



City of Columbus

Community Development Service Area Designation

Methodology and Map

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Strengthening communities through data, information, and knowledge.

Community Research Partners

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Community Research Partners is a non-profit research, evaluation, and data center based in Columbus, Ohio, with a mission to strengthen communities through data, information, and knowledge. CRP is a partnership of the City of Columbus, United Way of Central Ohio, The Ohio State University, and the Franklin County Commissioners. CRP is also central Ohio's data intermediary, and a partner in the Urban Institute's National Neighborhood Indicators Partnership. Since its inception, CRP has undertaken hundreds of projects in central Ohio, statewide, and across the country. We conduct social and demographic data collection and analysis; manage focus groups, interviews and surveys; and perform thorough programmatic evaluations. We then use all of the data at our disposal to develop concise, usable reports for a wide range of audiences. With every project, our goal is to partner with our clients to turn data into information that can guide organizational and community decision-making.

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Background

The City of Columbus engaged Community Research Partners to conduct a blighted areas analysis to help define the City of Columbus Community Development Service Area (CDSA). The CDSA Designation describes criteria to identify the geographic area of the City eligible for CDBG-funded activities to improve blighted, deteriorated, or deteriorating conditions. It represents an identifiable residential community and its associated commercial areas.

This study updates the existing CDSA boundaries, which were adopted on Nov 9, 2004, and extended in Feb 2010 through 2014. The extension through 2014 allowed for the 2010 Census data to become available, replacing the 2000 Census data on which the 2004 Designation was based. **This analysis of City and County data updates the CDSA Designation for 2014-2024.**

The areas in this analysis are based on 2010 Census Tract boundaries. The areas are evaluated by parcel information retrieved from City of Columbus and Franklin County resources. These resources have more complete, relevant, and recent data than the tract data available from the Census, so this analysis uses parcel data exclusively.

HUD Criteria and Local Definitions

In compliance with Title 1 of the Housing and Community Development act of 1974, the City must ensure that CDBG funds give maximum feasible priority to activities which carry out one of the three national objectives of the program. These objectives are 1) benefiting low- and moderate-income persons, 2) the prevention or elimination of slums or blight, or 3) meeting an urgent community development need because current conditions pose a serious threat to health or welfare. The blighted areas analysis addresses the national objective to prevent or eliminate slums or blight. To ensure maximum feasible priority to activities that prevent or eliminate slums or blight, the characteristics of the CDSA are determined by federal criteria. The criteria used in this analysis are taken from §570.208(b)(1) of the Code of Federal Regulations (CFR):

- The area, delineated by the recipient, meets a definition of a slum, blighted, deteriorated or deteriorating area under State or local law.
 - Local law: A “blighted area” as defined by the Columbus Code of Ordinances is a developed area within the corporate limits that substantially impairs the sound growth and planning of the community and is detrimental to the public health, safety, and welfare (§3501.07)
 - The impairment of and detriment to the area are by reason of:
 - Dilapidation and deterioration
 - Unsafe and unsanitary conditions
 - Or any combination of factors that substantially impairs the sound growth and planning of the community

AND

- The area meets the CFR criteria of least **25 percent** of properties throughout the area experience **one or more** of the following conditions:
 - Physical deterioration of buildings or improvements
 - Abandonment of properties
 - Abnormally low property values relative to other areas in the community

These City- and Federally-defined conditions are evaluated in aggregate by census tract.

Blight Indicator Table

Indicator #	Measure	Blight indicator	Defined condition	Source
1	# of properties with low appraised values	Count of parcels with a value below the threshold, contributing to at least 25% of properties*	Abnormally low property values (CFR), Combination of factors (City Code)	Franklin, Delaware, Fairfield County Auditors
2	# of vacant and abandoned structures	Count of vacancies contributing to at least 25% of properties	Physical deterioration, Abandonment of properties (CFR), Dilapidation and deterioration (City Code)	City of Columbus, Dept. of Development
3	# of vacant lots	Count of vacant lots contributing to at least 25% of properties	Physical deterioration, Abandonment of properties (CFR), Dilapidation and deterioration (City Code)	Franklin, Delaware, Fairfield County Auditors
4	# of code violations	Count of violations contributing to at least 25% of properties	Physical deterioration of buildings (CFR), Dilapidation and deterioration, Unsafe and unsanitary conditions (City Code)	City of Columbus, Dept. of Development
5	# of demolitions	Count of demolitions contributing to at least 25% of properties	Physical deterioration of buildings (CFR), Dilapidation and deterioration (City Code)	City of Columbus, Dept. of Development
6	Condition	Count of properties rated as "poor condition" by county auditor contributing to at least 25% of properties	Physical deterioration of buildings (CFR), Dilapidation and deterioration, Unsafe and unsanitary conditions (City Code)	Franklin, Delaware, Fairfield County Auditors
7	Land bank property	Count of properties owned by the Land Bank contributing to at least 25% of properties	Physical deterioration of buildings, Abandonment of property (CFR), Dilapidation and deterioration (City Code)	City of Columbus, Dept. of Development

*See appendix

Analysis

The analysis of parcels to identify blight must meet **both** the local (City of Columbus) and federal (HUD) definitions. The federal definition characterizes an area as blighted if 25 percent or more of its parcels are blighted. In the absence of a City-defined threshold, this analysis uses the same threshold for City indicators. A tract's final score is calculated based on the number of blighted parcels compared to the total number of parcels in that tract.

Parcel analysis structure and example

Parcel#	Indicator 1	Indicator 2	Indicator 3	Indicator 4	Indicator 5	Indicator 6	Indicator 7	Total Score	Is Blight?
Parcel 1	0	1	1	0	1	0	0	3	Y
Parcel 2	0	0	0	0	0	0	0	0	N
Parcel 3	1	1	1	0	1	1	1	6	Y

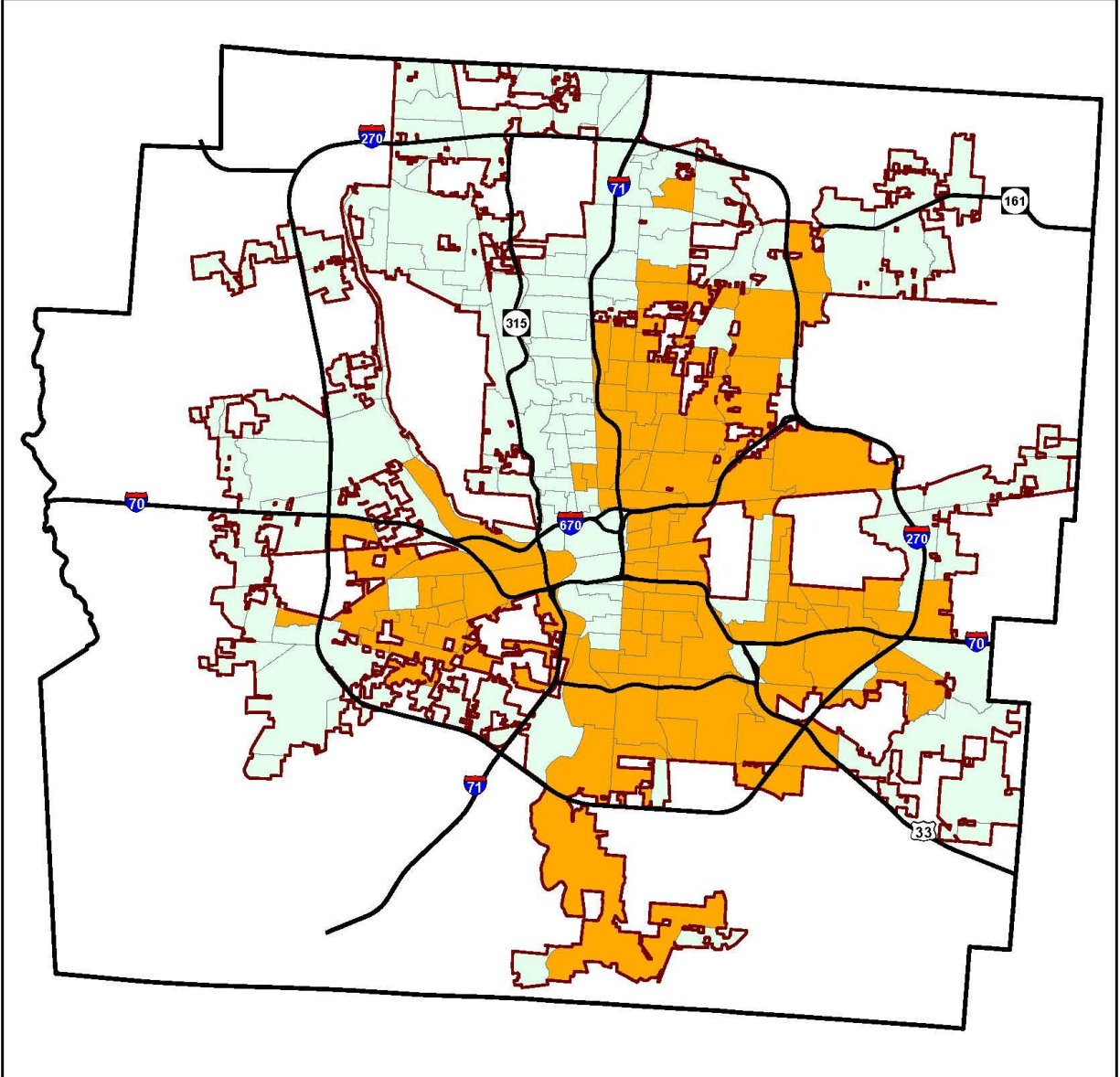
Tract analysis structure and example

Census Tract	# Total Parcels	# of blighted parcels	Percent Blighted	Blighted tract?
Tract 1	100	19	19%	N
Tract 2	207	142	69%	Y
Tract 3	620	105	17%	N

The percent of blighted parcels in Tract 2 is greater than 25%, so that tract is defined as a blighted tract and would be included in the Community Development Service Area Designation.

Map

2014-2024 Community Development Service Area Designation



 Non Blighted Tracts
 Blighted Tracts

 Corporation Boundary



0 1.5 3
Miles

Sources:
City of Columbus
Franklin County

Blighted Census Tracts

Census Tract	Total parcels	Blighted parcels	% Blighted	Census Tract	Total parcels	Blighted parcels	% Blighted
39049008340	1110	282	25.4%	39049008330	70	52	74.3%
39049010100	396	104	26.3%	39049008311	1066	798	74.9%
39049009420	94	25	26.6%	39049002900	466	350	75.1%
39049009430	2016	543	26.9%	39049003600	846	636	75.2%
39049001700	570	160	28.1%	39049007722	555	422	76.0%
39049007202	817	258	31.6%	39049001500	831	653	78.6%
39049007494	453	146	32.2%	39049007531	346	274	79.2%
39049980000	237	79	33.3%	39049005300	1363	1081	79.3%
39049003800	854	301	35.2%	39049002730	434	345	79.5%
39049007550	844	308	36.5%	39049007721	667	551	82.6%
39049009495	474	174	36.7%	39049008812	1623	1343	82.7%
39049008360	1981	733	37.0%	39049001400	1026	855	83.3%
39049001600	581	219	37.7%	39049005610	908	760	83.7%
39049009332	1154	458	39.7%	39049002510	1957	1666	85.1%
39049006933	571	231	40.5%	39049002300	1550	1321	85.2%
39049009373	1379	561	40.7%	39049007511	876	754	86.1%
39049007551	1368	580	42.4%	39049005410	871	750	86.1%
39049009371	789	335	42.5%	39049005000	2339	2021	86.4%
39049009590	230	103	44.8%	39049002600	1724	1495	86.7%
39049007534	349	173	49.6%	39049002800	1204	1054	87.5%
39049006945	504	263	52.2%	39049006100	1298	1138	87.7%
39049005100	299	158	52.8%	39049002750	935	820	87.7%
39049008822	941	517	54.9%	39049008720	1446	1274	88.1%
39049008163	287	162	56.4%	39049009323	745	657	88.2%
39049009325	507	293	57.8%	39049008312	1034	914	88.4%
39049002710	83	49	59.0%	39049004810	1118	994	88.9%
39049003700	1410	849	60.2%	39049000820	1383	1236	89.4%
39049009331	229	140	61.1%	39049008821	1464	1326	90.6%
39049008730	531	330	62.1%	39049006000	733	668	91.1%
39049004200	598	387	64.7%	39049004620	951	869	91.4%
39049008321	991	642	64.8%	39049008811	1259	1151	91.4%
39049007532	174	116	66.7%	39049002770	834	766	91.8%
39049008825	2318	1550	66.9%	39049008710	1011	930	92.0%
39049008322	1105	769	69.6%	39049004500	1810	1667	92.1%
39049004300	1558	1094	70.2%	39049005500	1979	1824	92.2%
39049000310	1119	787	70.3%	39049009337	990	916	92.5%
39049008210	671	478	71.2%	39049009312	734	680	92.6%
39049009372	1618	1188	73.4%	39049000920	1110	1030	92.8%
39049002520	874	648	74.1%	39049009333	734	682	92.9%

Census Tract	Total parcels	Blighted parcels	% Blighted	Census Tract	Total parcels	Blighted parcels	% Blighted
39049000720	1187	1109	93.4%	39049005900	1000	960	96.0%
39049005420	961	902	93.9%	39049009311	957	919	96.0%
39049004700	2081	1959	94.1%	39049005620	1110	1067	96.1%
39049009322	1289	1217	94.4%	39049007512	1557	1498	96.2%
39049004900	2184	2064	94.5%	39049000330	1020	983	96.4%
39049000320	1127	1068	94.8%	39049009321	881	853	96.8%
39049007520	733	696	95.0%	39049009334	1124	1090	97.0%
39049007710	1187	1128	95.0%	39049008813	1036	1011	97.6%
39049000730	1518	1455	95.8%	39049000910	1561	1524	97.6%
39049000710	1511	1450	96.0%	39049000810	1124	1098	97.7%
39049004820	1046	1004	96.0%				

Appendix

Real property values from the Franklin County Auditor's parcel data are used for the property value analysis. A non-residential parcel's total property value is the sum of its appraised value and tax exempt value. This value was then compared to the median property value of all non-residential properties in the City to determine those parcels with abnormally low property values. Residential parcels underwent a slightly different analysis that considers the impact of localized conditions on actual value. This localized impact can depress or inflate property values and is not necessarily captured by appraised values. To determine this impact on a census tract scale, a multiplier is applied to the value of each residential parcel within a tract. This multiplier is based on recent sale prices of residential properties within the tract.

The method for calculating the multiplier is as follows:

- All residential sale prices for the three most recent full years (2011-2013) are collected for each tract, and a sale price median is calculated for that tract.
- The ratio between the tract's sale price median and the tract's total appraised value median for residential properties is used as the tract's multiplier.
- This multiplier is applied to the total appraised value for *each parcel* within that tract, resulting in an adjusted total value for each parcel.

$$\text{Residential parcel property value} = \frac{\text{Tract sale price median}}{\text{Tract total appraised value median}} \times (\text{parcel exempt value} + \text{appraised value})$$

The method to determine if a parcel was blighted is as follows:

- The 1st quartile (Q1) of property values for the city is calculated for residential properties and non-residential properties separately. This value is the upper limit of the *lowest* quartile of property values in the city.
 - The Q1 residential value for Columbus is \$66,900
 - The Q1 non-residential value for Columbus is \$14,500
- Each parcel is compared to the Q1 value for its type, residential or non-residential. Those parcels with a property value falling under Q1 are considered blighted.