



# City of Columbus

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

## Legislation Text

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**File #:** 1508-2021, **Version:** 1

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This Ordinance amends Ordinance 2781-2018 to expand the existing AC Humko Community Reinvestment Area boundaries. The need exists to expand 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.

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

To amend the AC Humko Community Reinvestment Area to modify its geographic boundaries.

**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**, Resolution 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 1841-2005 created the AC Humko Community Reinvestment Area and authorized real property tax exemptions within it, as provided per Ohio Revised Code; and

**WHEREAS**, the boundaries of the AC Humko Community Reinvestment Area have been amended (and/or other amendments of Ordinance 1841-2005 have been made) since its creation by; Ordinance 3098-2015; Ordinance 2185-2018;; and

**WHEREAS**, Ordinance 2185-2018 amended the AC Humko CRA to adopt the revised residential incentive policy codified in Chapter 4565 of the Columbus City Code; and

**WHEREAS**, the need exists to modify the current geographic boundaries of the AC Humko CRA to encourage new housing construction and the repair of existing facilities or structures; and

**WHEREAS**, an updated housing survey (Exhibit A), a list of parcels in the proposed Community Reinvestment Area (Exhibit B), and a map (Exhibit C) as required by Ohio Revised Code (ORC) 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1.** That Section 2 of Ordinance 1841-2005, as amended by ordinance 3098-2015 and Ordinance 2185-2018, is hereby repealed and replaced in its entirety as follows:

Pursuant to ORC Section 3735.66 the AC Humko Community Reinvestment Area is hereby amended to include the following area, as depicted in the Map attached hereto as Exhibit 3:

Residential real estate situated in the City of Columbus, Ohio, bound by the Olentangy River to the west, W. 5<sup>th</sup> Avenue to the north, Neil Avenue to the east, and I-670 and I-670 Exit 2B to SR 315 North ramp to the south.

In the event that an owner of a parcel within the Community Reinvestment Area combines the parcel within the Community Reinvestment Area with 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 the Columbus City Codes or are located on a parcel 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.

**Section 2.** The Clerk of this Council of the City of Columbus is directed to cause notice of the passage of this Ordinance to be published 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 3.** 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 4.** To administer and implement the provisions of this Ordinance, the Administrator of the Department of Development's Housing Division is designated as the Housing Officer as described in Sections 3735.65 through 3735.70 of the Ohio Revised Code.

**Section 5.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.