



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

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This Ordinance repeals Ordinance No. 3358-2022 due to clerical errors and amends Ordinance No. 1871- 2022 to modify the boundaries of the existing Far West Broad Community Reinvestment Area ("CRA") and extend real property tax exemptions for residentially zoned parcels within the expanded boundaries. There is a need to amend the current boundaries to encourage new housing construction and the repair of existing facilities or structures. All exhibits referenced in this Ordinance are on file with the City Clerk's office.

To repeal Ordinance No. 3358-2022 due to clerical errors and to amend Ordinance No. 1871-2022 for the Far West Broad Community Reinvestment Area to align with the updates located in Chapter 4565 of the Columbus City Codes; to modify its geographic boundaries; to provide that the City's existing Community Reinvestment Area Housing Council shall serve as the Housing Council for the Far West Broad Community Reinvestment Area.

WHEREAS, the City of Columbus has established a goal of fostering private sector investment to build mixed income neighborhoods dispersed throughout the City; and

WHEREAS, Ordinance No. 1698-78, approved August 3, 1978, authorized the Department of Development to carry out a Community Reinvestment Program, pursuant to Sections 3735.65 to 3735.70 of the Ohio Revised Code, and approved certain administrative procedures for the program; and

WHEREAS, Ordinance No. 3279-2021 created the Far West Broad Community Reinvestment Area ("CRA") and authorized real property tax exemptions within it, as provided per Ohio Revised Code; and

WHEREAS, since the creation of the Far West Broad CRA in Ordinance No. 3279-2021, the boundaries of the Far West Broad CRA have been amended by Ordinance No. 1871-2022; and

WHEREAS, Ordinance No. 1871-2022 amended the Far West Broad CRA to adopt the revised residential incentive policy codified in Chapter 4565 of the Columbus City Code and to modify its geographic boundaries; and

WHEREAS, Ordinance No. 3358-2022 was introduced last year to align this CRA with updates to Chapter 4565; and

WHEREAS, due to clerical errors contained in Ordinance No. 3358-2022, the City seeks its repeal; and

WHEREAS, the City's current CRA Housing Council formed by the passage of Ordinance No. 2412-2003 on November 10, 2003, as required by R.C. Section 3735.69, shall serve as the CRA Housing Council for the Far West Broad CRA; and

WHEREAS, the need exists to modify the current geographic boundaries of the Far West Broad CRA to encourage new housing construction and the repair of existing facilities or structures; and

WHEREAS, as a result of going through the implementation process and with additional review, it has been determined that there is a need to amend Ordinance No. 1871-2022 to make administrative corrections; and

WHEREAS, an updated housing survey (Exhibit A), and a map (Exhibit B) as required by R.C. Section 3735.66 have been prepared and are attached to this Ordinance; **NOW, THEREFORE,**

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

Section 1. That Ordinance No. 3358-2022 passed by this Council on December 12, 2022 is repealed.

Section 2. Council finds and determines that the area within the Far West Broad CRA is one in which housing facilities or structures of historic significance are located and new housing construction and repair of existing facilities or structures are discouraged. Council also finds and determines that amending the Far West Broad CRA is in the City's best interest and will incentivize the construction or remodeling of affordable housing within this area designation. Hereafter, additions of new language are underlined and deletions are marked as stricken.

Section 3. That Section 1 of Ordinance No. 1871-2022 is amended to include the following geographic area for the Far West Broad Community Reinvestment Area as depicted in the Map attached hereto as Exhibit B:

Pursuant to ORC Section 3735.66, the Far West Broad Community Reinvestment Area boundary is hereby established in the following described area:

All parcels: (1) located in the area bound by:

North: The south side of West Broad Street at (between the western boundary of Prairie Township and the City of Columbus and Prairie Township; going east on the south side of West Broad Street to the northeast corner of parcel 570-227228-00; south on the west side of the boundary of the City of Columbus and Prairie Township to and Norton Road); Sullivant Avenue; east on the south side of Sullivant Avenue to Georgesville Road; south on the west side of (between Norton Road and Georgesville Road to); Clime Road; east on the south side of Clime Road to (between Georgesville Road and Demorest Road.)

East: South on the west side of Demorest road to Southwestern Road; south on the west side of Southwestern Road to Alkire Road Norton Road (between West Broad Street and Sullivant Avenue); Georgesville Road (between Sullivant Avenue and Clime Road); Demorest Road (between Clime Road and Southwestern Road).

South: West on the north side of Alkire Road at (between Southwestern Road and to Interstate 270.); northwest on Interstate 270 to Hall Road (between Alkire Road and Hall Road); west on the north side of Hall Road (between Galloway Road and Interstate 270 to the intersection of Hall Road and Old Hall Road; west on the north side of Old Hall Road to the southwest corner of parcel 246-317168-00.

West: North along the Western boundary of Prairie Township and the City of Columbus and Prairie Township from the southwest corner of parcel 246-317168-00 to the south side of West Broad Street.

(1) As reflected on the map attached hereto; and (2) that are part of the City of Columbus as of the date of the passage of this Ordinance. ~~A full list of the parcels that are part of the Far West Broad Community Reinvestment Area is also attached hereto.~~

In the event that an owner of a parcel within the Community Reinvestment Area combines a parcel within the Community Reinvestment Area with an adjoining parcel(s) outside the Community Reinvestment Area, the resultant combined parcel shall be deemed to be within the Community Reinvestment Area only if: (1) the parcel that was within the Community Reinvestment Area prior to the parcel combination constitutes at least fifty percent of the total parcel

area of the combined parcel; (2) the parcels were combined into a the parcel number listed in Exhibit C to be included in the Community Reinvestment Area at the time of this ordinance; and (3) the parcel(s) that were combined with the parcel inside of the Community Reinvestment Area are all contiguous with and adjacent to the parcel within the Community Reinvestment Area.

Only properties that are residentially zoned pursuant to the Columbus City Codes or parcels for which a variance permitting residential use has been granted will be eligible for exemptions under this program. For purposes of ORC Sections 3735.65 to 3735.70, rental housing, including without limitation rental housing located in a structure containing multiple residential housing units, is classified as residential. The housing survey for the area described hereinabove is attached to this Ordinance and marked as Exhibit A, and incorporated herein. The area of the Far West Broad CRA is approximately depicted on the map attached to this Ordinance, marked as Exhibit B, and incorporated herein. The parcels within the Community Reinvestment Area are listed in Exhibit C. **Each of these Exhibits by their reference are incorporated herein.**

Section 4. That Section 3 of Ordinance No. 1871-2022 is repealed and replaced with the following:

That transition to the amendments in Section 3 2 of Ordinance No. 1871-2022 as it existed prior to the effective **date of this Ordinance, shall apply to all projects that have an executed agreement or memorandum approved by City Council prior to the effective date of this ordinance, or that adhere to the following timeline:**

a. Obtains all necessary building permits on or before August 31, 2023; or has closed on all project construction financing and obtained at least 50% of the project's building permits by August 31, 2023. **above are effective when all necessary building permits have been issued on or prior to August 31, 2023, or when the Development Project has closed on all project construction financing and obtained at least 50% of the project's building permits by August 31, 2023.**

Section 5. Section 5 of Ordinance No. 1877-2022 is repealed and replaced with the following:

That the CRA Housing Council formed by City Council by the passage of Ordinance No. 2412-2003 on November 10, 2003, and any subsequent amendments thereto, including re-appointments and new appointments of members as authorized by that legislation, is appointed as the CRA Housing Council for the Far West Broad CRA to fulfill the duties required by R.C. Section 3735.69. That a Community Reinvestment Area Housing Council shall be created, consisting of two members appointed by the Mayor of the City of Columbus, two members appointed by the Council of the City of Columbus, and one member appointed by the Planning Commission of Columbus. The majority of those members shall then appoint an additional member who resides within the CRA. Terms of the members of the Council shall be for three years. An unexpired term resulting from a vacancy in the Council shall be filled in the same manner as the initial appointment was made for the remainder of the term of the vacated seat.

Section 6. All other provisions of Ordinance No. 3279-2021, as amended by Ordinance No. 1871-2022, regarding the Far West Broad Community Reinvestment Area, which are not amended herein, remain unchanged and effective as adopted prior to this Ordinance.

Section 7. That to administer and implement the provisions of this Ordinance, the City's Director of the Department of Development is designated as the Housing Officer as described in Sections 3735.65 through 3735.70 of the Ohio Revised Code.

Section 8. That the CRA Housing Council shall make an annual inspection of the properties within the district for which an exemption has been granted under R.C. Section 3735.66, and shall hear appeals as required by R.C. 3735.70.

Section 9. Upon passage, the Clerk of this Council is directed to forward a copy of this Ordinance to the Franklin County Auditor for information and reference. The Clerk of this Council is further directed to cause notice of the passage of this Ordinance in a newspaper of general circulation in the City once a week for two consecutive weeks

immediately following its passage, as required by Section 3735.66 of the Ohio Revised Code.

Section 10. Upon passage, the Director shall send, by certified mail, one copy of the Ordinance and a map of the community reinvestment area in sufficient detail to denote the specific boundaries of the area, to the ~~State D~~irector of ~~D~~evelopment.

Section 11. This Council further authorizes and directs the Mayor, the Clerk of Council, the Director of Development and/or other appropriate officers of the City, to prepare and sign all agreements and documents and to take any other actions as may be appropriate or necessary to implement this Ordinance.

Section 12. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.