

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT: Ordinances approving Historic Site Tax Exemptions for properties in Designated Historic Districts for the thirteen (13) properties located at: 1901 North Blvd; 209 E. Woodland St; 523 Bayland Ave; 1539 Rutland St; 1845 Harvard St; 101 Parkview St; 1433 Allston St; 1334 Ashland St; 518 Harvard St; 419 Euclid St; 606 Colquitt St; 208 East 8th St; 715 Pizer St; which meet the relevant eligibility requirements of Section 44-5 of the Code of Ordinances.

Category #

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Agenda Item#

FROM: (Department or other point of origin):

Origination Date

Agenda Date

Andy Icken
Chief Development Officer

SIGNATURES

Council Districts affected:

C,H

For additional information contact:

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Date and identification of prior authorizing Council Action: Ord. No. 2007-0658, Res. No. 2000-0028, Res. No. 2007-0048, Res. No. 2008-0004, Res. No. 2009-0040, Res. No. 2010-0039, Res. No. 2011-0015, Res. No. 2011-0016, Res. No. 2012-0043

RECOMMENDATION: (Summary)

That City Council adopt Ordinances approving Historic Site Tax Exemptions for properties in Designated Historic Districts for the thirteen (13) properties located at: 1901 North Blvd; 209 E. Woodland St; 523 Bayland Ave; 1539 Rutland St; 1845 Harvard St; 101 Parkview St; 1433 Allston St; 1334 Ashland St; 518 Harvard St; 419 Euclid St; 606 Colquitt St; 208 East 8th St; 715 Pizer St; which meet the relevant eligibility requirements of Section 44-5 of the Code of Ordinances.

Amount of Funding: No funding required.

Finance Budget:

SOURCE OF FUNDING: [] General Fund [] Grant Fund [] Enterprise Fund [] Other (Specify)

SPECIFIC EXPLANATION:

Section 44-5 of the Code of Ordinances provides an incentive for historic preservation in the form of a tax exemption for historic sites. Prior City Council designation of the property as a contributing structure in an historic district is a prerequisite to granting an historic site tax exemption. The property owner must then demonstrate to the Chief Development Officer that restoration and preservation expenditures were made in an amount equal to at least 50% of appraised value of the improvements and within the time frames prescribed in the Ordinance. The tax exemption amount is then calculated based on the amount spent on restoration, up to 100% of ad valorem taxes that would be owed the following year on the appraised value of improvements only (not land). The exemption is for a 15-year period but is capped each year at the exemption amount calculated for year one.


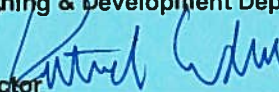
The owner of the following contributing structures is in historic district submitted sworn affidavits that meet the criteria set out in the Code of Ordinances. The table below shows the base value of improvement (pre-restoration), the amount of the restoration investment made by the property owner, the approximate dollar amount of the taxes that will be foregone for the first year based upon Harris County Appraisal District's 2014 property valuation and the City's current property tax rate, and the estimated maximum amount that would be exempt over 15 years:

Contributing Structure	Historic District	Base Yr. Improvement Value (HCAD)	Total Restoration Expenditure	Estimated Yr. One Exemption	Max. Estimated Exemption over 15 Yr.
1901 North Blvd	Boulevard Oaks	\$48,930	\$1,162,396	\$4,009	\$60,135
209 E. Woodland St	Germantown	\$74,638	\$238,728	\$1,476	\$22,140
523 Bayland Ave	Woodland Heights	\$55,356	\$115,016	\$3,843	\$57,645
1539 Rutland St	Houston Heights West	\$76,481	\$440,731	\$2,517	\$37,755
1845 Harvard St	Houston Heights East	\$42,176	\$330,579	\$12,544	\$188,160
101 Parkview St	Germantown	\$46,724	\$485,804	\$993	\$14,895
1433 Allston St	Houston Heights West	\$169,800	\$396,016	\$1,072	\$16,080
1334 Ashland St	Houston Heights West	\$7,000	\$419,246	\$1,643	\$24,645
518 Harvard St	Houston Heights South	\$212,000	\$215,754	\$1,362	\$20,430
419 Euclid St	Woodland Heights	\$141,316	\$279,433	\$1,077	\$16,155
606 Colquitt St	First Montrose Commons	\$35,000	\$114,972	\$221	\$3,315
208 East 8th Street	Houston Heights South	\$128,065	\$126,123	\$796	\$11,940
715 Pizer Street	Norhill	\$139,146	\$219,215	\$1,383	\$20,745

Since the properties have been designated as contributing structures in an historic district, and meet all other criteria, it is recommended that City Council grant each of the properties the exemption from ad valorem taxation provided under Section 44-5 of the Code of Ordinances.

cc: Marta Crinejo, Agenda Director
Anna Russell, City Secretary
David Feldman, City Attorney
Deidra Penny, First Assistant City Attorney

REQUIRED AUTHORIZATION

Finance Department: Director 	Planning & Development Department: Director 	Other Authorization:
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