

Frequently Asked Questions – OTR SID

SID Overview

- How long is the term of the SID? The Working Group is proposing that the OTR SID run the same length of time as the Downtown SID, which is 4 years
- Does the SID extend to maintenance of the parks, and which ones? No
- How is the Board created and how does it ensure a representation of different kinds of property owners and community stakeholders? This is an important question that the Working Group cares very much about. One of the benefit of creating a SID is to put the decision-making

Geography

- How far out timewise would a SID north of Liberty be? This depends on a few factors, including redevelopment pace, support for an affirmative vote from the north property owners, and service needs. The Working Group would like to see as much of the OTR neighborhood covered by the same SID as soon as possible and feasible.
- How often will the opportunity for a SID north of Liberty be evaluated? The Working Group will work to make sure that this becomes a focus area for the Elected SID Board, which can regularly review and discuss this.

Election

- How are votes weighted in the election? In order for a SID to be approved, either 60% of Front Footage OR 75% of assessed value must approve.

Assessment

- According to the Ohio Revised code, if a building had frontage on a street, side alley and back alley, is all of that frontage? If the alley is publicly owned, then yes.
- On the issue of tax abatement, what is the value of the property that is assessed, market improvement value or market total value? Total Market Value at the time of the SID Election.
- If more properties come online, does the assessment per property go down? New properties that come online pay according to the assessed value at the time of the Election. Once a new Election takes place, all properties are given a new assessment for the next SID period.
- How are vacant lots assessed? The same as any other property.
- Are the City and County required to pay for properties they own? By law, they are not required to, but they have expressed a willingness and strong support for opting in. The County and City both pay into DCID currently.
- Can a property owner opt-out if a SID is approved? All property owners will have the opportunity to vote on whether to have a SID. If more than 60% of property owners approve the SID by affirmatively voting "yes" (a non-vote counts as a "no"), then ALL non-religious and non-publicly-owned property owners must pay the new assessment.
- How does tax abatement affect SID assessment? It has no effect. Sid Assessment is based on market value regardless of whether a tax abatement is in place.
- Are there tiers of pricing for properties owned by non-profit organizations? No

- Can landlords pass this cost to renters? Only if included in a lease agreement, and the tenant agrees to it.

Miscellaneous

- Have there been any studies that indicate a rise in rent (esp in low income areas) that correlate to instituting an SID? We will work to see what studies have been done on this, and what data has been collected.