

Approved 2-1-2021

NORTH COLLEGE HILL CITY COUNCIL

Minutes for Special Virtual NCH Council Meeting, January 25 2021, 7:15 pm

Persons wishing to address Council prior to its dealing with current legislation may do so by registering with the Clerk of Council. Please provide to the Clerk, your name, address and the issue you wish to discuss.

Prayer

Call to Order 7:00 pm

Pledge of Allegiance

ROLL CALL

Ms. Bailey	Present	Ms. Blythe	Present	Ms. Underwood	Present	Mr. Miller Novak	Present	
Ms. Zorb	Present	Ms. Hartman	Present	Ms. Anderson	Present	All present		

AGENDA: Ms. Zorb moves to adopt the agenda. Ms. Anderson 2nd. Motion passes 7-0 to adopt.

Legislation:

First Reading: 2021-02 Ord. An ordinance amending Chapter 1359 of the Codified Ordinance of the City of North College Hill in order to provide for Commercial Rental Property Registration Requirements and Residential Property Registration Requirements

Ms. Zorb moves to suspend 2nd and 3rd reading. Ms. Anderson 2nd. Motion passes 7-0.

Ms. Bailey moves to adopt, Ms. Zorb 2nd. Motion passes 7-0.

COMMENTS FROM THE AUDIENCE:

Linda Hull, 5332 Old Pfeiffer Rd. Member of the Greater Cincinnati Realtors Investment Association (Audio issues). Why is there a need to triple the rental rate? Ms. Bailey responds. We have the lowest rates pretty much in the county and the idea behind the rate increase would go towards a down payment assistance fund for homebuyers. Ms. Hull experiencing audio difficulty. Pres. Graver gives her his email address to be able to voice her opinion. Ms. Bailey confirms that Ms. Hull does not own or rent in North College Hill at the moment. (continuing audio difficulty). Mr. Miller-Novak asks if she could log in elsewhere or commit to email. Ms. Bailey offers her phone number to Ms. Hull.

James Shapiro, 7207 Scottwood Avenue, 45237, rental property manager and owner. Why the increase in fees? He believes it is not legal to make landlords fund a program for homeowner's assistance. Approximately 48% of North College Hill homes are rental property. He feels to make rental property owners fund this is offensive and probably illegal. Mr. Miller-Novak asks that due to the accusation of it being illegal he suggests council doesn't respond without an attorney present. Ms. Bailey asks Mr. Shapiro if he has problems in North College Hill and he says he does. Mr. Shapiro says very few communities have fees and he believes \$150.00 is the highest in the region that he has ever heard of. Ms. Bailey asks question "Is North College Hill, on a monthly basis on the low end or high end. He responds," it is about average." And she asks "based on property taxes and income taxes, do think North College Hill is on the low end or high end?" He has no basis to compare that too. Ms. Bailey asks, "How many homes do you manage in the Hamilton County area?" He responds between 400 and 500. He feels this legislation is an effort to chase out renters and take money from rental properties owners to invest very directly into the community and use it in a homeownership program that does not support renters. Mr. Shapiro inquires why people have been billed at the higher rates months ago and council is just now passing the legislation? What happened? Ms. Bailey explains this was passed last year. There was a difference of communication on this legislation, however the fee was \$150.00 to register rental property in the city of North College Hill.

Kathy Fisher, 1832 Sterling, member of Greater Cincinnati Realtors Investors Association. She and her husband own 4 rental houses in North College Hill, they love the community, shocked to get triple increase. They are a small "Mom and Pop" rental business. They have mortgages and property taxes, etc. All of their costs get passed on to their renters. This is causing a disparaging impact on the rental residents. In the middle of a pandemic, they have to raise their rental fees to cover the costs. To fund a completely different program just doesn't seem right. According to U.S. Census there are 1824 renter occupied units in North College Hill and at \$150.00 is about \$273,000.00 revenue according to her math. Ms. Bailey explains that this money goes into the police force and fire department salaries and such for the next year. We are doing all this so that we can to make sure that ALL North College Hill residents are being taken care. This burden should not fall only on the homeowners but on people who work here, people who rent here, people who own here and capitalize here. It's across the board. In order to maintain what we have, we have to levy, we have to fee. And we are not making money. It goes out as fast as it comes in. Lengthy discussion on taxes that are being paid by residents, renters, homeowners and rental property owners. Ms. Fisher gives her address, 2692 Madison Road, Suite N1-309, 45208.

Anna Lawson, 11970 Streamside Drive, Rental Housing provider. Echo's others comments. Why triple the fee? It is too much. Please explain what the fee is supposed to do. She thinks the fee should directly relate to what the service is. During this pandemic, if the renter doesn't pay the rent the owner still has to pay that mortgage, property tax, insurance. And pay their own mortgages and such. To increase the burden on the Rental House provider isn't fair. Mr. Miller-Novak remarks, he doesn't want to comment on the legality of anything and recommends she write a question to the City administrator and get a response from the Law Director. He doesn't want to be duplicative. He feels Ms. Bailey has answered the question twice already. Mr. Miller Novak appreciated her comments and sympathizes and agrees people are bearing the burden every were and it's not easy. He doesn't want to be dismissive, but once the word "legal" comes out or "against the law" council tends to be a little more lock jawed. Ms. Lawson continues on and asks, "Can you explain what the Rental Registration Program does?" Mr. Miller-Novak reminds all that council is now running late for their next meeting to discuss a levy and suggest they can put more information out at a later time. He apologizes but suggest it's time to move on.

Pres. Graver reminds council of the time, 7:52 pm. Ms. Underwood sees one more person who would like to address council. She is aware that only 15 minutes was designated for the meeting but would like to be respectful to the people who have come to the meeting.

Rahle Sharew, P.O. Box 40476, Cin. Ohio 45240. She wants to be clear to people that are housing providers, that they also have to make a living too, paying mortgages, food, bills, utilities, property taxes. She is also a part of the Greater Cincinnati Realtors Investors Association. Just because we are part of an association, people think we make a lot of money. But we work hard for what we have. For somebody to think that they could take advantage of us, can you imagine having a fee raise from \$200 to \$600? With the properties that we have, we do try to improve the neighborhood. Most of us try to create a good reputation. Under the pandemic some renters aren't paying their rent but the owners still have to pay. Try to have a 360 view on whatever decisions that council has to make. Ms. Bailey responds. She has been unemployed for almost a year. The County Auditor doesn't care if she has a job or not, they still expect her to pay the taxes for the levy's that are due. She has to pay them. Job or not.

Pres. Graver calls for adjournment.

ADJOURNMENT: Ms. Zorb moved to adjourn. Mr. Miller-Novak 2nd. No discussion. Motion passes 7-0.


Mary Dewald, Clerk of Council


Mike Graver, President of Council