrictions imposed by the City.

2021 was a year of significant progress for the Land Bank Program, taking in 32 parcels; reducing the City's property tax and special assessment delinquency by more than \$890,000 (4.86% of total); selling 11 parcels to owner-occupants and building, on average, \$7,000 in equity in their home through the purchase of each side yard; and selling 5 parcels to housing developers for the construction of market-rate single-family housing.

Figure 7: Parcels Taken In and Sold by Year

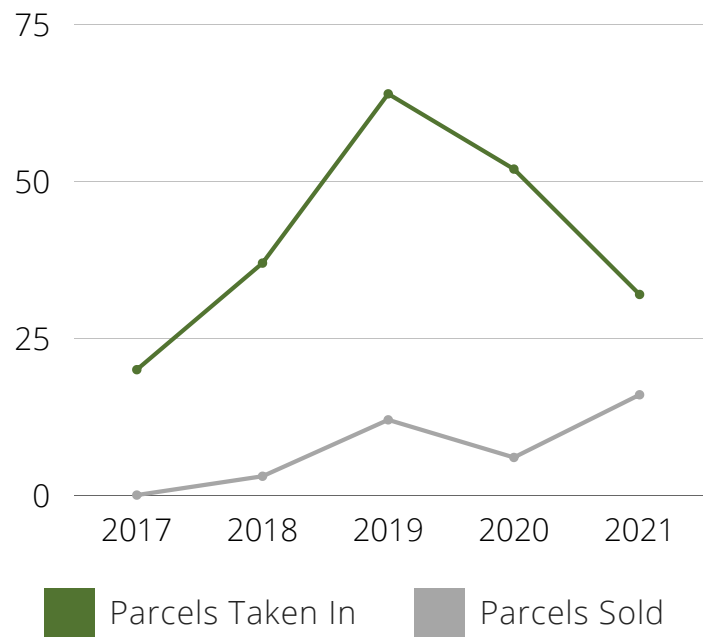
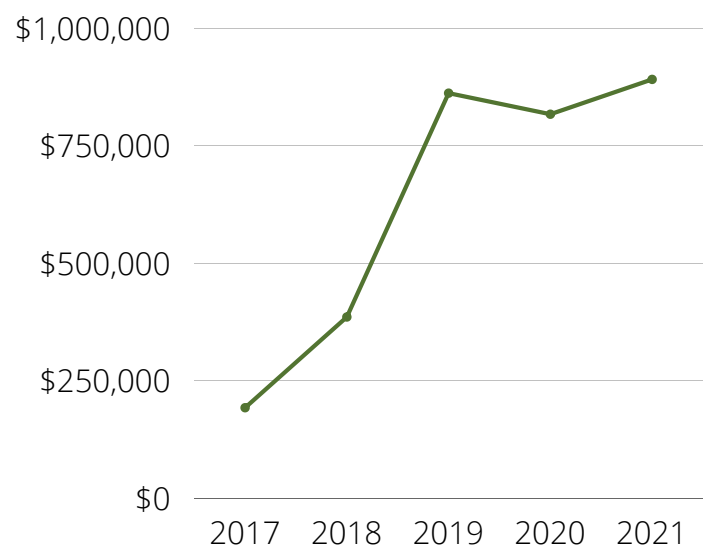


Figure 8: Tax Delinquency Resolved by Year



The Land Bank sold 5 parcels in 2021 to two developers, Amato Homes and YRM Corp, to construct market-rate, single-family homes. Once constructed, the homes will be tax abated for 15 years as part of the City's Property Tax Abatement Program. The parcels were sold for a combined total of \$7,000.

Figure 9: New Construction Activity



Digging the Foundation at 6000 Dunham Road



Construction in Progress at 6000 Dunham Road



Framing Underway at 15417 Greendale Road

Aging in Place: Senior Affordable Housing

The Land Bank and the City are under contract to sell 18 parcels of land near Thomas Street and Waterbury Avenue for the development of senior affordable housing.

- **Project Name:** Hazelwood Court
- **Total Project Cost:** \$12.9 million
- **Project Team:** PIRHL, Jennings Center for Older Adults, City of Maple Heights
- **Affordable Units:** 53 apartments
- **Timeline:** Spring 2022 Construction Begins and Summer 2023 Open

Hazelwood Court will be a three-story, multi-family building located just west of the intersection of Thomas Street and Hazelwood Avenue. Hazelwood Court will offer the advantages of city living in a serene wooded setting.

Figure 10: Site Plan for Hazelwood Court



DEPARTMENT OF HOUSING

The Department of Housing is responsible for driving reinvestment in the City's housing stock, maintaining neighborhood stability, and making home ownership accessible to build generational wealth.



10

MHHOP HOMES

The number of homes that moved through the Maple Heights Home Ownership Program (MHHOP) in 2021.

7

PAINT PROGRAM HOUSEHOLDS

The number of households in Maple Heights that were assisted through the City's 2021 Paint the City pilot grant program.

HOUSING SALES IN 2021

Housing transfers across the City of Maple Heights picked up significantly in 2021. In total, 672 residential single-family and condominium properties transferred through arms-length transactions. The average sales price in these transactions was \$81,200.

The sales price continues to trend upward following the sharp decrease in sales price during and immediately after The Great Recession. The median arms-length sales price reached \$100,000 before the Recession and bottomed out in 2012 at \$23,000.

Figure 11: Median Home Sales Price between 2005 and 2021



HOME OWNERSHIP PROGRAM

The Maple Heights Home Ownership Program (MHHOP) is a partnership between the City of Maple Heights, Cuyahoga Land Bank, and Slavic Village Development to increase owner-occupancy in the City. Homes in MHHOP went through tax foreclosure and are offered for sale at a price of less than \$18,000 first to owner-occupants. If there are no owner-occupants interested in the home, the home is offered to investors who fix up the home and must sell it to an owner-occupant.



MHHOP
MAPLE HEIGHTS
 HOME OWNERSHIP PROGRAM

In 2021, 10 homes went through MHHOP, 1 was sold to an owner-occupant and 9 homes were sold to investors to renovate and resell to owner-occupants. Since the program and partnership were established in 2016, 9 homes have been sold to owner occupants. On average, MHHOP homes renovated by investors were sold for \$106,929, keeping ownership affordable in the City.

2021 PAINT THE CITY PROGRAM

The City launched the first grant program in almost a decade in early 2021. The Paint the City Program assisted income-limited residents to buy tools and supplies to paint the exterior of their homes. Applicants must have met eligibility requirements, including income guidelines, being an owner-occupant, and being current on their property taxes.

Residents were required to prepare their home for painting - either by scraping and sanding surfaces or washing and cleaning the surface, depending on the siding and trim type - and paint the areas covered by the grant. A Housing team member inspected the area after preparation and painting.

Figure 12: Repainting a Garage



A total of 16 applications were submitted with 13 meeting the Program eligibility requirements. 7 applicants successfully completed the Program, making their homes and garages the pride of the street. Below are examples of homes and garages that participated in the Program.

Figure 13: Entire House Repainting



2022 DEPARTMENT GOALS

In order to accomplish the Departments' mission to "make the City of Maple Heights a premier community in Cuyahoga County by empowering, energizing, and enabling the residents of the City of Maple Heights, maintaining and improving the quality of life, planning for sustainable development, and supporting a vibrant local economy", the Departments have set goals for 2022. Some of the goals are detailed below, a complete list of goals and plans for 2022 will be provided on the City's website.

Reorganize the Departments into one Department

The codified ordinances that created the Departments and their responsibilities will be updated to combine 3 departments into 1. The new department will formalize how the Departments are currently operating and promote greater collaboration across job duties by both clarifying and updating responsibilities.

Fully implement new code enforcement software

The Department of Building began implementing a new code enforcement software in 2021 and will finish implementation in 2022. The new code enforcement software will enable the Department to accept applications and payments online, better track inspections from start to closeout, and reduce staff time spent entering duplicative data.

Develop an exterior home repair grant program

The Department of Housing worked with the Mayor and City Council to create a \$50,000 pot of funds to establish an exterior home repair grant program. The grant program will assist residents perform exterior home repair projects on their homes. Legislation to create the grant program will be introduced to City Council in early 2022.

Reduce the City's property tax delinquent balance by at least 5%

The City worked to reduce its delinquent property tax balance by almost \$900,000 in 2021, leaving the delinquent property balance beginning 2022 at \$11.23 million. The goal for 2022 is to reduce this balance by at least 5% or \$562,000. To accomplish this goal, the Department will conduct outreach letter campaigns, workshops with Cuyahoga County to enroll in payment plans and the Homestead Exemption program, and use the City's Land Reutilization Program.



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AND ECONOMIC DEVELOPMENT**
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**CITY OF MAPLE HEIGHTS
5353 LEE ROAD
MAPLE HEIGHTS, OHIO 44137**