



**CITY OF BROADVIEW HEIGHTS
RESOLUTION NO. 2025-146**

INTRODUCED BY: MAYOR ALAI AND THE ENTIRE COUNCIL

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN
AGREEMENT BETWEEN THE CITY OF BROADVIEW HEIGHTS AND THE
HERITAGE HOME PROGRAM FOR PARTICIPATION IN A HOME LOAN
PROGRAM IN THE CITY OF BROADVIEW HEIGHTS AND DECLARING AN
EMERGENCY**

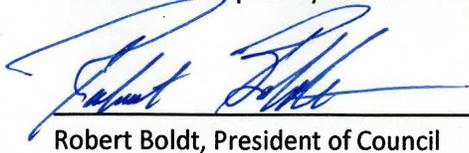
WHEREAS, the City Council has determined that it is in the best interest of the City to enter into an agreement between the City of Broadview Heights and the Heritage Home Program for participation in a Home Loan Program in the City of Broadview Heights.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BROADVIEW HEIGHTS, COUNTY OF CUYAHOGA AND STATE OF OHIO:

SECTION 1. The Mayor is hereby and herein authorized to enter into an agreement between the City of Broadview Heights and the Heritage Home Program for participation in a Home Loan Program in the City of Broadview Heights as delineated in Exhibit "A" attached hereto and made a part hereof as if fully rewritten.

SECTION 2. This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, peace, safety and welfare and for the further reason stated in the Preamble hereof, and provided it receives the affirmative vote of five (5) or more of the members of Council and signature of the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

Passed and Adopted by the Council on this 17th day of November, 2025


Robert Boldt, President of Council


Samuel J. Alai, Mayor

November 17, 2025
Date


Attest: Robin Parsons, Clerk of Council

November 17, 2025
Date

Proposal for Broadview Heights Participation in the Home Heritage Program

Purpose

To provide homeowners of one-, two-, and three-family homes over 50 years old the resources, technical assistance, and low interest loans to make updates and improve safety and energy efficiency while preserving the original historic character of the construction.

About the Heritage Home Program

The Cleveland Restoration Society launched the Home Heritage Program (HHP) in 2002. The program partners with Cuyahoga County and the Treasurer of the State of Ohio to "buy down" the interest rate to make home renovation more affordable.

What does the HHP do?

The HHP does two things:

- Provides technical assistance:
 - Site visits with a construction specialist to review home improvement projects and to answer questions.
 - Impartial advice on maintenance, repair, rehab, additions, modernizations, materials, and supplies.
 - Information on local contractors
 - Review contractor bids and estimates
 - Strategies on energy efficiency
 - Color consults for exterior painting
- Provides access to low interest loans
 - 2% fixed rate loan for qualifying applicants

Types of Projects (including, but not limited to):

- Insulation and energy efficiency upgrades
- New roofs, gutters, and/or chimney repairs
- Kitchen and bathroom remodels
- Interior and exterior painting
- Aging in place and accessibility projects
- Does NOT include landscaping, vinyl windows, or vinyl siding

Why should the City of Broadview Heights participate?

Most communities in Cuyahoga County already participate (see map). Broadview Heights has approx. 2,359 homes that were built over 50 years ago and would therefore qualify. Historic preservation benefits the city by beautifying the neighborhood and increasing property values.

What are the city's responsibilities with this program?

There are three requirements:

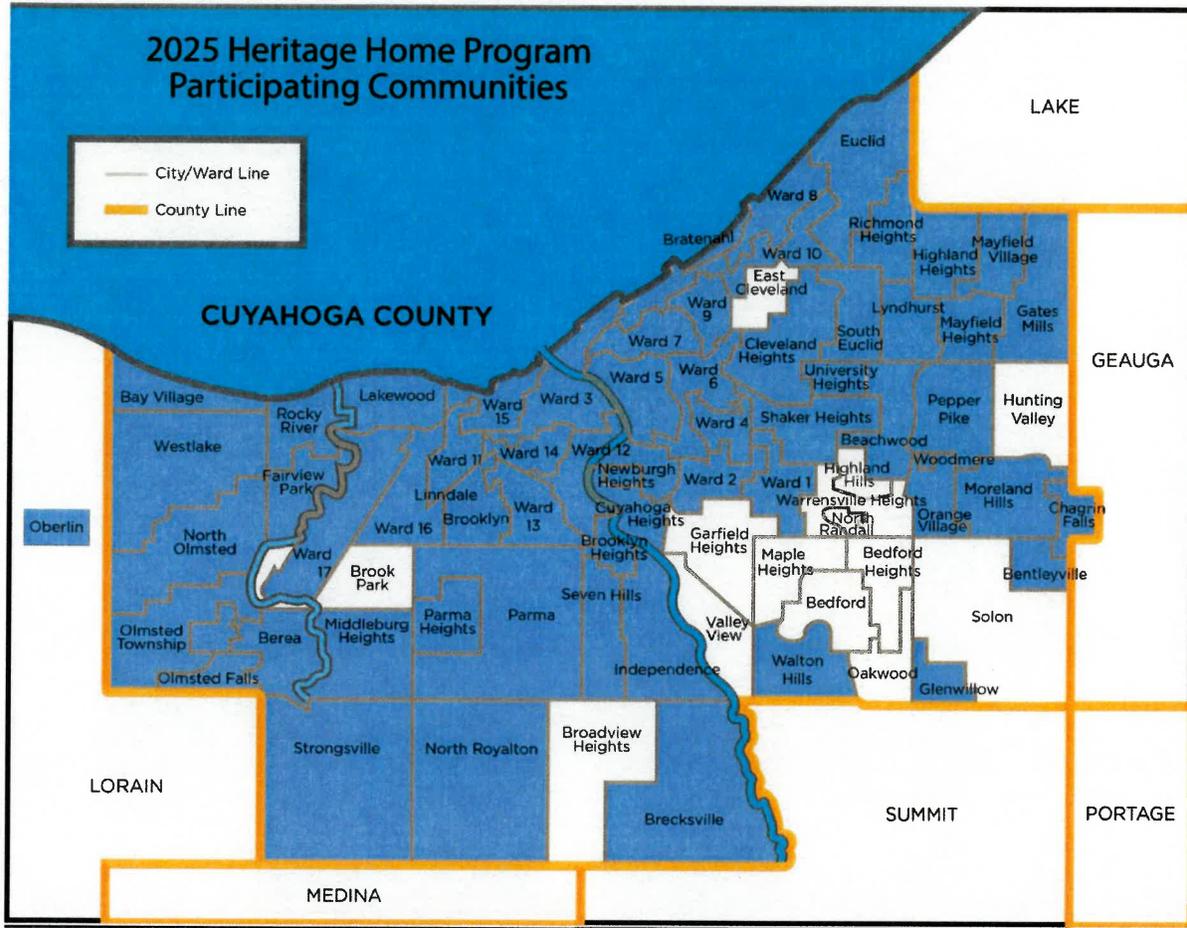
- The city pays a flat fee for the services HHP will be providing to homeowners, including the cost of two mailings to homeowners. Based on the number of homes over 50 years old in Broadview Heights, the fees are:
 - \$6,320 for one full year.
 - \$3,245 for a 6-month trial period.
- The city provides a site (such as City Hall) to hold an information session for homeowners. This session will be announced in the form of a letter from the mayor to eligible homeowners to be printed and mailed at the expense of the Cleveland Restoration Society.
- The city includes information and items about HHP in any emails or newsletters where appropriate.

How would this program be implemented?

In addition to the mailings sent to homeowners by HHP, many homeowners would be directed to this program as a result of certain interactions with the Building Department. Most homeowners decide to make improvements to their homes voluntarily. However, the city's Property Maintenance Inspector often requires repairs and improvements as a result of complaints from tenants and neighbors, drive-by observations, and rental inspections. If the city requires a homeowner to make improvements, the inspector will direct homeowners to the HHP for assistance. This will make it easier for homeowners to comply with housing violations.

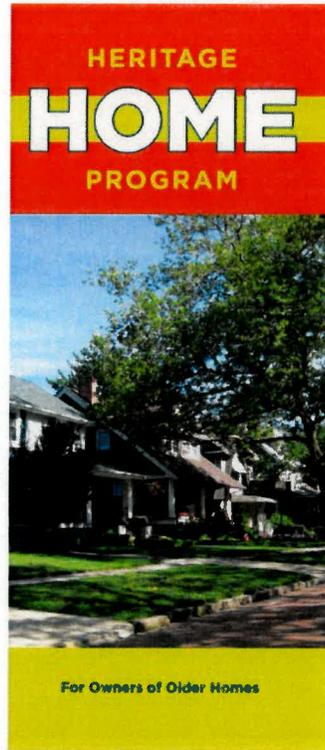
Supplemental Information

Map of Participating Communities



Sample Brochure

"...Such an amazing program...
it made so much more possible
with this house than we
expected to be able to do..."
-Jessica, Cleveland Heights



Get started! Visit www.heritagehomeprogram.org to learn more about the program.

Low-Interest Financing
We work with city, county, and state governments and agencies to "buy down" the interest rate in order to make home rehab more affordable. The competitive fixed interest rate is based on the participating city that the home is located in and our partnering lending institutions.

What projects are eligible?
While we cannot fund landscaping, vinyl windows or vinyl siding, we can finance:

- Insulation and energy efficiency upgrades
- New roofs, gutters, and/or chimney repairs
- Kitchen and bathroom remodels
- Painting - inside and out
- Aging in place and accessibility projects
- And much more

Do I have to take out a loan in order to request assistance?
Not! We are happy to answer any of your questions about your older home. As a nonprofit organization, we give unbiased advice on products and services for older homes.

Call us for a first look or a second opinion.
Let the Heritage Home Program™ old house experts help you rehab, repair or maintain your older home. We can show you how to:

- Enhance your home's curb appeal with a new roof or a historic paint color scheme;
- Increase your home's livability by remodeling your kitchen or bath, converting an attic to living space, or creating a new addition;
- Improve the energy efficiency of your home by reducing air infiltration, repairing your original windows, or improving insulation and weatherization.
- And much more!

For expert advice contact us today!
For more information contact the Heritage Home Program Staff at (216) 426-3116 or hhp@heritagehomeprogram.org

You may also visit our website at: www.heritagehomeprogram.org to find information about our current participating cities, events, and technical assistance.

Our team of highly trained professionals knows what makes older houses tick. We can help you determine what improvements will increase your older home's value and help you preserve the architectural character that you fell in love with in the first place.

We know what materials to use to get the results you are looking for and where to find them. And, low interest loans are available to make it all possible.

What is the value of a historic preservation approach?

Many older homes were built with high-quality materials and craftsmanship that are simply not available in homes built today. By understanding the architectural style and making improvements that are compatible with the original fabric of your home, you will achieve greater increases in the value of your home than you might otherwise.

How can my home qualify?

If your home is 50 years old or older, a one-, two-, or three-family home, and is located in a participating city, you can receive technical assistance and may qualify for a low-interest rehabilitation loan. The loan is available in most participating cities. It can be used for numerous interior and exterior projects that make your home more comfortable, while preserving architectural character.

The Heritage Home Program™ is a program of The Heritage Home Educational Society



January 1 - August 25, 2025

City	# of Eligible Homes 2025	Participation	January 1 - August 25, 2025							2025 Signed Loan Value	2025 Signed Loan	Active Applications
			Inquiries	Total Technical Assistance (TA)	TA without a Site Visit	Site Visits (SV)	Estimate SV Project Values	All Time Signed Loans	All Time Signed Loan Value			
North Royalton	3,073	Member since 2012	43	19	6	13	\$799,280	16	\$523,677	3	\$72,800	1
Brecksville	2,290	Joined Jan. 2025	131	40	8	32	\$1,881,130	1	\$150,000	1	\$150,000	2
Seven Hills	3,851	Member since 2020	50	14	2	12	\$482,500	6	\$192,225	1	\$95,000	2
Parma Heights	5,932	Member since 2013	68	18	3	15	\$474,330	7	\$217,600	-	-	3
Parma	26,061	Member since 2021	384	121	35	86	\$2,513,400	27	\$797,945	4	\$90,200	13
Independence	1,854	Joined July 2023	93	21	5	16	\$1,460,950	11	\$798,474	4	\$278,500	4
Broadview Heights	2,359	-	7	2	1	1	\$52,500	-	-	-	-	-