



Housing & Health and Human Development Committees
Wednesday April 28, 2010
5:30 p.m.
City Council Chambers
Chair: Charleta B. Tavares

AGENDA

Health and Human Development Committee

- Legislative Review

Housing Committee

- Legislative Review

PUBLIC HEARING-VACANT AND ABANDONED HOUSING LEGISLATION

- City Attorney Richard Pfeiffer
- Public comment

FUTURE DATES FOR THE HOUSING & HEALTH, AND HUMAN DEVELOPMENT COMMITTEE MEETINGS

5/05/10
5/19/10
6/02/10
6/16/10
7/07/10
7/21/10
8/17/10 HHH Briefing
8/18/10 HHH Briefing
9/08/10
9/22/10
10/06/10
10/20/10
11/03/10
11/17/10
12/01/10
12/14/10 Budget Briefing Hearing
12/15/10 Budget Briefing Hearing

Legislation Pending May 2010

HOUSING

0561-2010 AMERICAN ADDITION INFRASTRUCTURE IMPROVEMENTS (\$110,000)

This ordinance amends Ordinance 1207-2008, passed on July 14, 2008, that authorized the Directors of the Departments of Development and the Public Service to enter into a development agreement with Central Ohio Housing Development Organization, Inc., for street and infrastructure improvements in the public right of way. The project, American Addition is in the Columbus Public School District and has boundaries of Twelfth Avenue to the north, Dewey Avenue to the south, Joyce Avenue to the west and Puritan Avenue to the east. This legislation amends the boundaries for the first phase of the project for infrastructure improvements to begin with a new water line running from Joyce Avenue along to Woodford Avenue and including all necessary infrastructure improvements beginning at Woodford Avenue from the west side of the intersection of Cushing Alley to the east side of the intersection of Miantonomah Alley, Lee Avenue from south of Woodford Avenue to Helena Alley, and south of Woodford Avenue to Helena Alley and Cushing Alley from south of Woodford Avenue to Helena Alley. This legislation also increases the amount of funding from \$1,000,000 to \$1,110,000. The project in total will consist of 120 redeveloped lots in total with 12 homes constructed in the first phase. Additional funds for this project are available as cash in the 2009 CIB under Fund 735 Northland and Other Acquisitions.

0565-2010 SAFECO ENVIRONMENTAL, Inc.: ASBESTOS ABATEMENT (\$33,982)

In response to the housing mortgage crisis, the City of Columbus has been awarded \$22,845,495 of Neighborhood Stabilization Program (NSP) grant funds from the U.S. Department of Housing and Urban Development (HUD). The City of Columbus has 18 months ending September 2, 2010 to obligate the entire grant. These funds will provide for the purchase of foreclosed or abandoned properties, and the redevelopment, rehabilitation or demolition of these properties in order to stabilize neighborhoods and stem the decline of values of neighboring homes. This legislation will implement asbestos abatement, a prerequisite to the demolition portion of the NSP program, for 1292-1294 N. Fifth St. and 1329-1331 N. Sixth St. by authorizing the Development Director to enter into a contract with Safeco Environmental, Inc. to provide asbestos abatement services on blighted vacant structures. Safeco Environmental, Inc. was selected from a pool of five companies that responded to the request for bids under the informal bid process in City Code 329.08. The Land Redevelopment Office expected the lowest bid to be under \$20,000, however, the lowest bid was \$29,550, exceeding the limit for informal bidding. The company was selected based on lowest bid, prior experience, and qualifications. The formal bidding process must be waived to award this contract under City Code 329.09. In order to cover any unforeseen overages, this contract will need a 15% contingency for a total of \$33,982. Funding is available from an NSP grant from the U.S. Department of Housing and Urban Development (HUD). The Department's 2009 NSP budget includes funds for the abatement of asbestos prior to the demolition of properties.

0614-2010 COMMUNITY SHELTER BOARD, EMERGENCY SHELTER GRANT (\$283,655)

This legislation authorizes the appropriation and expenditure of \$283,655 from the General Government Grant Fund for the Department of Development to contract with the Community Shelter Board (CSB) for the purpose of continuing the city's support for homeless emergency shelters. The funds are from an Emergency Shelter Grant (ESG) received from the U.S. Department of Housing and Urban Development

(HUD) for the provision of homeless services. Funds will be used in accordance with the Consolidated Plan submitted to HUD. The CSB will disburse the funds to various providers of services to homeless individuals and families, and will monitor those provider activities. The CSB has been selected because of their history with the city and the homeless service community in the coordination of emergency shelter services, as well as, the CSB's established administrative procedures to effectively and efficiently implement such services.

0623-2010 2010 HOME FUND APPROPRIATION and EXPENDITURE (\$5,006,538)

This ordinance authorizes the appropriation and expenditure of FY 2010 HOME monies and program income within the HOME Investment Partnerships Program for the Department of Development. The funds will assist 1st time homebuyers, for-profit and non-profit organizations with grants and no or low interest loans for projects designed to increase and preserve the local supply of decent, safe, sanitary, and affordable housing for low and moderate income families. This ordinance is in accordance with the 2010-2014 Consolidated Plan and application to the U.S. Department of Housing and Urban Development (HUD). The funds will be allocated as follows: \$3,792,076.60 for the Affordable Housing Opportunity Fund, \$780,980.70 for the HUD required 15% set aside for projects developed by Community Housing Development Organizations (CHDO), \$260,326.90 for CHDO operating set-aside, and \$173,153.80 for HOME administration. The City of Columbus is awarded \$5,206,538 by HUD in Fiscal Year 2010 to fund various housing assistance activities under the HOME Investment Partnerships Act. In addition, the City has generated \$525,000 of HOME program income that is required to be used for HOME-eligible activities. This ordinance requests the appropriation of \$5,006,538 and expenditure of \$4,573,057.30 from the total FY 2010 HOME entitlement and program income amounts of \$5,731,538. A separate ordinance will authorize the expenditure of the remaining HOME funds for CHDO operating grants (\$260,326.90). Ordinance No. 0116-2010 passed January 25, 2010 authorized the appropriation and expenditure of 2010 HOME funds for Tenant-based Rental Assistance grants (\$325,000) and HOME Administration (\$400,000).

0625-2010 COMMUNITY DEVELOPMENT COLLABORATIVE - CHDO OPERATING SUPPORT (\$260,326.90)

The City is a participating jurisdiction receiving federal funds under the HOME Investment Partnerships Program (HOME) of the U. S. Department of Housing and Urban Development (HUD). The regulations of the program provide that up to five percent of the annual allocation may be granted to Community Housing Development Organizations (CHDOs) to pay operating costs of the agencies. CHDOs are nonprofit organizations that work in neighborhoods to develop affordable housing through rehabilitation of existing housing stock or new in-fill construction. This legislation authorizes the expenditure of \$260,326.90 of HOME Funds and also authorizes the Director of Development to enter into a contract with the Community Development Collaborative of Greater Columbus (Collaborative) to serve in the role as a funding intermediary, facilitator of training, and builder of organizational capacity. These funds leverage additional public and private funds for operating support of CHDOs. The City and the Collaborative have collectively developed a process for distribution of the funds. The Collaborative will administer contracts for the following CHDOs: Community Development for All People \$52,581.50; Franklinton Development Association \$52,581.50; Greater Linden Development Corporation \$50,000.90; Homes on the Hill, CDC \$52,581.50; and MiraCit Development Corporation \$52,581.50.

0653-2010 LAND BANK PARCEL DISPOSITIONS: COLUMBUS HOUSING PARTNERSHIP - NOBO REDEVELOPMENT

Three properties currently held in the Land Bank have been approved for disposition. In order to complete the transfer, authorization is needed for the Director of the Department of Development to execute any and all agreements and deeds for conveyance of such real property. This legislation will authorize the Director of the Department of Development to sell three properties from the Columbus Land Bank to Columbus Housing Partnership at 183 N. Twenty-first Street, N. Twentieth Street, Lot 92, and 230 N. Twentieth Street for \$1,500 plus recording costs. The parcels are located within the North of Broad (NOBO) development within the King-Lincoln District. Three new houses will be constructed by Homeport, a division of Columbus Housing Partnership and sold to owner-occupants. The redevelopment will be funded through the Neighborhood Stabilization Program. The houses will be constructed to meet the City AWARE Standards for green construction. The proposed development is supported by the Near East Area Commission.

0658-2010 LAND BANK PARCEL DISPOSITIONS FOR NSP

This legislation authorizes the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of 102 parcels of real property held in the Land Bank pursuant to the Land Reutilization Program and Neighborhood Stabilization Program (NSP). Ordinances 0234-2009 and 0136-2009 authorized the Land Redevelopment Office to acquire foreclosed-upon residential properties as proposed in the Neighborhood Stabilization Program Application. Authorization is now necessary to transfer properties acquired by the Land Redevelopment Office under both the NSP and under the Land Reutilization Program to non-profit developers for NSP redevelopment projects. All properties within this legislation will be funded within the 25% portion of the NSP funds required to benefit residents at 50% or below of the area median income. The houses will be redeveloped with Neighborhood Stabilization Funds and include houses for the following projects:

1. 27 residential homes and vacant lots to be transferred to Hilltop Homes, LP for the Hilltop Homes project. The project is a partnership between Buckeye Community Hope Foundation and Homes on the Hill, CDC to develop 30 lease-purchase homes for residents at or below 50% area median income. The project will be funded with both City and State of Ohio Neighborhood Stabilization Program Funds.
2. 26 residential homes and vacant lots to be transferred to Ohio Land Acquisition, LLC for the Boulevard Homes project in Franklinton. The project is a partnership between NRP Group and Franklinton Development Association to develop 40 lease-purchase homes for residents at or below 50% area median income. The project will be funded with City and State of Ohio Neighborhood Stabilization Program Funds and Low Income Housing Tax Credits. (continued on next page)
3. 21 residential homes residential homes and vacant lots to be transferred to Whittier Landing Housing, LLC for the Whittier Landing Project located in south Columbus. The project will consist of 40 lease purchase houses for residents at or below 50% area median income and will be funded with City and State of Ohio Neighborhood Stabilization Program Funds and Low Income Housing Tax Credits.
4. One four-family dwelling at 1221-1227 S. 22nd Street to the Affordable Housing Trust of Columbus and Franklin County. The project is currently in funding review to redevelop with Neighborhood Stabilization Funds to rent to tenants at or below 50% area median income.

5. Five residential homes to be transferred to Franklinton Development Association as a part of the Boulevard Homes and Sullivant Homes project. Sullivant Homes consist of 4 two-family dwellings to rent to tenants at or below 50% area median income.
6. 22 residential homes will be transferred to Habitat for Humanity to serve 50% area median income families.

0659-2010 LAND BANK PARCEL DISPOSITION: COLUMBUS HOUSING PARTNERSHIP - NOBO CONDOMINIUMS DEVELOPMENT

One property currently held in the Land Bank is proposed for disposition under the Neighborhood Stabilization Program (NSP). In order to complete the transfer, authorization is needed for the Director of the Department of Development to execute any and all agreements and deeds for conveyance of such real property. 1072 E. Long Street (010-003798), will be sold to Columbus Housing Partnership (CHP), for the sum of \$1,500 plus recording fees, to develop a 7-unit condominium development. CHP will build the condominiums as a part of the North of Broad project and will sell the completed units to homeowners. The property was a City of Columbus Environmental Court Foreclosure purchased with Neighborhood Stabilization Funds. The redevelopment will be funded through the Neighborhood Stabilization Program. The condominiums will be constructed by Homeport, a division of Columbus Housing Partnership, and will meet the City AWARE Standards for green construction. The proposed development is pending review by the Near East Area Commission.

HUMAN DEVELOPMENT

No pending legislation

HEALTH

0585-2010 ART WALK GRANT PROJECT

The Columbus Health Department has been awarded a grant from The Greater Columbus Arts Council for the Art Walk Project. This ordinance is needed to accept and appropriate \$4,000 in grant money to fund this program for the period May 1, 2010 through December 31, 2010.

The Art Walk Project increases opportunity for physical activity for residents and visitors by participating in a fitness walk highlighting Columbus public art – architecture – and places of interest in the central Ohio area.

0610-2010 2010 HOPWA ADDITIONAL APPROPRIATION

The 2010 Consolidated Plan Action Plan Budget and the annual filing of the plan application with the U. S. Department of Housing and Urban Development were authorized by Ord 1330-2009. The Columbus Health Department has been awarded a grant from the U.S. Department of Housing and Urban Development (HUD), in the amount of \$735,952. Ordinance No. 0080-2010 authorized the appropriation of \$416,300 in grant money. This ordinance is needed to appropriate an additional \$319,652 in grant money to fund the Housing Opportunities for Persons with AIDS (HOPWA) grant program. This grant is for the period January 1, 2010

through December 31, 2010.

The HOPWA program provides for the implementation of long-term comprehensive strategies for meeting the housing needs of low income persons with HIV/AIDS and their families. Eligible activities include providing housing information services; resource identification; acquisition, rehabilitation, conversion, lease, and repair of facilities to provide housing and services; new construction of housing units; project or tenant-based rental assistance; short-term rent, mortgage and utility payments; supportive services; technical assistance and administrative support.

0634-2010 RYAN WHITE HIV CARE GRANT

The Columbus Health Department has been awarded a grant from the Ohio Department of Health. This ordinance is needed to accept and appropriate \$78,500 in grant money to fund the Federal HIV Care grant program, for the period April 1, 2010 through March 31, 2011. The Federal HIV Care grant program enables the Columbus Health Department to plan and evaluate activities related to improving local care services and to provide comprehensive case management services to persons living with HIV/AIDS and their support persons in central Ohio.

*****DRAFT VACANT AND ABANDONED PROPERTY LEGISLATION*****

4703.01 - Definitions

For purposes of Title 47 the definitions found in Title 45 and the following definitions apply:

- A.
"Code enforcement officer" means a property maintenance inspector, or a property maintenance inspector trainee, or a duly authorized representative of the director.
- B.
"Department" means the department of development.
- C.
"Director" means the director of the department of development or his or her designee.
- D.
"Evidence of Vacancy" means any condition that on its own or combined with other conditions present would lead a reasonable person to believe that the property is vacant and not occupied by authorized persons. Such conditions include, but are not limited to, overgrown and/or dead vegetation, accumulation of newspapers, circulars, flyers and/or mail, past due utility notices and/or disconnected utilities, accumulation of trash, junk and/or debris, the absence of window coverings such as curtains, blinds and/or shutters, the absence of furnishings and/or personal items consistent with residential habitation, and statements by neighbors, passersby, delivery agents, or government employees that the property is vacant.
- E.
"Graffiti" means any inscription, design, word, figure, or mark of any type drawn, marked, painted, tagged, etched, scratched, or written upon any upon any building, bridge, fence, gate, rock, structure, tree, wall, or other property visible to the public that defaces, damages, or destroys any public or private, real or personal

property.

F.

"Owner" means any of the following:

1.
The owner of record as shown on the current tax list of the auditor of Franklin, Delaware, Pickaway, Licking, or Fairfield County, Ohio;
2.
The mortgage holder of record, if any, as shown in the mortgage records of the recorder of Franklin, Delaware, Pickaway, Licking, or Fairfield County, Ohio;
3.
Any person who has a freehold or lesser estate in the premises;
4.
A mortgagee or vendee in possession. "In possession" means someone who evidences charge, care or control of the premises, and includes someone to whom the sheriff of Franklin, Delaware, Pickaway, Licking, or Fairfield County has issued a deed for the premises whether or not the deed has been recorded;
5.
Any person who has charge, care of control of the premises as agent, executor, administrator, assignee, receiver, trustee, guardian or lessee;
6.
Any person who holds himself or herself out to be in charge, care or control of the premises as evidenced by negotiating written or oral lease agreements relative to the premises, collecting rents for the premises, performing maintenance or repairs on the premises or authorizing others to perform maintenance or repairs on the premises.

G.

"Public nuisance" means any of the following:

1.
Any building, premises or real estate, including vacant land, or any appurtenance thereto which is not in compliance with any building, housing, nuisance abatement, air pollution, sanitation, health, fire, zoning or safety code of the city of Columbus;
2.
Any building, premises or real estate, including vacant land, or any appurtenance thereto upon which its real property taxes have remained unpaid in excess of one (1) year from date of assessment;
3.
Any building, premises or real estate, including vacant land, or any appurtenance thereto on which a felony violation of Ohio Revised Code Chapters 2925 or 3719 has occurred;
4.
Any building, premises or real estate, including vacant land, or any appurtenance thereto as defined as a nuisance or public nuisance in Ohio Revised Code Chapter 3767.
5.
Any building, premises or real estate, including vacant land, or any appurtenance thereto that is used or occupied by a criminal gang (as defined in RC 2923.41) on more than two (2) occasions within a one (1)-year period to engage in a pattern of criminal gang activity (as defined in RC 2923.41).
6.
Any building, premises or real estate, including vacant land, or any appurtenance thereto used in violation of Ohio Revised Code Chapter 2915.

H.
“Vacant property” means the following for the purpose of registration:
A dwelling that is not being occupied as a home, residence or sleeping place for one or more persons under a lease, rental agreement or permission of the owner; or a dwelling that is not being used for any purpose; or a dwelling that has been ordered vacant or becomes vacant by virtue of being declared unfit for habitation by a code enforcement officer; or any building or structure that is not being used for any purpose.

(Ord. 0946-04 § 2 (part); Ord. 897-05 § 2: Ord. 374-06 § 3.)

Chapter 4711 – ~~NEGLECTED-VACANT PROPERTIES~~ REGISTRY

- 4711.01 - Registry of ~~neglected~~ vacant properties.
- 4711.03 – ~~Neglected~~ Vacant properties to be registered.
- 4711.05 - Owner's affidavit.
- 4711.07 - Registration fee.
- 4711.09 - Requirement to keep information current.
- 4711.11 – ~~Criminal and civil penalties~~ Property Maintenance and Insurance.
- 4711.13 – Statement of Intent.
- 4711.15 - Criminal and civil penalties.

4711.01 - Registry of ~~neglected~~ vacant properties.

There is hereby created in the department of development a Registry of ~~Neglected~~ Vacant Properties. This registry shall be available for public inspection during regular business hours of the department.

(Ord. 0947-04 § 1 (part); Ord. 897-05 § 6 (part).)

4711.03 - ~~Neglected~~ Vacant properties to be registered.

- A.
An owner is required to register in the Registry of ~~Neglected~~ Vacant Properties those parcels of real property:
- ~~1.~~
Upon failure to abate a public nuisance as required by a notice of violation issued by a code enforcement officer, a court order or an order of the safe neighborhood review board; and
 - ~~2.~~
On which a vacant building, buildings, or structure exists. ~~edat the time the notice or order required such nuisance to be abated.~~

B.

Owners of real property may petition to have a property removed from the Registry of ~~Neglected~~ Vacant Properties in the following manner:

~~1.~~

The owner shall provide evidence that the structure is legally occupied and no longer vacant. Such evidence shall be submitted at the time of petition in the form of utility bills, photographs of occupancy, affidavits from neighbors, or any other evidence that would indicate to a

reasonable person that the building is legally occupied and not vacant.

~~public nuisance(s) required to be abated by a notice of violation issued by a code enforcement officer, a court order or of the safe neighborhood review board, have been abated. Such evidence shall be submitted in writing on a form provided for that purpose, and~~

~~2.~~

~~The owner can verify there is no active safe neighborhood review board or court action associated with enforcement of the nuisance issues, and~~

~~3.~~

~~A minimum time period of six (6) months has elapsed since the property was first registered.~~

(Ord. 0947-04 § 1 (part); Ord. 897-05 § 6 (part).)

4711.05 - Owner's affidavit.

Owners who are required to register their properties in the Registry of ~~Neglected~~ Vacant Properties shall submit for filing in the Registry for ~~Neglected~~ Vacant Properties an affidavit in which the owner affirms as true the following information:

1.

The name and telephone number of the owner of the property. The definition of owner as defined in Section 4703.01(D) applies to this requirement.

2.

A mailing address where mail may be sent that will be acknowledged as received by the owner. If certified mail/return receipt requested is sent to the address and the mail is returned marked "refused" or "unclaimed," or if ordinary mail sent to the address is returned for ~~whatever any~~ reason, then such occurrence shall be prima facie proof that the owner has failed to comply with this requirement.

3.

~~The name of an individual responsible for the care and control of the property. Such individual may be the owner, if the owner is an individual, or may be someone other individual.~~
designated by the owner as the authorized agent for receiving notices of code violations, for receiving process, in any court proceeding or administrative enforcement proceeding, on behalf of the owner in connection with the enforcement of this code. This agent is also responsible

for the care and control of the property. Such individual may be the owner, if the owner is an individual, or may be some other individual. By designating an authorized agent under the provisions of this subsection, the owner is consenting to receive any and all notices of code violations concerning the registered building and all process in any court proceeding or administrative enforcement proceeding brought to enforce code provisions concerning the registered building by service of the notice or process on the authorized agent. Any owner who has designated an authorized agent under the provisions of the subsection shall be deemed to consent to the continuation of the agent's designation for the purposes of this subsection until the owner notifies the department of development of a change of authorized agent or until the owner files a new annual registration statement. Any owner who fails to register a vacant building under the provisions in this ordinance shall further be deemed to consent to receive, by posting at the building, any and all notices of code violations and all process in an administrative proceeding brought to enforce code provisions concerning the building.

4.

A current address, phone number and fax or email address (if fax and email addresses are available) where communications may be sent that will be acknowledged as received by the ~~individual responsible~~ authorized agent for the care and control of the property. If certified mail/return receipt requested is sent to the address and the mail is returned marked "refused" or "unclaimed," or if ordinary mail sent to the address is returned for ~~whatever~~ any reason, then such occurrence shall be prima facie proof that the owner has failed to comply with this requirement.

5.

~~In those instances where the real property is vacant land or has on it a vacant building(s) or structure(s) and has been found to be a public nuisance, proof that the owner has sufficient financial responsibility to abate any nuisance condition which a court or the safe neighborhood review board finds exist on the property, and proof that the property is insured against fire and casualty loss in an amount equal to the fair market value of the property with an insurance company licensed to do business in the state of Ohio. The director shall establish rules regarding what information must be contained in a proof of financial responsibility.~~

(Ord. 0947-04 § 1 (part); Ord. 897-05 § 6 (part).)

4711.07 - Registration fee.

~~There shall be a one hundred dollar (\$100.00) fee for the filing of the original owner's affidavit. There shall be a one hundred dollar (\$100.00) fee for the filing of any additional or new owner's affidavit. An annual fee of one hundred dollars and no cents (\$100.00) must accompany the registration form. The fee and registration are valid for one calendar year.~~

(Ord. 0947-04 § 1 (part); Ord. 897-05 § 6 (part).)

4711.09 - Requirement to keep information current.

If at any time the information contained in the affidavit on file is no longer current, the owner must file, ~~within twenty (20) calendar days after the information becomes outdated,~~ a new affidavit listing current information.

(Ord. 0947-04 § 1 (part); Ord. 897-05 § 6 (part); Ord. 374-06 § 11.)

4711.11 - ~~Criminal and civil penalties.~~ Property Maintenance and Insurance

- A. The owner of any building that has become vacant, and any person maintaining, operating or collecting rent for any building that has become vacant shall do the following:
1. Secure the building as provided in Chapter 4707 of this Code;
 2. Retain a local property management company or responsible individual as the party responsible to inspect the vacant property on a timely basis to determine if the property is in compliance. The local property management company or responsible individual must have a central place of business located within the city of Columbus limits. The management company or responsible individual shall contact adjoining neighbors and provide a ~~the management~~ contact number in case of emergency or any other issues that may arise. The city may also implement additional remedies on a case by case basis requiring the responsible party of record to implement additional property maintenance or security measures, including installing additional security lighting, posting no trespassing notices, increasing on-site inspection frequency, or employment of an on-site security guard, etc.
 3. Post a sign affixed to the building indicating the name, address and telephone number of the owner and the authorized agent for the purpose of service of process. The sign shall be of a size and placed in such a location so as to be legible from the nearest public street or sidewalk, whichever is nearer; and
 4. Maintain the building in a secure and closed condition and maintain the sign until the building is again occupied, demolished or until rehabilitation of the building has been undertaken and completed.
- B. The owner of any building that has become vacant shall acquire or otherwise maintain liability insurance in an amount of not less than \$300,000.00 for buildings designed primarily for use as residential units and not less than \$1,000,000.00 for any other building, including, but not limited to, buildings designed for manufacturing, industrial, storage or commercial uses, covering sufficient to

cover any damage to any person or any property caused by any physical condition of or in any vacant building. Any insurance policy acquired after the building has become vacant shall provide for written notice to the Department of Development within thirty (30) days of any lapse, cancellation or change in coverage. The owner and the owner's authorized agent for service of process shall provide evidence of the insurance, upon request, to the Department of Development.

4711.13 – Statement of Intent

As part of registering or renewing the property, the owner shall also file a statement of intent. The statement of intent shall include the following information: (1) the expected period of vacancy, (2) a plan for regular maintenance during the period of vacancy; (3) a plan timeline for the lawful occupancy, rehabilitation, demolition, or sale of the vacant property. The statement of intent will be valid for the calendar year from the date of the original registration. A new statement of intent is required to be filed each time the property registration is renewed.

4711.15 – Criminal and Civil Penalties

Any individual who violates any provision of this ordinance is subject to both the criminal and/or civil penalties as defined in 4701.99