



## Legislation Details (With Text)

**File #:** 1153-2009      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 8/27/2009      **In control:** Health, Housing & Human Services Committee

**On agenda:** 9/14/2009      **Final action:** 9/16/2009

**Title:** To amend Ordinance 1608-2008, passed March 30, 2009, creating the Hubbard and High Community Reinvestment Area for the purpose of including language from the Ohio Revised Code as well as the inclusion of an additional Section designating the Development Department's Housing Administrator as the designated Housing Officer; and to declare an emergency.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
9/16/2009	1	CITY CLERK	Attest	
9/15/2009	1	MAYOR	Signed	
9/14/2009	1	Columbus City Council	Approved	
9/14/2009	1	COUNCIL PRESIDENT	Signed	
8/27/2009	1	Dev Drafter	Sent for Approval	
8/27/2009	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	
8/27/2009	1	Dev Drafter	Sent for Approval	
8/27/2009	1	CITY ATTORNEY	Reviewed and Approved	
8/27/2009	1	Dev Drafter	Sent to Clerk's Office for Council	

**BACKGROUND:**

Ordinance 1608-2008, passed March 30, 2009, created the Hubbard and High Community Reinvestment Area (CRA). Following its review of the city's Petition for Area Certification for the new CRA, the Ohio Department of Development requested that language contained within Section 3735.67 of the Ohio Revised Code, which establishes minimum threshold investments for abated properties located within the boundaries of the new CRA, be added to the relevant sections of the ordinance. An additional section to the ordinance is also being added which will designate the city's Department of Development's Housing Administrator as the Housing Officer designated to implement and administer the provisions of the ordinance as cited in Sections 3735.65 through 3735.70 of the Ohio Revised Code.

Emergency action is being requested so that this correction can take effect as soon as possible in order to coincide with the original ordinance's initial implementation.

**FISCAL IMPACT:**

No funding is required for this legislation.

To amend Ordinance 1608-2008, passed March 30, 2009, creating the Hubbard and High Community Reinvestment Area for the purpose of including language from the Ohio Revised Code as well as the inclusion of an additional Section designating the Development Department's Housing Administrator as the designated Housing Officer; and to declare an emergency.

**WHEREAS**, ordinance 1608-2008, passed March 30, 2009, creating the Hubbard and High Community Reinvestment Area (CRA); and

**WHEREAS**, following its review of the city's Petition for Area Certification the State's Department of Development requested the inclusion of language within Section 3735.67 of the Ohio Revised Code be added to relevant sections of the ordinance establishing minimum threshold investments for abated properties located within the boundaries of the Hubbard and High CRA; and

**WHEREAS**, an additional Section to Ordinance 1608-2008 is being added which designates the city's Department of Development's Housing Administrator as the Housing Officer designated to implement and administer the provisions of the ordinance as cited in Sections 3735-65 through 3735.70 of the Ohio Revised Code; and

**WHEREAS**, emergency action is being requested so that this correction can take effect as soon as possible in order to coincide with the original ordinance's initial implementation thereby preserving the public health, safety, and welfare; **now, therefore**,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

**Section 1.** That Section 3 of Ordinance 1608-2008 is hereby amended to read as follows.

**Section 3.** A tax exemption on the increase in the assessed valuation, resulting from improvements as described herein, shall be granted upon proper application by the property owner and approval by the designated Housing Officer.

Abatement terms and percentages are as follows:

(a) One hundred percent (100%) for ten (10) years for the remodeling of:

- owner-occupied dwellings containing not more than two housing units and upon which the remodeling cost is at least twenty percent (20%) of the current assessed value of the existing structure (excluding land) as determined by the County Auditor for the tax year prior to the improvement **and upon which the cost of remodeling is at least \$2500.00, as described in ORC Section 3735.67;**
- existing rental housing, containing not more than two housing units, upon which the remodeling cost is at least fifty percent (50%) of the current assessed value of the existing structure (excluding land) as determined by the County Auditor for the tax year prior to the improvement **and upon which the cost of remodeling is at least \$2500.00, as described in ORC Section 3735.67;**
- conversion of rental housing to owner-occupied housing, containing not more than two units, upon which the remodeling cost is at least fifty percent (50%) of the current assessed value of the existing structure (excluding land) as determined by the County Auditor for the tax year prior to the improvement;
- conversion of existing commercial property containing not more than two units, to owner-occupied housing units upon which the remodeling cost is at least fifty percent (50%) of the current assessed value of the existing structure (excluding land) as determined by the County Auditor for the tax year prior to the improvement.

(b) One hundred percent (100%) for twelve (12) years for the remodeling of:

- owner-occupied dwellings containing more than two housing units and upon which the remodeling cost is at least twenty percent (20%) of the current assessed value of the existing structure (excluding land) as determined by the County Auditor for the tax year prior to the improvement **and upon which the cost of remodeling is at least \$5000.00 as described in ORC Section 3735.67;**
- existing rental housing, containing more than two housing units, upon which the remodeling cost is at least fifty percent (50%) of the current assessed value of the existing structure (excluding land) as determined by the County Auditor for the tax year prior to the improvement **and upon which the cost of remodeling is at least \$5000.00 as**

described in ORC Section 3735.67;

- conversion of rental housing to owner-occupied housing, containing more than two units, upon which the remodeling cost is at least fifty percent (50%) of the current assessed value of the existing structure (excluding land) as determined by the County Auditor for the tax year prior to the improvement.
- conversion of existing commercial property containing more than two units, to owner-occupied housing units upon which the remodeling cost is at least fifty percent (50%) of the current assessed value of the existing structure (excluding land) as determined by the County Auditor for the tax year prior to the improvement.

(c) One hundred percent (100%) for ten (10) years for:

- construction of new owner-occupied dwelling.
- construction of new owner-occupied dwellings containing more than two housing units.

A pre-application will be required to insure the compatibility with neighborhood plans and to insure the maintenance of existing streetscape lines, style, scale setbacks and landscaping features compatible with neighborhood.

**Section 2.** That Ordinance 1608-2008 is hereby amended to include the following Section:

**Section 9. To administer and implement the provisions of this Ordinance, the Administrator of the Department of Development's Housing Division is designated as the Housing Officer as described in Sections 3735.65 through 3735.70 of the Ohio Revised Code.**

**Section 3.** For the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.