



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 amends Ordinance 1877-2022 to modify the boundaries of the existing Fifth by Northwest 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 amend the Fifth by Northwest Community Reinvestment Area and 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 Fifth by Northwest 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 0479-2011 created the Fifth by Northwest 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 Fifth by Northwest CRA in Ordinance 0479-2011, the boundaries of the Fifth by Northwest CRA have been amended by Ordinance 1723-2012; Ordinance 1835-2013; Ordinance 1209-2015; Ordinance 1543-2016; Ordinance 2186-2018; and Ordinance 1877-2022; and

WHEREAS, Ordinance 1877-2022 amended the Fifth by Northwest 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, the City's current CRA Housing Council formed by the passage of Ordinance 2412-2003 on November 10, 2003, as required by R.C. Section 3735.69, shall serve as the CRA Housing Council for the Fifth by Northwest CRA; and

WHEREAS, the need exists to modify the current geographic boundaries of the Fifth by Northwest CRA to encourage new housing construction and the repair of existing facilities or structures; and

WHEREAS, an updated housing survey (Exhibit A), a map (Exhibit B), and a list of parcels in the proposed CRA (Exhibit C) 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. Council finds and determines that the area within the Fifth by Northwest 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 Fifth by Northwest 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 2. That Section 2 of Ordinance No. 1877-2022 is amended to include the following geographic area for the Fifth by Northwest Community Reinvestment Area as depicted in the Map attached hereto as Exhibit B:

North: Bounded by ~~Kinnear Road (including rear property lines on the North side of Kinnear Road)~~ the north boundary of parcels 010-170959, 010-170964, 010-170963, 010-170962, 010-170961, 010-170960, 010-016574, 010-087466, 420-290551, 130-004035, 130-003338, 130-000023, 130-004065, 130-002621, 130-001681, 130-001682, 130-001782, 130-001783, 130-001784, 130-001785, 130-001786, 130-001787, and 130-001788; the western boundary of parcels 420-307999, 420-308000; and the northern boundary of parcels 010-222901, 420-268862, 420-268863, 130-011859, and 130-011862.

South: Bounded by W. Third Avenue (including rear property lines on the South side of W. Third Avenue)

West: Bounded by North Star Road (including rear property lines on the West side of North Star Road)

East: Bounded by ~~Olentangy River Road (including rear property lines on the East side of Olentangy River Road)~~ the west side of the City of Columbus right-of-way starting from the intersection of Kinnear Road and Olentangy River Road and ending at the intersection of West 3rd Avenue and Olentangy River Road

The Community Reinvestment Area is approximately depicted as the area on the maps in Exhibit B, attached to this Ordinance; and include the list of parcel numbers marked Exhibit C; ~~and removing parcels 010-203994, 010-204007, 010-204022, 010-227126, 010-255274, and 010-259866.~~

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 the parcel number listed in Exhibit C to be included in the Community Reinvestment Area; 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 Columbus City Codes, or are located on a parcel for which a variance permitting residential use has been granted, are 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. The area of the Fifth by Northwest CRA is approximately depicted on the map attached to this Ordinance, marked as Exhibit B. The parcels within the Community Reinvestment Area are listed in Exhibit C. Each of these Exhibits by their reference are incorporated herein.

Section 3. Section 6 of Ordinance 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 Fifth by Northwest 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. Pursuant to R.C. Section 3735.66, Council designates the City's Development Director as the Housing Officer as defined in R.C. 3735.70.

Section 4. All other provisions of Ordinance 0479-2011, as amended by Ordinance 1723-2012, Ordinance 1835-2013, Ordinance 1209-2015, Ordinance 1543-2016, Ordinance 2186-2018, and Ordinance 1877- 2022, regarding the Fifth by Northwest Community Reinvestment Area, which are not amended herein, remain unchanged and effective as adopted prior to this Ordinance.

Section 5. 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 6. 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 7. Not later than sixty days after passage of this Ordinance, the Director shall petition the State Director of Development Services to confirm the findings described in this Ordinance. The petition shall include all documents and information required by R.C. 3735.66

Section 8. 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 9. This Ordinance shall take effect and be in force from the earliest period allowed by law.