

# 11. Location Based Characteristics

## Dylan Collner

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**From:** David Petroni  
**Sent:** Thursday, January 16, 2014 12:27 PM  
**To:** Dylan Collner  
**Subject:** FW: Questions - 2014  
**Attachments:** image001.gif; image002.gif; image003.gif; image004.gif

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**From:** HFA 2014QAP Mailbox <[2014qapmailbox@ohiohome.org](mailto:2014qapmailbox@ohiohome.org)>  
**Date:** Thursday, January 9, 2014 at 10:37 AM  
**To:** David Petroni <[dpetroni@buckeyehope.org](mailto:dpetroni@buckeyehope.org)>  
**Subject:** RE: Questions - 2014

Hey David:

In answer to your first question, yes the letter does meet the requirements.

As far as the economic development though ... your second question: you know you do not have to evidence you meet all of the Location Based Characteristics, only one. Since you meet 2e. you will not also need to meet 2g. Do you still need an answer?

Karen



**Karen Banyai** / Operations Manager

**Ohio Housing Finance Agency**  
57 E Main Street Columbus OH 43215  
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**We open the doors to an affordable place to call home.**

*This message and any response to it may constitute a public record and thus may be publicly available to anyone who requests it.*

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**From:** David Petroni [<mailto:dpetroni@buckeyehope.org>]  
**Sent:** Monday, January 06, 2014 11:57 AM  
**To:** Banyai, Karen M.  
**Subject:** Questions - 2014

Karen,  
i hope this message finds you well. We are working with the City and looking at their revitalization plans. The Kent Homes Place falls within a very detailed redevelopment plan. Specifically the attached letter is from the city to help address the criteria within the QAP, page 29, 2(e) as follows:

***"Developments located in areas that are also part of a revitalization plan. The municipal planning department must submit a letter that details the specific development, how it will further revitalization, and other current and future investments in the area."***

Below is the letter we received from the City for the plan. There are still specific letters from different city divisions that we will get for the Livingston Street Improvements, the new Library, and the Kent school. If possible, would you mind reviewing and confirming that it meets a portion of the intent of the above section.

My next question pertains to 2(g) on page 29 which reads as follows:

***"Developments located within a one-half mile radius of significant economic investment of at least \$10,000,000 that will be completed between 2012-2016. Investments may include retail, new infrastructure, or other real estate development. Normal maintenance costs, such as resurfacing roads, will not qualify under this criterion. OHFA may give consideration to developments that are within 500 feet of the required distance."***

How does OHFA want this to be quantified - the \$10,000,000? It is my believe the following would be included:

1. City of Columbus CDBG and Bond invests into market rate and affordable homeownership housing within the Near Southside Area Plan (includes driving park).
2. New library
3. New renovation Kent School
4. City Livingston Avenue Curb, sidewalks, and lighting investments between 2012 -2016.

Again, guidance would be appreciated on these matters.

Thank you for your time and consideration.

February 4, 2015

David Petroni  
Buckeye Community Hope Foundation  
3021 E Dublin-Granville Rd  
Columbus OH 43231

Dear Mr. Petroni,

This letter is in response to your request for a determination of conformance with city of Columbus plans for the "Kent Place Homes" tax credit application project. This project falls within the boundaries of the city of Columbus' *Near Southside Area Plan*, adopted in 2011.

Kent Place Homes is a proposed new construction, lease purchase family occupancy, infill affordable housing development. Kent Place Homes will consist of 53 newly constructed single-family homes under the housing credit's lease-purchase option. These homes will be affordable to residents under 60% of Area Median Income (AMI) per Low Income Housing Tax Credit requirements.

The *Near Southside Plan* recommends that "Neighborhoods should have an increased range of housing options" and that "New residential developments should offer a range of housing types, sizes, and price points".

In addition, Kent Place Homes is located in an area that is specifically designated as part of a proposed Livingston Avenue Streetcar District in the *Near Southside Area Plan*. This economic revitalization plan has a stated goal "To bring not only business, but new homeowners to this once flourishing area of Columbus." Kent Place Homes is being developed by Buckeye Community Hope Foundation in conjunction with the Kent School, a community school located on the site of the former Kent Elementary School; a new playground on the site of the Kent School; and a new building for the Driving Park Branch of the Columbus Public Library.

Planning Division has determined that the proposed project is in general compliance with the referenced plan. The Planning Division expects to conduct further review of any development that may ultimately require a rezoning or variance for consistency with plan design guidelines.

Please contact Mark Dravillas, AICP, Neighborhood Planning Manager, at (614) 645-6823 or [mcdravillas@columbus.gov](mailto:mcdravillas@columbus.gov) with any questions or comments regarding this matter.

Sincerely,



Kevin Wheeler  
Planning Administrator

c: Tracy Swanson, Housing Division

KW/md

January 6, 2014

David Petroni  
Buckeye Community Hope Foundation  
3021 E Dublin-Granville Rd  
Columbus OH 43231

Dear Mr. Petroni,

This letter is in response to your request for a determination of conformance with city of Columbus plans for the "Kent Place Homes" tax credit application project. This project falls within the boundaries of the city of Columbus' *Near Southside Area Plan*, adopted in 2011.

Kent Place Homes is a proposed new construction, lease purchase family occupancy, infill affordable housing development. Kent Place Homes will consist of 26 newly constructed single-family homes and 4 townhouses under the housing credit's lease-purchase option. These homes will be affordable to residents under 60% of Area Median Income (AMI) per Low Income Housing Tax Credit requirements.

The *Near Southside Plan* recommends that "Neighborhoods should have an increased range of housing options" and that "New residential developments should offer a range of housing types, sizes, and price points".

In addition, Kent Place Homes is located in an area that is specifically designated as part of a proposed Livingston Avenue Streetcar District in the *Near Southside Area Plan*. This economic revitalization plan has a stated goal "To bring not only business, but new homeowners to this once flourishing area of Columbus." Kent Place Homes is being developed by Buckeye Community Hope Foundation in conjunction with the Kent School, a community school located on the site of the former Kent Elementary School; a new playground on the site of the Kent School; and a new building for the Driving Park Branch of the Columbus Public Library.

Planning Division has determined that the proposed project is in general compliance with the referenced plan. Please contact Mark Dravillas, AICP, Neighborhood Planning Manager, at (614) 645-6823 or [mcdravillas@columbus.gov](mailto:mcdravillas@columbus.gov) with any questions or comments regarding this matter.

Sincerely,



Vince A. Papsidero, AICP  
Planning Administrator

c: Tracy Swanson, Housing Division

VP/md

## Priority housing needs/investment plan: City of Columbus (HUD Table 2A)

Table 8-4. City of Columbus priority housing needs/investment plan

Priority housing needs (households)		Priority		Unmet need
Renter	Small related	0-30%	H	8,022
		31-50%	H	5,569
		51-80%	L	2,495
	Large related	0-30%	H	2,077
		31-50%	M	1,316
		51-80%	L	986
	Elderly	0-30%	M	3,705
		31-50%	M	2,206
		51-80%	M	1,111
	All other	0-30%	H	12,652
		31-50%	M	8,578
		51-80%	L	4,940
Owner (existing)		0-30%	H	5,101
		31-50%	M	3,122
		51-80%	L	1,863
Home purchasers		0-30%		-
		31-50%		-
		51-80%	H	9,975
Priority housing needs (households) for non-homeless persons with special needs		Priority		Unmet need
Non-homeless special needs	Elderly	0-80%	M	3,200
	Frail elderly	0-80%	L	600
	Severe mental illness	0-80%	M	2,000
	Developmentally disabled	0-80%	M	1,000
	Physically disabled	0-80%	M	650
	Alcohol/other drug addictions	0-80%	M	875
	Persons w/HIV/AIDS	0-80%	M	770
	Victims of domestic violence	0-80%	L	500

74/10%  
144/30%  
12/40%



## Priority community development needs: City of Columbus (HUD Table 2B)

Table 8-7. City of Columbus priority community development needs

Priority need	Priority need level	Unmet priority need	Dollars to address need	5 Yr goal plan/act	Annual goal plan/act	Percent goal completed
Acquisition of real property	H					
Disposition	H					
Clearance and demolition	H					
Clearance of contaminated sites	M					
Code enforcement	H					
Public facility (general)						
Senior centers	L					
Handicapped centers	L					
Homeless facilities	M					
Youth centers	L					
Neighborhood facilities	M					
Child care centers	L					
Health facilities	M					
Mental health facilities	M					
Parks and/or recreation facilities	M					
Parking facilities	M					
Tree planting	M					
Fire stations/equipment	M					
Abused/neglected children facilities	M					
Asbestos removal	M					
Non-residential historic preservation	L					
Other public facility needs	N/A					
Infrastructure (general)						
Water/sewer improvements	H					
Street improvements	M					
Sidewalks	H					
Solid waste disposal improvements	M					
Flood drainage improvements	M					
Other infrastructure	N/A					
Public services (general)						
Senior services	H					
Handicapped services	H					
Legal services	L					
Youth services	M					
Child care services	M					
Transportation services	M					
Substance abuse services	M					
Employment/training services	H					
Health services	H					
Lead hazard screening	M					
Crime awareness	M					
Fair housing activities	H					
Tenant landlord counseling	M					
Other services	N/A					
Economic development (general)						
C/I land acquisition/disposition	M					
C/I infrastructure development	H					
C/I building acq/const/rehab	M					
Other C/I	N/A					
ED assistance to for-profit	H					
ED technical assistance	H					
Micro-enterprise assistance	M					
Other	H					

Table 8-8. City of Columbus- Themes, Goals, and Objectives

**THEME ONE: Affordable Housing Opportunity 5-Year Objectives****T1G1: Continue to support the current level of housing options and related services for special needs populations (e.g. homeless, elderly, disabled, HIV/AIDS).**

<b>Columbus objectives:</b>	<b>Projected 5 year outcomes:</b>	<b>HUD-funded programs</b>
<b>T1G101.</b> Assist families and individuals in maintaining or obtaining permanent housing through a Homelessness Prevention and Rapid Re-housing system.	3,400 households served	Homelessness Prevention and Rapid Re-housing Program (HPRP); Job2Housing (direct to CSB)
<b>T1G102.</b> Ensure that no one is homeless or on the streets through an alliance of emergency shelter services that respond to address immediate housing needs.	10,000 persons	Emergency Shelter Grant (ESG)
<b>T1G103.</b> Develop and operate permanent supportive housing for persons who have experienced long-term homelessness.	2,000 units in operation	HOME: RHPP & TBRA
<b>T1G104.</b> Increase the number of visitable, accessible units benefiting persons with physical disabilities.	150 units	CDBG and CDBG-R: Home Modification; Rebuilding Together; HOME and NSP: RHPP and HDP
<b>T1G105.</b> Provide a continuum of affordable housing assistance for low-income persons infected with HIV/AIDS.	220 households	HOPWA CDBG: AIDS Housing
<b>T1G106.</b> Provide housing with specific supportive services for low-income persons infected with HIV/AIDS to obtain and maintain affordable housing.	100 households	HOPWA CDBG: AIDS Housing

**T1G2: Expand the conservation and improvement of existing affordable owner housing in targeted areas.**

<b>Columbus objectives:</b>	<b>Projected 5 year outcomes:</b>	<b>HUD-funded programs</b>
<b>T1G201.</b> Assist low and moderate income owner-occupied homes to remain in their homes in a safe and sound environment through various Home Rehabilitation and Repair Programs.	3,500 units	CDBG; CDBG-R; and HUD Lead Hazard Reduction Demonstration Grant  Housing units for which a final inspection has been completed for a specified scope of repair work in the following programs: Chores; Deaf Modification; Emergency Repair; Home Modification; Home Safe and Sound; Lead Safe Columbus; and Roof Repair

**T1G3: Increase opportunities for low, moderate and middle-income households to become and remain homeowners.**

<b>Columbus objectives:</b>	<b>Projected 5 year outcomes:</b>	<b>HUD-funded programs</b>
<b>T1G301.</b> Provide financing to assist low and moderate-income households to purchase their first home.	450 households	HOME: Downpayment Assistance Program
<b>T1G302.</b> Provide gap financing to developers to complete and sell affordable housing to qualified homebuyers.	150 units complete 150 units sold	HOME and HOME (CHDO Set-Aside): HDP
<b>T1G303.</b> Provide financing to developers to complete and sell affordable housing to qualified homebuyers at or below 120% AML.	36 units complete 36 units sold	NSP: HDP
<b>T1G304.</b> Provide financing to developers to complete and sell affordable housing to qualified homebuyers at or below 50% AML.	25 units complete 25 units sold	NSP: HDP
<b>T1G305.</b> Equip homebuyers with skills and knowledge for successful homeownership.	3,500 persons	NSP: Homebuyer Education Contracts



**THEME ONE: Affordable Housing Opportunity 5-Year Objectives (CONTINUED)**

<b>T1G306.</b> Acquire and sell for redevelopment vacant and abandoned residential properties through the City's Land Reutilization Program.	250 units	HOME (CHDO Set-Aside) and NSP: Land Reutilization Program
<b>T1G307.</b> Provide residential tax incentives for housing development within designated Neighborhood Investment Districts (NIDs).	175 units	CDBG: Residential Tax Incentive Program (Housing Administration)
<b>T1G308.</b> Provide operating funds for CHDOs.	7 organizations	HOME: CHDO Operating Support
<b>T1G4: Increase the supply of new affordable rental housing units for low-income households.</b>		
<b>Columbus objectives:</b>	<b>Projected 5 year outcomes:</b>	<b>HUD-funded programs</b>
<b>T1G401.</b> Provide gap financing to for-profit and non-profit developers of rental apartments that are affordable to households at or below 50% AMI.	120 HOME-Assisted units 50 Total NSP units	HOME and NSP: RHPP
<b>T1G402.</b> Provide gap financing to for-profit and non-profit developers of rental apartments that are affordable to low and moderate income households.	830 Total units (includes HOME-Assisted)	HOME: RHPP
<b>T1G5: Ensure equal access to housing.</b>		
<b>Columbus objectives:</b>	<b>Projected 5 year outcomes:</b>	<b>HUD-funded programs</b>
<b>T1G501.</b> Prepare and implement a new Analysis of Impediments to Fair Housing and a Fair Housing Action Plan to address impediments.	Conduct an analysis of barriers to the low and extremely low income households into the housing market in 2014.	CDBG: Fair Housing Services

**THEME TWO: Neighborhood & Target Area Revitalization 5-Year Objectives**

<b>T2G1: Make Columbus neighborhoods safer places in which to live, work and raise a family.</b>		
<b>Columbus objectives:</b>	<b>Projected 5 year outcomes:</b>	<b>HUD-funded programs</b>
<b>T2G101.</b> Provide week long, intense delivery of City services through the Neighborhood Pride program.	20 Neighborhood Pride areas	CDBG: Neighborhood Pride Program
<b>T2G2: Improve the infrastructure and physical environment of Columbus' central city neighborhoods.</b>		
<b>Columbus objectives:</b>	<b>Projected 5 year outcomes:</b>	<b>HUD-funded programs</b>
<b>T2G201.</b> Provide clean, environmentally safe lots for central city private redevelopment or public green space.	500 lots provided 130 demolitions	CDBG, CDBG-R and NSP: Environmental Nuisance, Land Reutilization
<b>T2G202.</b> Provide funding for the code inspection of central city neighborhoods for problems with housing, high grass, weeds, garbage, bulk trash and rodents.	14,000 inspections	CDBG: Code Enforcement
<b>T2G203.</b> Provide funding for neighborhood-based contractors to mow, haul trash and otherwise abate blight in central city neighborhoods.	Abate 4,500 problem properties	CDBG, CDBG-R: Environmental Nuisance

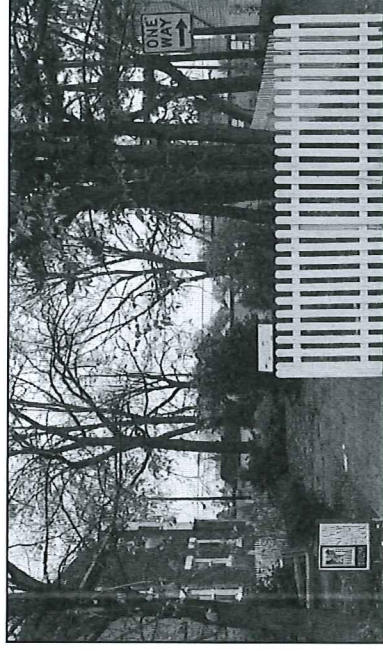
## policy

Future development patterns in areas that are generally single family should be developed at a density level consistent with the existing development.

## guidelines/strategies

- Neighborhoods should maintain the existing density of Medium Density Mixed Residential (6-10 dwelling units per acre).
- Area-wide rezonings should be considered for single family/duplex portions of the neighborhood that are zoned commercial, industrial, or for multifamily.
- For corner stores/offices located within residential areas, support for zoning or variance requests for retail or office uses in these buildings may be considered if the following conditions are met:
  - It is within an existing storefront.
  - Evidence is provided that the development would have minimal negative impact on the surrounding residential area in terms of parking, lighting, graphics, noise and similar issues. It should be noted that neighborhood retail can also benefit the community through the presence of jobs and convenient access to goods and services.
  - Expansion of the building footprint of the retail or office use is discouraged.
  - Residential uses in existing units above the storefront and/or conversion of the storefront space to a residential use may also be considered, provided the proposed residential use is consistent with the plan's density and other recommendations.

- Expansion of industrial uses located in primarily residential areas, beyond their existing site, is discouraged in order to avoid negative offsite impacts. Should the site be redeveloped, alternatives uses should be considered which are more compatible with adjacent residential area and that would have minimal negative impact on the surrounding residential area in terms of parking, lighting, graphics, noise and similar issues. The community has expressed support for developing these sites as artist studios or live/work space.



Heritage Park



## policy

A neighborhood park, community park or recreation facility (public or private) should be located within one-half mile of all residents (See Figure 9, p. 20), consistent with the city's Recreation and Parks Recreation Plan.

## guidelines/strategies

- As development occurs within the planning area, opportunities to include green space should be explored, with an emphasis on city parkland.
- Opportunities to enhance connections to adjacent recreation areas and green space should be explored.
- Wherever feasible, new housing developments should provide for on-site open space to meet the recreation needs of the development's occupants.
- Expansion of Martin Park should be encouraged.
- Driving Park Recreation Center should be expanded to allow for expansion of gymnasium, weight room, game room, auditorium, additional meeting rooms, and art room.
- Neighborhood civic associations should be encouraged to partner with Recreation and Parks by adopting a neighborhood park to maintain and improve the park space.
- The shared use path in Driving Park should be extended north to Livingston Avenue, connecting to Rainbow Park.
- Existing park space should be maintained and preserved as park space and should not be changed to a use not consistent with a park facility. In addition, historical parks should be a priority for preservation and restricted to public park use only.

- Community gardening offers many benefits to neighborhoods, including the provision of fresh food, building community, and improving neighborhood beauty and property values. Challenges to success include maintaining long term site control, provision of water, ensuring that the garden soil is clean, and maintaining volunteer support. Strategies for successful community gardening include:
  - Identify potential sites. Desirable sites could include those near existing parks, schools, or other community facilities, as well as highly visible locations and gateways.
  - Work with the local area commission and civic association as potential partners and to identify support.
  - Contact the Franklin Park Conservatory's Growing to Green program for training, networking, other support.
  - Form group that will be responsible for establishing/maintaining the garden.
  - Consider potential sponsors for the purchase of materials.

## Development Principle 2

Neighborhoods should have an increased range of housing options.

## policy

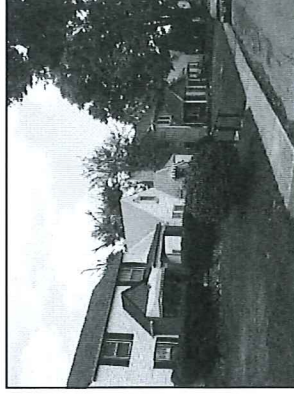
New residential developments should offer a range of housing types, sizes, and price points.

## guidelines/strategies

- New residential development on Livingston and Parsons avenues should include entry level, "empty nester" or workforce housing.

## Future Land Use Plan

The Future Land Use Plan map is city land use policy and forms the basis for the city of Columbus's review of land use, zoning, and variance requests. Future Land Use Plan recommendations apply if a property owner desires to change the land use on their property and a zoning or variance is required.



Bide-A-Wee Park Avenue