



## Legislation Details (With Text)

**File #:** 1716-2012      **Version:** 1

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

**File created:** 7/18/2012      **In control:** Development Committee

**On agenda:** 7/30/2012      **Final action:** 8/1/2012

**Title:** To amend Ordinance 2156-2011, passed December 5, 2011, amending and extending the Weinland Park-University Area F Community Reinvestment Area for the purpose of revising the area of eligibility for new construction rental abatement; and to declare an emergency.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
8/1/2012	1	CITY CLERK	Attest	
7/31/2012	1	MAYOR	Signed	
7/30/2012	1	COUNCIL PRESIDENT	Signed	
7/30/2012	1	Columbus City Council	Approved	Pass

**BACKGROUND:**

Ordinance 2156-2011, passed December 5, 2011, created the Weinland Park - University/ Area F 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 providing eligibility for new construction rental for a broader area within the CRA be added. After careful consideration of the issue, the eligibility for new construction rental has been provided for the entire CRA.

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 2156-2011, passed December 5, 2011, amending and extending the Weinland Park-University Area F Community Reinvestment Area for the purpose of revising the area of eligibility for new construction rental abatement; and to declare an emergency.

**WHEREAS,** Ordinance 2156-2011, passed December 5, 2011, amended the Weinland Park- University Area F Community Reinvestment Area (CRA); and

**WHEREAS,** following its review of the City's Petition for Area Certification the State's Department of Development requested that language providing eligibility for new construction rental for a broader area within the CRA be added be

added to the ordinance; 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 2 of Ordinance 2156-2011 is hereby amended to read as follows.

Section 2. Pursuant to ORC Section 3735.66, The CRA established by the Original CRA Ordinance is hereby reaffirmed in the following described areas in Exhibit 2:

**DESCRIPTION OF PROPERTY**

Weinland - Park University/ Area F

The following real estate situated in the City of Columbus, County of Franklin and State of Ohio.

All residentially-zoned properties within the following boundaries:

Weinland Park - University/ Area F is hereby established in the following described area:

North: Bounded by Hudson Street (including by the rear property lines on the north side of Hudson).

South: Bounded by East Avenue (including rear property lines on the south side of East Fifth Avenue).

West: Bounded by Pearl Alley, east of High Street (including rear property lines on the west side of Pearl Alley).

East: Interstate 71.

Only residentially zoned properties or residentially-used conversion properties consistent with the applicable zoning regulations and variances thereto within the designated CRA will be eligible for exemptions under this Program.

This Ordinance and the Original CRA Ordinance will provide an exemption from real property tax on the increased valuation on previously commercial buildings that are converted to owner-occupied housing units, on single-family homes, on multi-family owner occupied housing, on existing residential rental properties, on existing multi-family housing units within the established boundaries and on construction of new rental housing located **within the established boundaries**.

**Section 2.** That Section 3 of the ordinance is hereby amended to read as follows:

Section 3. Section 3 of the Original CRA Ordinance is hereby deleted, Exhibit 5 is hereby added to the Original CRA Ordinance as Exhibit C and Section 4 of the Original CRA Ordinance is hereby amended and restated in its entirety as follows:

All properties identified in Exhibit 2 as being within the designated Weinland Park - University/ Area F Community Reinvestment Area are eligible for this abatement if they meet the criteria stated in Section 4 of this Ordinance: including vacant residentially-zoned parcels; owner occupied residential properties; commercial properties being converted to housing units; existing residential rental properties; or new rental housing located **within the established boundaries**. Pursuant to ORC Section 3735.66, it is hereby stipulated that all of the foregoing uses are classified as residential uses for purposes of ORC Sections 3735.65 to 3735.70 and for purposes of the exemptions authorized thereunder.

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.;

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 and upon which the cost of remodeling is at least \$2500.00 as described in ORC Section 3735.67.

conversion of previously commercial buildings to owner-occupied housing units 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 and upon which the cost of remodeling is at least \$2500.00 as described in ORC Section 3735.67.

- (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.

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 and upon which the cost of remodeling is at least \$5000.00 as described in ORC Section 3735.67.

conversion of previously commercial buildings to owner-occupied housing units 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 and upon which the cost of remodeling is at least \$5000.00 as described in ORC Section 3735.67.

(c) One hundred percent (100%) for fifteen (15) years for newly built:

construction of new owner-occupied dwellings.

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

construction of new rental housing.

The Housing Officer may require a pre-application 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 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.