



2022 ANNUAL REPORT

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT



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Our Coordinated Work to Drive Affordability

Housing affordability isn't a set figure – it's a ratio between how much you earn, and how much you pay for housing.

In 2022, the Department of Development worked to improve housing affordability by moving both sides of that equation in the right direction for Columbus residents.

Our economic development team continued to create jobs in multiple industries and across skill levels. In 2022, we supported the creation of over 3,000 new jobs that will generate \$230 million in new annual payroll. We also worked to ensure the jobs we're creating pay well. In partnership with Columbus City Council, we increased the minimum qualifying wage for jobs that earn City of Columbus incentives to \$20 an hour, which exceeds our regional housing wage.

Our housing and land bank teams worked to contain the cost of housing by implementing programs that help homeowners stay in their homes and access homeownership. They also allocated millions of affordable housing bond dollars to help grow our housing supply and build housing that low-income and working families can afford.

The human services team protected residents who were struggling to stay in their homes, allocating \$33 million in federal emergency rental assistance, \$6 million to the Community Shelter Board and \$10 million to agencies supporting residents in need.

Looking to our future, the planning group supported the creation of new housing by laying the groundwork to update our city's zoning code. This will help foster a healthier housing market and celebrate the unique character of our neighborhoods as we continue to grow.

In 2022, we used our resources to create new affordable housing, improve wages, foster more inclusive communities and stabilize families facing eviction and those experiencing homelessness. We look forward to supporting the implementation of the Columbus Housing Strategy, and promoting equitable, inclusive growth, well into our future.

Michael H. Stevens, Director,
Department of Development
City of Columbus

How America's Opportunity City is Pursuing Inclusive Growth

Data and resident testimonials from the Department of Development 2022 Annual Report show that Columbus is America's Opportunity City. We've created more than 27,000 jobs since the day I first took office, and from 2021 to 2022, Columbus created more jobs than in any other two-year timespan.

As mayor, it has been my great pleasure to see Columbus become a magnet for national corporations, vibrant startups and talented people looking for a new place to call home. However, this growth has come with the challenge of building enough housing for everyone as more people find opportunity in Columbus.

For decades, our region enjoyed stable housing costs because we had enough places for people to live; but our regional housing infrastructure has not kept pace with our job creation. Regionally, rents are rising and homeownership is becoming less accessible, with the burdens of our housing crisis falling disproportionately on people of color.

If you work in Central Ohio, you should be able to live in Central Ohio. That's why I introduced the Columbus Housing Strategy, and in 2022, the Department of Development drove considerable progress toward its implementation.

As you'll see in this report, we're working to improve housing affordability and advance equity by committing to update our zoning code, supporting Black homeownership, preserving existing housing affordability, and investing more than \$250M in affordable housing. The department also invested unprecedented resources in human services programs to help those who are still struggling from the global pandemic.

We have a once-in-a-generation opportunity to harness our growth and build a more inclusive city. In 2022, we prioritized development and investments that capitalized on innovative problem-solving and included all our residents — a commitment that will continue in the coming years.

Columbus and its partners are committed to fostering inclusive growth that will ultimately lead us to a future we all can be proud of.

Mayor Andrew J. Ginther
City of Columbus

2022 Development Year in Review

The Columbus Department of Development promotes Columbus as a great place to live, work and prosper. Through investments, partnerships and innovative problem solving, the department is creating jobs, assisting small businesses, advancing the construction of new affordable homes, supporting community infrastructure programs and funding nonprofit partners that support vulnerable neighbors.

Housing

- Repaired 279 homes through Lead Safe Columbus and Emergency Repair Programs
- Redeveloped 18 residential homes and residential properties sold through the Homeownership Development program
- Sold 62 Land Bank and Land Trust properties

Human Services

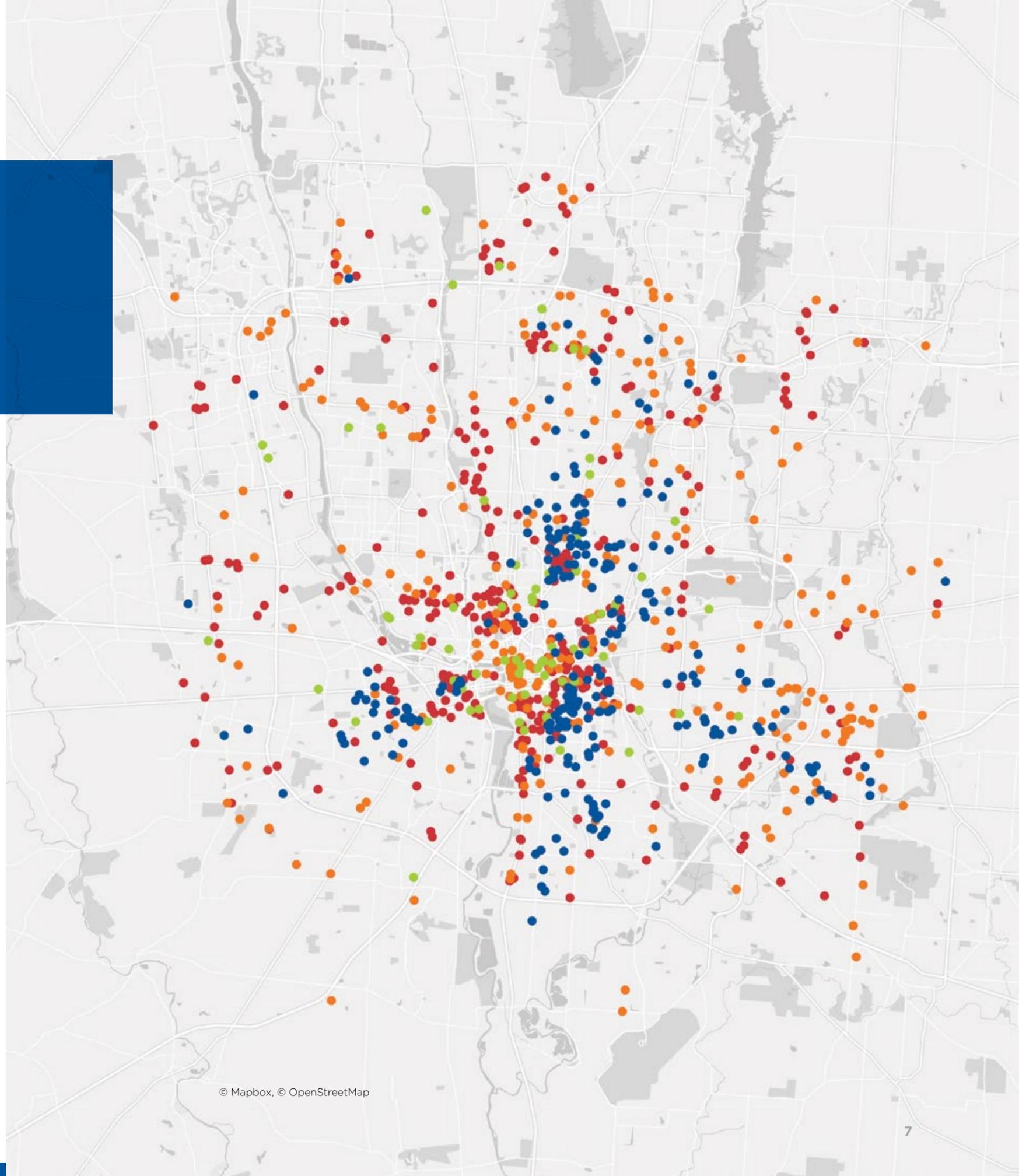
- Distributed Emergency Rental Assistance funding through 32 community organizations
- Funded 48 agencies through the Emergency Human Services Fund and Elevate! grant
- Supported 7 community emergency shelters

Economic Development

- Signed 31 incentive agreements that will create 3,399 new jobs and \$235 million in new annual payroll
- Completed 10 public/private projects resulting in \$692 million in private investment
- Supported 288 businesses through the Columbus-Franklin County Small Business Recovery Fund and Power of One programs

Planning

- Reviewed development of 424 properties as part of Building and Zoning Services' rezoning and variances process



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HOUSING • LAND REDEVELOPMENT • HUMAN SERVICES

Implementing the Columbus Housing Strategy

The Columbus Region has historically been a relatively affordable place to live, thanks to a healthy housing market where supply of housing exceeded demand. But from 2009 to 2019, the region added more than 140,000 new jobs and nearly 300,000 residents – but just slightly more than 50,000 new housing units. Today, residents are feeling pressures created by a regional under-production of housing through rising housing costs and rising rates of displacement and homelessness.

This is why Mayor Ginther introduced the Columbus Housing Strategy in June 2022. The Columbus Housing Strategy addresses our regional housing shortage by building new units and investing in equitable housing strategies.

In 2022, Columbus voters approved a \$200 million affordable housing bond proposed by Mayor Ginther, building on the success of the \$50 million 2019 affordable housing bond. Of the new bond funds,

- \$80 million will be used to supercharge production of new affordable housing units for families earning below 80% of the area median income
- \$50 million will be used to support affordable homeownership opportunities through the Central Ohio Community Land Trust
- \$40 million will be invested to help preserve existing affordability
- \$30 million will be dedicated to permanent supportive housing and supportive services for individuals earning less than 30% of the area median income



THE COLUMBUS HOUSING STRATEGY

Introduced by Mayor Ginther in 2022, the Columbus Housing Strategy outlines how we will equitably address our regional housing shortage so all residents may benefit from growth in the Columbus Region. As a region, we will:

BUILD twice as much housing of all kinds – market-rate, workforce and affordable

INVEST in additional housing for families and individuals

PRESERVE existing housing affordability and protect residents from evictions and displacement

INCLUDE low-income residents and people of color in all neighborhoods by cultivating economically diverse neighborhoods

In 2022, the Department of Development also executed longstanding programs that support the Columbus Housing Strategy.

The Housing Division helped residents and seniors conduct repairs in 399 homes through the Lead Remediation and Chores programs. The division also launched the Healthy Homes Program, a multifaceted program that protects vulnerable residents from safety hazards in the home. The program focuses on Columbus households with incomes at or below 80% of the area median income, as well as homes inhabited by children under six, seniors and those with disabilities.

The division also worked to support affordable home ownership in 2022, awarding \$108,740 to 15 first-time homebuyers in down payment assistance, and \$1,487,633 in forgivable loans and capital grants for qualifying homebuyers through the Homeownership Development Program.

The Land Management Division created 436 new homes and in partnership with Franklin County, the Central Ohio Community Land Trust built and sold 60 homes in Franklin County. Of those 60 homes, the average income for new residents was \$53,000, and nearly all buyers were first-time homebuyers. In addition, 78% of the homes

were sold to minority residents, with 67% sold to single, female-headed households.

In 2022, the division also supported the creation of the Mid-Ohio Food Collective's Ohio Farm in the Hilltop, which will provide healthy produce to neighbors in the area. The Land Bank's Community Garden Program also supported 100 gardens, all of which reduce water runoff, promote sustainable agriculture, reduce overall food transportation costs and help reduce negative environmental outcomes in Columbus neighborhoods.

While department initiatives worked to rapidly grow our local housing supply and enhance affordability, the department also worked to serve residents feeling the squeeze of the regional housing shortage.

Since the COVID-19 pandemic began, federal Emergency Rental Assistance has been distributed to Central Ohio renters who experienced a loss of income from the pandemic and were at risk of losing housing. The City of Columbus has now awarded more than \$50 million in rental assistance through 32 community organizations to help residents stay stably housed.

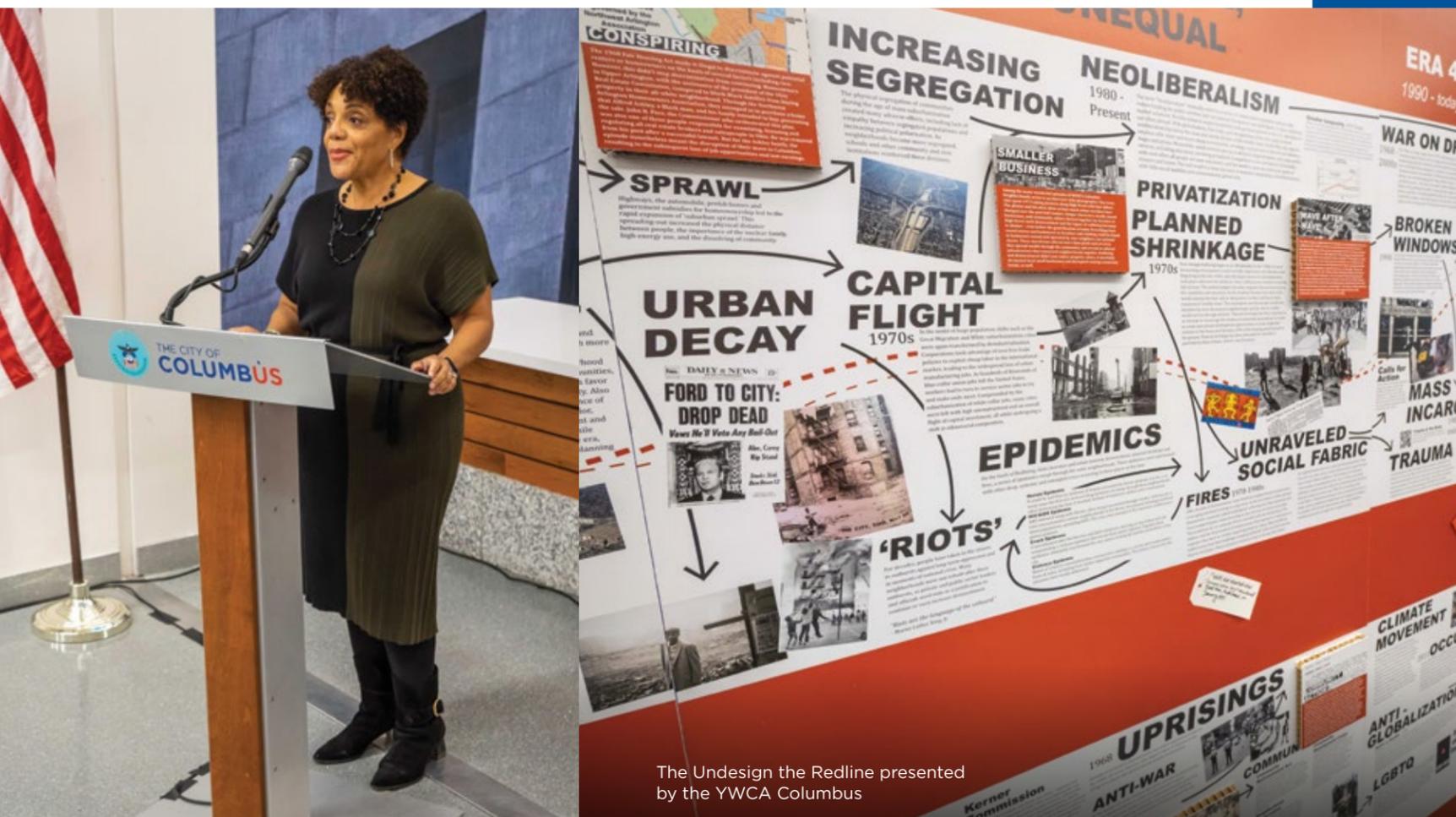
The city also supported residents who experienced homelessness, including the 6,450 individuals who stayed in Columbus and Franklin County shelters in 2022. The City of Columbus invested \$6.3 million to support of the Community Shelter Board in 2022, and another \$640,624 to help individuals and families regain stability in permanent housing after experiencing a housing crisis or homelessness through the Emergency Solutions Grant.

Through a collaboration with the Make-a-Day Foundation, 90 mobile outreach service events served more than 3,000 meals and connected with 4,030 neighbors in need.

The city also introduced a \$256,000 pilot program to provide safe, temporary housing for individuals experiencing unsheltered homelessness. In partnership with the Community Shelter Board and Equitas Health, 13 individuals were offered hotel lodging, meals bus passes and individualized case management so they could reside in a stable environment while pursuing long-term housing.

In 2022, the Human Services team also expanded its Elevate! grant program, allocating \$5 million to help 35 health and human services nonprofits grow their organizational capacity to serve Columbus residents. Through the 2021 and 2022 Elevate! cohorts, 76 organizations addressing unsheltered homelessness, financial security, infant vitality, chronic disease prevention and violence prevention are expanding their reach and impact in our community.

With the support of Mayor Ginther, Columbus City Council and our regional partners, the department will continue to expand the implementation of the Columbus Housing Strategy through new investments, partnership and policies to address our community's housing needs.



The Undesign the Redline presented by the YWCA Columbus

MARRIEL KENNEDY

Homes on the Hill: Providing Support for First-Time Home Buyers

Marriel Kennedy was renting a small flat near Eastland Mall when her friend asked her if she owned it. Until that moment, the thought of home ownership didn't really occur to Kennedy. She viewed it as a far-off goal and didn't really understand the benefits of owning her home. Her friend connected her with Homes on the Hill, a program funded and supported by the City of Columbus to help first time home owners. It was then that she realized the power of home ownership.

"Homes on the Hill is an infinite resource of knowledge for real estate," shares Kennedy. "Any time I had a question, they had a resource."

Homes on the Hill provides financial counseling, buyer education and other resources to assist buyers in securing their first home. Through support from Homes on the Hill, Kennedy eventually made her first real estate purchase—a duplex. She plans on living on one side and renting the other to help reduce her overall mortgage payment. It's a common term called "house hacking," but the tenant on the other side is rather special.

"My renter is going to be my mom," remarks Kennedy. "As a first generation home owner, this represents me breaking generational curses. My mom is learning about equity and home ownership from me, and I am taking the first step in creating financial freedom for my children too." Kennedy is quick to add, "It's my legacy."

If it weren't for this duplex, Kennedy's mother could face financial uncertainty if a landlord chose to increase rent without notice. Kennedy herself is finding freedom in home ownership; not only is her monthly mortgage payment lower than her rent was, but she understands the equity she is building by investing in real estate.

"Some might see this as a little duplex on the west side, but I see my healthy bank account." While this might be her first real estate purchase, she is certain it won't be her last. "This is the first brick in my pyramid of success."



"Homes on the Hill is an infinite resource of knowledge for real estate."





NANCY HASHMAN

Elevate! Grant Offers Victims of Trafficking a Seat at the Table

The next time you're driving down Sullivant Avenue, take note of the white brick building sitting like a beacon with its light always on.

"It used to be a dope house that I was trafficked in," shares Nancy Hashman. After 26 years on the streets, Nancy made the decision to get clean and began volunteering at Sanctuary Night as a Peer Supporter, eventually joining full time as a Clinical Case Manager. Her experience of life on the streets has enabled Nancy to reach the visitors on a deep level. "There weren't places like Sanctuary Night when I was out there. Nobody wanted to help a prostitute, nobody wanted to help an addict."

In the Sanctuary Night kitchen sits a long table where volunteers serve meals several times a week. "We don't do To-Go containers," remarks Nancy. "We want you to have a seat at our table. We want to get to know you."

The table itself is a remarkable reference to what the building previously represented and the future that it inspires. Made out of

the original doors that closed off rooms where countless women suffered as victims of sex trafficking in that very building, the doors were removed from their hinges. Survivors scrawled messages of hope on top of the peeling green paint and sealed the doors with clear varnish. Legs were added to transform the doors into a tabletop. Wooden chairs surround the table, which serves as a focal point in the room.

The city created Elevate! to connect 501(c)(3) nonprofit, human service organizations with resources to strengthen and further their work. This \$5M grant has been dispersed to a variety of Central Ohio nonprofits, including Sanctuary Night. As a result they have been able to expand their hours and service to reach more people. In addition to meals, they offer a shower room, fresh clothes, and most importantly, the opportunity for connection. "The opposite of addiction isn't sobriety, the opposite of addiction is connection," shares Nancy. "We're that place for them to come and feel safe. And to connect."



"We want you to have a seat at our table. We want to get to know you."



ECONOMIC DEVELOPMENT

Growing Jobs For Residents Across Industries and Neighborhoods

From 2021 to 2022, Columbus created more jobs than in any other two-year period. In 2022, the city supported the creation of 3,299 new jobs worth \$230 million in annual payroll. Through leveraged partnerships, \$808 million in private investment was committed to the city, creating jobs and opportunity for Columbus residents.

In 2022, Hyperion Companies, Inc., a green hydrogen technology company, announced the company would move its headquarters from Southern California to a 65-acre facility on the west side of Columbus. The company committed to create 680 net new full-time positions over six years, and invest more than \$297 million in a new facility to manufacture hydrogen fuel cells.

The city also partnered with Built on Better Integrity (BBI) Inc., a freight brokerage firm, to invest \$56 million in a new corporate headquarters in Astor Park and create 953 net new jobs worth \$80 million in annual payroll.

The Economic Development division also partnered with West 70 Logistics LLC, Pinchal & Company and SFG Columbus Parsons LLC and others to build more than 5.7 million square feet of new and refurbished industrial facilities within the city. These sites help to fill the market need for more manufacturing and distribution sites while creating new jobs in close proximity to the South Side and Hilltop neighborhoods.

The division also supported public/private partnerships designed to cultivate investment in the city. Eleven such projects were completed, resulting in \$748 million in private investment and the development of 609,692 square feet of new commercial and warehouse space. These projects will create 1,316 new jobs with an annual payroll of \$96 million, with additional returns to be realized; on average, for every capital dollar Columbus invests in ventures such as Crew Stadium and Astor Park, \$13.62 in private investment is leveraged.

The 2022 review by the city's Tax Incentive Review Council (TIRC) found that Columbus tax incentives are succeeding in encouraging real estate investment and creating jobs in our city. Companies earning City of Columbus incentives exceeded job retention and investment commitments, despite fluctuating market forces across many industries. The 2022 TIRC review found that across all incentives, companies had a job retention goal of 9,524, and actually retained 11,374 jobs, 119% of goal. Companies also reported \$236 million in payroll growth and \$1.9 billion in capital investment.

To support local small businesses feeling the continued impacts of the pandemic, \$8 million in federal funding was awarded to 1,234 small businesses through the Columbus & Franklin County Small Business Recovery Fund. Across the three waves of applicants, the program served businesses located throughout the traditional neighborhood business corridors of Columbus and Franklin County. Of the businesses awarded grants funding, 91% are minority-owned, 44% are woman-owned, 25% are senior-owned and 6% are veteran owned. The high demand for these grants demonstrates the continued need for small business assistance.

From small business support to job creation and private investment, the economic development activity of 2022 paves the way for Columbus residents to access the opportunities that come as a result of our collective success.





MAMMA DOE

How the Neighborhood Improvement Strategy Helps Businesses Bloom Where they are Planted

A native of Florida, Mamma Doe and her husband felt right at home when they relocated to Columbus and opened Shrimp Lips on Parsons Avenue. The seafood and chicken restaurant quickly became a hot spot in their community, with customers lining up around the block for a fish and shrimp platter or a side of their crinkle cut Cajun fries. They weathered the challenges COVID presented to the restaurant industry and are grateful for the community support they received during the difficult times. As a result, she and her husband always make it a point to give back. "We hold toy drives and charity events. We like being a part of this community."

In 2022, the city gave back to Shrimp Lips. The restaurant qualified for a grant from the Neighborhood Improvement Strategy to

help beautify local businesses by increasing curb appeal. The application process was quick and easy, and most of the work was done before the holidays. "I would reach out to the City of Columbus if I need help again," she says. "They have a good vibe."

The project provided over \$10,000 in capital improvements that included fresh paint for the restaurant, a new awning, new flower beds, and, in the spring, new outdoor seating will be installed. "When people see you're upgrading, they know you mean business. When you're taking care of your site and your land, they take you seriously." The fresh paint was hardly dry before new customers started coming out of the woodwork. Mamma Doe notes that she has been seeing new customers every week since the improvements have been made.



"People tell me how pretty it is, how beautiful it is. I feel good talking to the community about it. I tell people we were granted this by the city. It was a blessing."

PLANNING

Zoning In On Meaningful Neighborhood Improvements

As Columbus grows, the Planning division works to ensure that our built environment supports opportunity, vibrancy and healthy living.

Through the continued collaboration with the Area Commissions, the Planning division supported \$2.7 billion in construction across 8 review areas in 2022, including Downtown, East Franklinton, the University District and the Brewery District. These projects will result in 36 million square feet of revitalization in Columbus neighborhoods. Seventeen new commissioners also joined these commissions in 2022.

The division also managed 71 projects in 36 neighborhoods through the Urban Infrastructure Recovery Fund program. Driven by input from neighborhood residents, the program funded the installation of 18,350 feet of new sidewalk, 22,440 feet of new bikeways, 18 new streetlights and the improvement of four community parks. In total, the Department Development has invested \$14 million in community improvements throughout the city through this program.





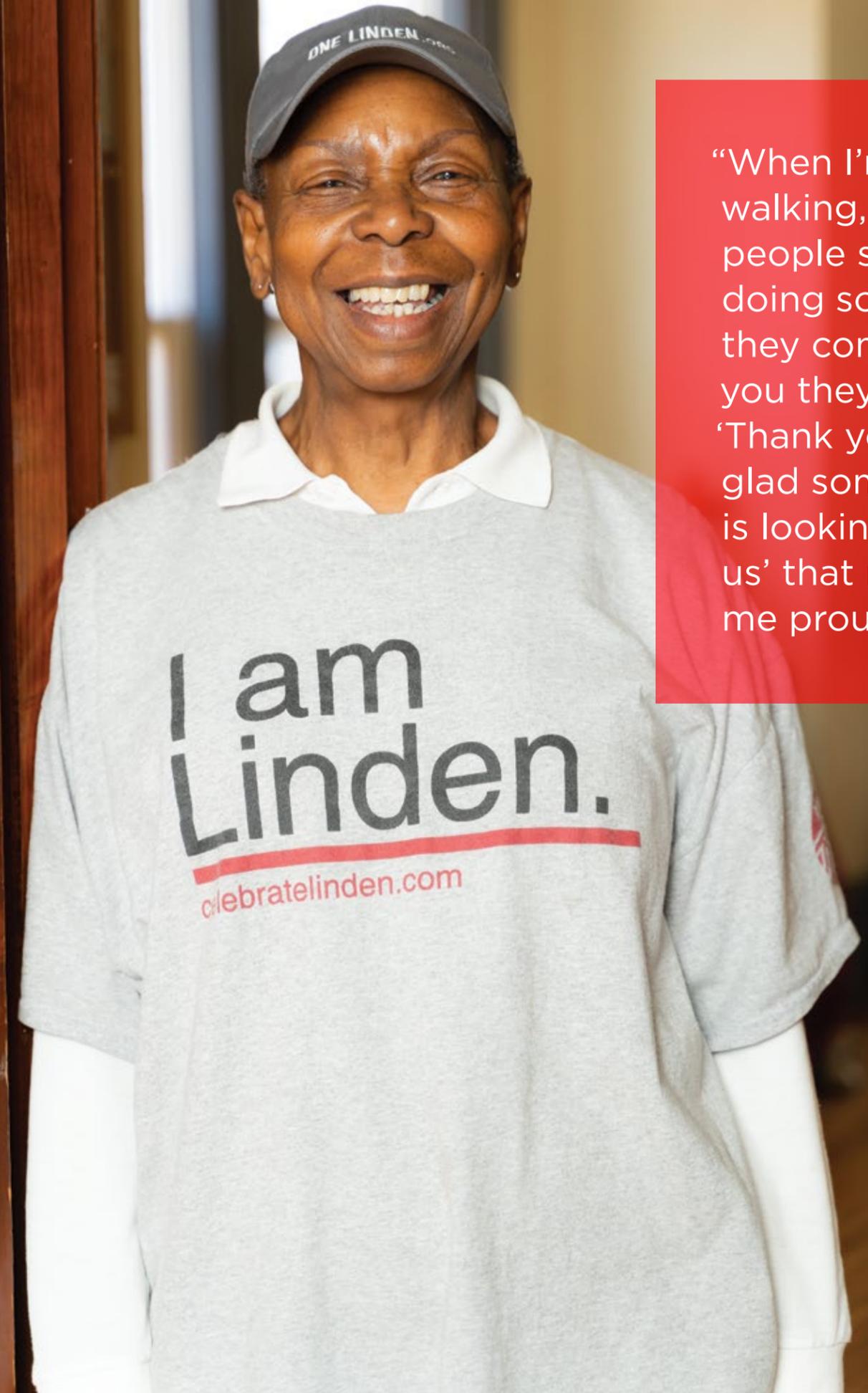
In partnership with the Department of Building and Zoning Services, the team also launched “Zone In,” a comprehensive approach to updating Columbus’ zoning code. Independent analysis from 2021 found that the city’s current zoning code does not foster equity, isn’t aligned with what residents and businesses want today, and isn’t easy to use and administer.

Zone In will pursue a modernized zone code that encourages thoughtful investment in neighborhoods that have experienced racial and economic segregation, guide the design and development of corridors to support community goals, and support growth that prioritizes environmental and economic sustainability through additional housing opportunities.

Community engagement began in 2022, when the City of Columbus partnered with the YWCA of Columbus to host Undesign the Redline, an interactive exhibit that explores the history of structural racism through urban planning policies that continue to impact Columbus residents today.

Through the work of the zoning code update, the city seeks to encourage thoughtful investment in neighborhoods that have experienced racial and economic segregation and to help undo the harm caused by past urban development policies.





“When I’m out walking, when people see you doing something they compliment you they say ‘Thank you! I’m glad somebody is looking out for us’ that makes me proud.”

PEGGY WILLIAMS

Leveraging the Urban Infrastructure Renewal Fund for the Love of Linden

Peggy Williams moved to Linden in 2001 as a single mother and found herself the victim of a home invasion. “I received a letter of regret from the mayor,” she says, referencing former Mayor Michael Coleman. “It was nice to know the city cared.” That made Peggy think about her role as a resident, and she decided to get involved. “We tend to downplay being a good citizen,” she remarks.

Peggy got involved in the Greater Linden Advisory Council and has held the Area Commissioner role for several terms across the years. Most recently, she helped spearhead improvements through the city’s Urban Infrastructure Renewal Fund (UIRF) program. As a result, the Linden area was awarded city grant money for improvements including repaving the street, filling potholes and fixing the sidewalks. A string of projects

funded through the UIRF will be unveiled that include an expansion of the Linden Recreation Center, enhancements to Windsor Pool and improvements at Maloney Park, including the installation of a brand new public swimming pool.

While the projects create more opportunities for community enrichment and gathering, Peggy pauses at a street lamp and wraps her arm around it. “I’m proud of these decorative street lights we have all the way up Cleveland Avenue,” she says, beaming. The lights not only add curb appeal, but help increase safety in the neighborhood too. Proof that the grant has helped support meaningful neighborhood improvements, big and small. The biggest result of the grant is a renewed sense of pride for the area residents and for Peggy, too.

