



Legislation Details (With Text)

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Title: To amend the Franklinton Community Reinvestment Area/Area G, for the purpose of expanding its boundaries by adding parcels to the existing Franklinton CRA and making new construction of rental housing an eligible activity in the Residential Tax Incentive program; and to declare an emergency.

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD2434-2012 EXHIBIT A Housing Survey FRANKLINTON, 2. ORD2434-2012 EXHIBIT B Map FRANKLINTON, 3. ORD2434-2012 EXHIBIT C PARCEL SITE ADDRESS FRANKLINTON

Date	Ver.	Action By	Action	Result
11/14/2012	1	CITY CLERK	Attest	
11/13/2012	1	MAYOR	Signed	
11/12/2012	1	COUNCIL PRESIDENT	Signed	
11/12/2012	1	Columbus City Council	Approved	Pass

BACKGROUND: This Ordinance amends the Franklinton Community Reinvestment Area/Area G (Franklinton CRA) established by Ordinance 1938-2006 and renewed by Ordinance 2157-2011. This amendment will expand the boundaries of the existing Community Reinvestment Area by adding 550 parcels to the existing area. In addition, the Franklinton CRA will be revised to include the new construction of rental housing as an eligible activity for participation in the City of Columbus' Residential Tax Incentives program. The Ordinance will provide for exemption from an increase in real property tax for construction of new rental, single-family homes built on vacant lots and for the construction of new rental multi-family housing.

The goal of amending the Franklinton CRA is to expand neighborhood revitalization efforts, stabilize and increase school enrollment, and increase single-family and rental housing development in the area.

Emergency action is being requested so that these amendments can take effect as soon as possible in order to coincide with new housing developments planned for the area.

FISCAL IMPACT: No funding is required for this legislation.

To amend the Franklinton Community Reinvestment Area/Area G, for the purpose of expanding its boundaries by adding parcels to the existing Franklinton CRA and making new construction of rental housing an eligible activity in the Residential Tax Incentive program; and to declare an emergency.

WHEREAS, Ordinance 2157-2011, passed December 5, 2011, renewed the Franklinton Community Reinvestment Area/Area G; and

WHEREAS, the City now desires to expand the boundaries of the Franklinton CRA by adding parcels to the existing Franklinton CRA, and make the construction of new rental housing located within the established boundaries of the Franklinton CRA an eligible activity in the Residential Tax Incentives program; and

WHEREAS, a survey of housing (see Exhibit A) as required by Ohio Revised Code (ORC) Section 3735.66 has been prepared and included in this proposed Community Reinvestment Area; and

WHEREAS, the goal of amending the Franklinton CRA is to expand neighborhood revitalization efforts, stabilize and increase school enrollment, and increase single family and rental housing development in the area; and

WHEREAS, an emergency exists in the daily operations of the Department of Development so that these amendments can take effect as soon as possible in order to coincide with new housing developments planned for the area, thereby preserving the public health, safety, and welfare; **now, therefore,**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Director of the Department of Development is hereby authorized to amend the Franklinton Community Reinvestment Area/Area G (Franklinton CRA) for the purposes of expanding its boundaries as stated in Section 2 by adding parcels (see Exhibit C) to the existing Franklinton CRA, and making new construction of rental housing an eligible activity in the Residential Tax Incentive program.

Section 2. Pursuant to ORC Section 3735.66, Franklinton Community Reinvestment Area/Area G is hereby amended to include the following described area (Map Exhibit B):

DESCRIPTION OF PROPERTY

Franklinton Community Reinvestment Area/Area G

The following real estate situated in the City of Columbus, County of Franklin and State of Ohio.

North: Beginning at Interstate 670 south of the intersection of Canvasback Lane and Merganser Run Drive going east to Dublin Road (Route 33), then east on Dublin Road until it intersects with State Route 315, then South following Route 315 to the Conrail railroad tracks to Broad Street.

East: Going west on Broad Street to the CSX Railroad Tracks then following the railroad tracks south to the Scioto River.

South: Beginning with the intersection of the CSX Railroad Tracks and the Scioto River, following the Scioto River until it intersections with Interstate 70, following Interstate 70 going west to Souder Avenue, then crossing Interstate 70 to Mound Street then south to Coolidge Drive until it intersects with Buchanan Drive, exiting Buchanan to Mt. Calvary Avenue, south on Mt Calvary Avenue then west on the rear side of Mt. Calvary Cemetery, then going north to the rear property lines on the south side of Mound Street to Woodbury Avenue.

West: Beginning at the property lines on the south side of Mound Street at Woodbury Avenue, then going north on Woodbury to Sullivant Avenue to between Columbian and Townsend, going north in this direction crossing parcels 010-066929; 010-067013; 010-066814; and 010-067014; then crossing Interstate 70, continuing north crossing McKinley Avenue and intersecting with Interstate 670 south of the intersection of Canvasback Lane and Merganser Run Drive.

Section 3. As stated in Section 1 of this legislation, the Franklinton Community Reinvestment Area/Area G is amended to allow the new construction of rental housing as an eligible activity in the Residential Tax Incentive program. The Franklinton Community Reinvestment Area (CRA)/Area G will be amended to include the following language:

A tax exemption on the increase in the assessed valuation, resulting from improvements as described herein, shall be granted upon proper application by the property owner and approval by the designated Housing Officer.

Abatement terms and percentages are as follows:

- One hundred percent (100%) for fifteen (15) years for new construction of rental dwellings.

A pre-application will be required to insure the compatibility with neighborhood plans and to insure the maintenance of existing streetscape lines, style, scale setbacks and landscaping features compatible with neighborhood.

Section 4. That this Council further hereby authorizes and directs the Mayor, the Clerk of Council, the Director of Development, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Ordinance.

Section 5. For the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.