



City of Columbus

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

Legislation Text

File #: 1375-2015, **Version:** 1

BACKGROUND: This Ordinance amends Ordinance 2157-2011 which renewed six of the City's Community Reinvestment Areas. This Ordinance will order continue and expand real property tax exemptions for residentially-zoned parcels within designated areas by continuing the existing program as well as expanding boundaries and allowable activities. The Ordinance will also create the North Central Community Reinvestment Area. All Exhibits referenced in this Ordinance are on file with the City Clerk's Office.

Emergency action is requested so that development opportunities in the eligible areas can proceed.

FISCAL IMPACT: No City funding is required for this legislation.

To amend Ordinance 2157-2011 to modify the Linden/Area A Community Reinvestment Area, North of Broad/Area B Community Reinvestment Area, Southside/Area C Community Reinvestment Area, and Hilltop /Area D Community Reinvestment Area, to create the North Central/ Area H Community Reinvestment Area, to expand boundaries and allowable activities within these areas and to continue to authorize real property tax exemptions as established in the Ohio Revised Code; and to declare an emergency.

WHEREAS, the council of the City of Columbus (hereinafter "Council") desires to pursue reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City of Columbus that have not enjoyed significant reinvestment from remodeling or new construction; and

WHEREAS, Ordinance 1698-78, approved August 3, 1978, as amended by Ordinance 1345-02, approved July 29, 2002, 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, the Linden/ Area A, North of Broad/ Area B, Southside/ Area C, Hilltop/ Area D, and South of Main/Area E Community Reinvestment Areas are active as established by Council pursuant to Ordinance 2157-2011; and

WHEREAS, after input was received from members of affected Area Commissions in North Linden, South Linden, Near East, Livingston Avenue, South Side, North Central and Hilltop as well as developers interested in development projects in these areas, adjustments are being made to the boundaries, configurations and allowable activities of these Community Reinvestment Areas; and

WHEREAS, this amendment will allow new construction rental properties and the conversion of commercial properties to residential properties to be eligible for abatement; and

WHEREAS, an updated survey of housing (Exhibit 1) and list of parcels (Exhibit 4) as required by Ohio Revised Code (ORC) Section 3735.66 has been prepared and included in this Ordinance; and

WHEREAS, the continued remodeling of existing buildings for residential use and construction of new residential structures in these CRAs would serve to encourage economic stability, maintain real property values, and generate new

employment opportunities; and

WHEREAS, an emergency exists in the usual daily operations of the Development Department in that it is immediately necessary to amend Ordinance No. 2157-2011 to continue to authorize real property tax exemptions as established in Sections 3735.65 to 3735.70 of the Ohio Revised Code, thereby preserving the public health, property, peace, safety, and welfare, **NOW, THEREFORE**,

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

SECTION 1. That Ordinance 2157-2011 is hereby amended in order to continue to provide for real property tax exemptions for residentially-zoned parcels within the specified Community Reinvestment Areas. The areas identified in the Original CRA Ordinance and this Ordinance (see Exhibits 2, 3 and 4) constitute areas in which housing facilities or structures of historical significance are located, and in which new construction or repair of existing facilities has been discouraged.

SECTION 2. That Section 2 of Ordinance 2157-2011 is hereby amended regarding the Linden Community Reinvestment Area as follows:

Pursuant to ORC Section 3735.66 the Linden Community Reinvestment Area is hereby amended to include the following described area (Map Exhibit 3):

DESCRIPTION OF PROPERTY

Linden Community Reinvestment Area

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

North: Bounded by the rear property lines on the north side of Weber Road (between Interstate 71 and Westerville Road); and the centerlines of Denune Avenue (between Westerville Road and the western property line of the evacuated Conrail railroad property) and East 25th Avenue (between Billiter Boulevard and Joyce Avenue);

South: Bounded by the rear property lines on the south side of East 5th Avenue (between Interstate 71 and the Conrail railroad tracks); and the centerline of East 17th Avenue (between Billiter Boulevard and Joyce Avenue);

West: Bounded by Interstate 71 (between East 5th Avenue and Weber Road);

East: Bounded by the centerline of Westerville Road (between Weber Road and Denune Avenue); the western property line of the evacuated Conrail railroad property (between Denune Avenue and Hudson Street); the centerlines of Billiter Boulevard (between Hudson Street and East 25th Avenue) and Joyce Avenue (between East 25th Avenue and East 17th Avenue); and the Conrail railroad tracks (between East 17th Avenue and East 5th Avenue).

SECTION 3. That Section 2 of Ordinance 2157-2011 is hereby amended regarding the North of Broad Community Reinvestment Area, now to be known as the Near East Community Reinvestment Area as follows:

Pursuant to ORC Section 3735.66 the Near East Community Reinvestment Area (formerly known as the North of Broad Community Reinvestment Area) is hereby amended to absorb the Oak Street Community Reinvestment Area and the South of Main Community Reinvestment Area and expanded to include the following described area (Map Exhibit 3):

DESCRIPTION OF PROPERTY

Near East Community Reinvestment Area

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

North: Bounded by the centerlines of Jack Gibbs Boulevard (between Interstate 71 and the Leonard Avenue Interstate 71 exit ramp) and Leonard Avenue (between the Interstate 71 ramp and Taylor Avenue); and the rear property lines on the north side of the following boundaries: IR Witcher Lane (between Taylor Avenue and Roland Court); Roland

Court (between Eldridge Avenue and Woodland Avenue); and Maryland Avenue (between Woodland Avenue and Nelson Road);

South: Bounded by the centerline of Livingston Avenue (between South 4th Street and Parsons Avenue); and the rear property line on the south side of Livingston Avenue (between Parsons Avenue and Alum Creek Drive);

West: Bounded by Interstate 71 (between Jack Gibbs Boulevard and the Parsons Avenue northbound Interstate 71 entrance ramp); and the centerlines of Parsons Avenue (between the Parson Avenue northbound Interstate 71 entrance ramp and Mooberry Street) and South 4th Street (between Interstate 70 and Livingston Avenue);

East: Bounded by the centerlines of the following boundaries: Nelson Road (between Maryland Avenue and Bryden Road); Holtzman Avenue (between Bryden Road and East Main Street); and Alum Creek Drive (between East Main Street and Livingston Avenue).

SECTION 4. That Section 2 of Ordinance 2157-2011 is hereby amended regarding the South Side Community Reinvestment Area as follows:

Pursuant to ORC Section 3735.66 the South Side Community Reinvestment Area is hereby amended to include the following described area (Map Exhibit 3):

DESCRIPTION OF PROPERTY

South Side Community Reinvestment Area

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

North: Bounded by the rear property lines on the north side of Mithoff Street (between High Street and Bruck Street); and the centerlines of the following boundaries: Frankfort Street (between Bruck Street and 9th Street); Beck Street (between Briggs Street and 9th Street); and Livingston Avenue (between 9th Street and Parsons Avenue); and the rear property lines on the south side of Livingston Avenue (between Parsons Avenue and Rhoads Avenue);

South: Bounded by the rear property lines on the south side of Whittier Street (between Rhoads Avenue and Lockbourne Road); the centerline of Marion Road (between Lockbourne Road and the Norfolk Southern railroad tracks east of Federal Parkway); and the Norfolk Southern railroad tracks (between the Norfolk Southern railroad tracks east of Federal Parkway and Parsons Avenue); and the rear property lines on the south side of Hosack Street (between Parsons Avenue and High Street);

West: Bounded by the rear property lines on the west side of the following boundaries: High Street (between Hosack Street and Mithoff Street); Bruck Street (between Mithoff Street and Frankfort Street); 9th Street (between Frankfort Street and Sycamore Street); the centerline of Briggs Street (between Sycamore Street and Beck Street); and rear property lines on the west side of 9th Street (between Beck Street and Livingston Avenue);

East: Bounded by the centerline of Rhoads Avenue (between Livingston Avenue and Whittier Street), and the rear property lines on the east side of Lockbourne Road (between Whittier Street and Marion Road); and the Norfolk Southern railroad tracks east of Federal Parkway (between Marion Road and the Norfolk Southern railroad tracks).

SECTION 5. Pursuant to ORC Section 3735.66 the North Central Community Reinvestment Area is hereby created to include the following described area (map Exhibit 3)

DESCRIPTION OF PROPERTY

North Central Community Reinvestment Area

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

North: Bounded by the rear property lines on the north side of Hudson Street (between Billiter Boulevard and Parkwood Avenue) and Mock Road (between Parkwood Avenue and Alum Creek);

South: Bounded by the Conrail railroad tracks (between Alum Creek and Saint Clair Avenue);

West: Bounded by the centerlines of Billiter Boulevard (between Hudson Street and East 25th Avenue) and Joyce Avenue (between East 25th Avenue and East 17th Avenue); and the Conrail railroad tracks (between East 17th Avenue and Saint Clair Avenue);

East: Bounded by the west bank of Alum Creek (between Mock Road and the Conrail railroad tracks)

SECTION 6. Section 3 of Ordinance 2157-2011 is amended as follows:

properties identified in Exhibit 4 as being within the designated Linden Community Reinvestment Area, Near East Community Reinvestment Area, Southside Community Reinvestment Area, Hilltop Community Reinvestment Area, and North Central Community Reinvestment Area are eligible for this abatement if they meet criteria stated in Sections 6 and 7 of this Ordinance: vacant residentially-zoned parcels; owner occupied residential properties; commercial properties being converted to housing units; or existing or newly constructed residential rental properties:

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:

- (a) One hundred percent (100%) for ten (10) years for the remodeling of:

owner-occupied dwellings containing not more than two housing units and upon which the remodeling cost is at least twenty percent (20%) of the current assessed value of the existing structure (excluding land) as determined by the County Auditor for the tax year prior to the improvement and upon which the cost of remodeling is at least \$2500.00 as described in ORC Section 3735.67;

rental housing, containing not more than two housing units, upon which the remodeling cost is at least fifty percent (50%) of the current assessed value of the existing structure (excluding land) as determined by the County Auditor for the tax year prior to the improvement and upon which the cost of remodeling is at least \$2500.00 as described in ORC Section 3735.67;

conversion of rental housing to owner-occupied housing, containing not more than two units, upon which the remodeling cost is at least fifty percent (50%) of the current assessed value of the existing structure (excluding land) as determined by the County Auditor for the tax year prior to the improvement and upon which the cost of remodeling is at least \$2500.00 as described in ORC Section 3735.67.

conversion of existing nonresidential property containing not more than two units, to residential housing both owner-occupied and rental, upon which the remodeling cost is at least fifty percent (50%) of the current assessed value of the existing structure (excluding land) as determined by the County Auditor for the tax year prior to the improvement and upon which the cost of remodeling is at least \$2500.00 as described in ORC Section 3735.67.

- (b) One hundred percent (100%) for twelve (12) years for the remodeling of:

owner-occupied dwellings containing more than two housing units and upon which the remodeling cost is at least twenty percent (20%) of the current assessed value of the existing structure (excluding land) as determined by the County Auditor for the tax year prior to the improvement and upon which the cost of remodeling is at least \$5000.00 as described in ORC Section 3735.67;

rental housing, containing more than two housing units, upon which the remodeling cost is at least fifty percent (50%) of the current assessed value of the existing structure (excluding land) as determined by the County Auditor for the tax year prior to the improvement and upon which the cost of remodeling is at least \$5000.00 as described in ORC Section 3735.67;

conversion of rental housing to owner-occupied housing, containing more than two units, upon which the remodeling cost is at least fifty percent (50%) of the current assessed value of the existing structure (excluding land) as determined by the County Auditor for the tax year prior to the improvement and upon

which the cost of remodeling is at least \$5000.00 as described in ORC Section 3735.67.

conversion of existing nonresidential property containing more than two units, to residential housing both owner-occupied and rental, upon which the remodeling cost is at least fifty percent (50%) of the current assessed value of the existing structure (excluding land) as determined by the County Auditor for the tax year prior to the improvement and upon which the cost of remodeling is at least \$5000.00 as described in ORC Section 3735.67.

(c) One hundred percent (100%) for fifteen (15) years for newly built:

construction of new owner-occupied dwelling.

construction of rental dwellings.

The Housing Officer may require a pre-application 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 7. Section 4 of the Ordinance 2157-2011 is hereby amended and restated in its entirety as follows:

That City Council reserves the right to re-evaluate the designation of the Linden Community Reinvestment Area, Near East Community Reinvestment Area, Southside Community Reinvestment Area, Hilltop Community Reinvestment Area, and North Central Community Reinvestment Area after December 31, 2020, at which time Council may direct the Housing Officer not to accept any application for exemptions as described in Section 3735.67 of the Ohio Revised Code.

SECTION 8. That a Community Reinvestment Area Housing Council shall continue, 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 two additional members who shall be residents within the existing Community Reinvestment Areas established by the City of Columbus. Terms of the members of the Council shall be for three years. An un-expired 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 9. 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 10. That all Exhibits referenced herein are on file with the City Clerk's Office.

SECTION 11. That 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 approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.