



**NAIOP
CENTRAL OHIO
MULTIFAMILY
DEVELOPMENT
BRIEFING**

MONTROSE LAW FIRM, LLC



Central Ohio Multifamily Development Briefing

MONTROSE LAW FIRM, LLC



Dave Robinson, Esq.
Managing Partner



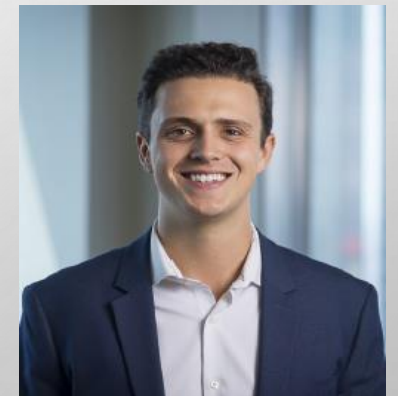
Nate Green
Director, Economic Development



Jamie Beier Grant
Director, Economic Development Planning



Tim Biggam
Director, Government Relations



Harrison Crume
Manager, Economic Development

CENTRAL OHIO MULTIFAMILY DEVELOPMENT BRIEFING



Montrose Law Residential Development Entitlement and Economic Development Incentive Process

Project Definition

Economic Impact Statement

Project Introduction

Land Use Entitlements and Zoning

Economic Development Incentives



CENTRAL OHIO MULTIFAMILY DEVELOPMENT BRIEFING

Role of Economic Impact Statements

Input – Output Model

- Examines the effect of an event on an economy in a specific area
- Measures changes in a specific area related to:
 - Business or Project Capital Investment
 - Job creation – Direct, Indirect, Induced
 - Associated wages of impacted jobs
 - Taxes/Revenues to communities, states, and federal government
- Estimates downstream impacts on supporting and ancillary industries



CENTRAL OHIO MULTIFAMILY DEVELOPMENT BRIEFING

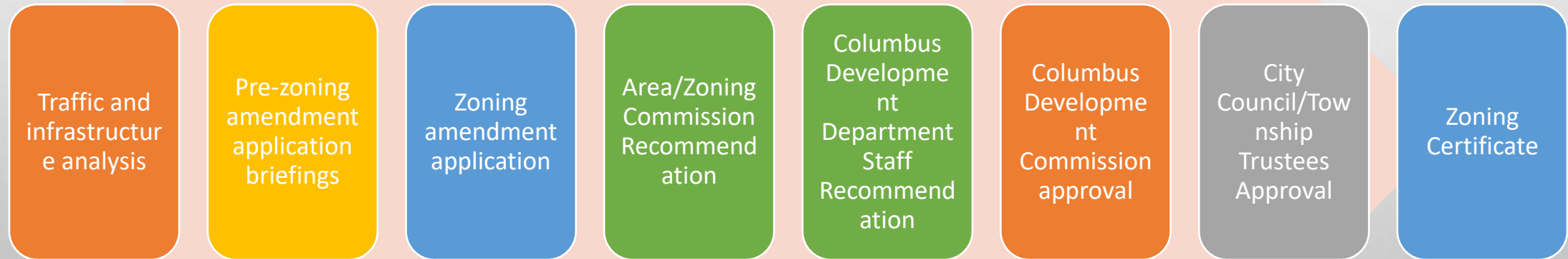
Ohio Rent Control Law

- Local governments are prohibited for enacting rent control or rent stabilization ordinances unless the property is owned by the political subdivision or is related to voluntary agreements or incentives to increase or maintain the supply or improve the quality of available residential premises to promote affordable housing provided under LIHTC or similar programs or where, in return for granting some type of tax abatement or credit, the city requires, and the owner agrees, to limit rents.
- “Rent control” defined as “requiring below-market rents for residential premises or controlling rental rates for residential premises in any manner”
- “Rent stabilization” is defined as “allowing rent increases for residential premises of a fixed amount or on a fixed schedule as set by a political subdivision”



CENTRAL OHIO MULTIFAMILY DEVELOPMENT BRIEFING

Central Ohio Zoning Process





CENTRAL OHIO MULTIFAMILY DEVELOPMENT BRIEFING

Downtown Columbus Commission

- 4,000 plus parcels in Downtown Columbus
- Design Guidelines were adopted by City Council in July 2013
- Functions as the district's development review body-serving as the Development Commission, Board of Zoning & Adjustment, and Graphics Commission
- Evaluates applications based on their compliance with the provisions of CC 3359 and the Downtown Design Guidelines
- Considers city-adopted plans and policies for the downtown and related applicable regulatory requirements
- No rezoning for transitioning existing office into residential
- Companies seeking to transition an existing use need to seek a change of use permit provided by the Columbus Building and Zoning Services
- Downtown Commission will review any exterior modifications to the building or site plan, graphics and lighting
- Pre-1994 CRA



CENTRAL OHIO MULTIFAMILY DEVELOPMENT BRIEFING

Ohio Residential Economic Development Tax Incentives

Community Reinvestment Area Tax Abatement	Tax Increment Financing	Downtown Redevelopment Districts	New Community Authority	Transformational Mixed Used Development Tax Credit
Special Improvement District	Ohio Historic Preservation Tax Credit	Ohio New Market Tax Credit	Ohio Opportunity Zone Tax Credit	Ohio Sales Tax Exemption
		Prohibition of Rent Control		



CENTRAL OHIO MULTIFAMILY DEVELOPMENT BRIEFING



Questions?



Contact

[drobinson@montrosegroupllc.com](mailto:d robinson@montrosegroupllc.com)

ngreen@montrosegroupllc.com