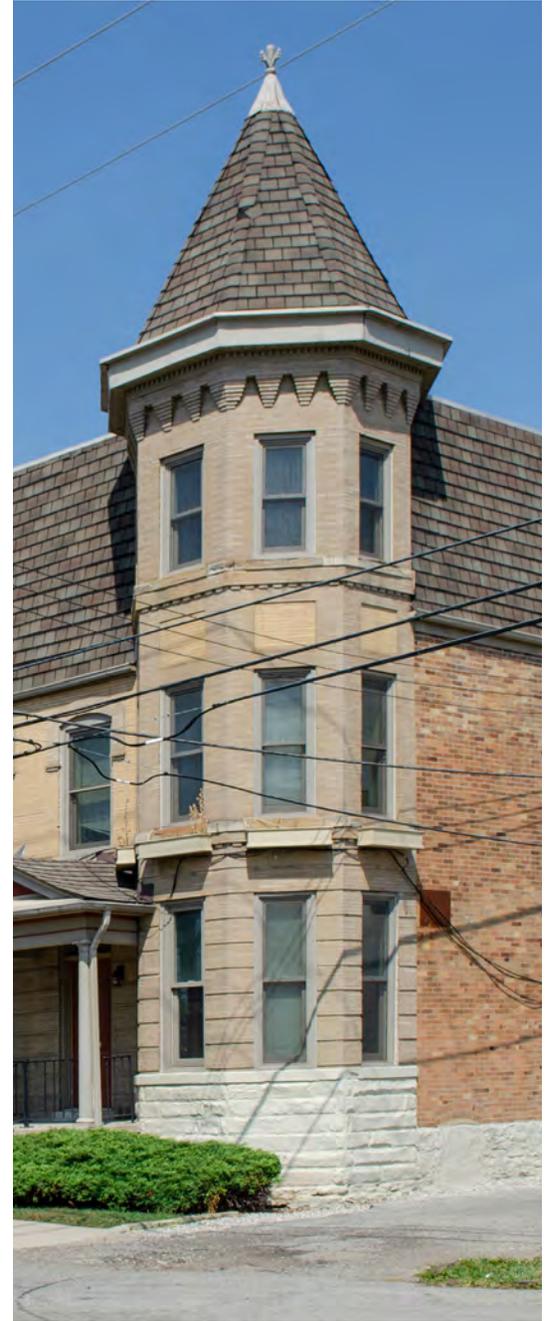
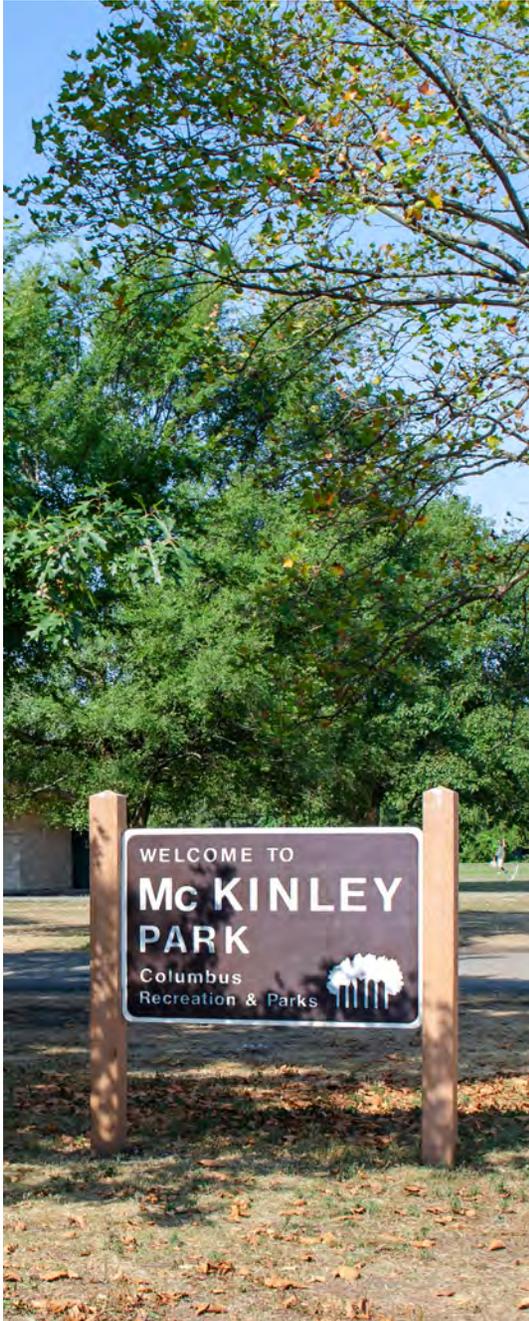


APRIL 2020

Franklinton

TARGET AREA PLAN





COMPLETED BY
THE NEIGHBORHOOD DESIGN CENTER

Acknowledgements

We are grateful for the work of the Franklinton Area Commission and residents who participated in engagement events who helped make this project happen.

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Gladden Community House
- Josh Edwards
Mt. Carmel
- Pauline Edwards
Resident
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Resident
- Zach Gwin
Vice-Chair, Resident
- Austin Hill
Refuge Ministries, Project 614
- Marty Johnson
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Franklinton Art District
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Treasurer, Resident
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Resident
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Chair, Housing Committee
- Renee McCallion
Resident
- Jacqueline Miles
Chair, Resident
- Steve Pullen
Columbus Metropolitan Library
Franklinton Branch
- Katie Robinson
Secretary, Fortuity
- Janet Ruark
Chair, Elections Committee
Lower Lights
- Michael Thomas
Defining Skin
- Bruce Warner, Resident
Chair, Zoning Committee

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About this plan

The Franklinton Target Area Plan was created with the direction of the Housing Division of the Department of Development and technical assistance from the Neighborhood Design Center. The document presents data about the existing conditions of the Franklinton neighborhood, and recommends improvements in broad areas. The final component of the plan details the FHAct50 process and the individual housing developments selected to move ahead with the funding opportunity.

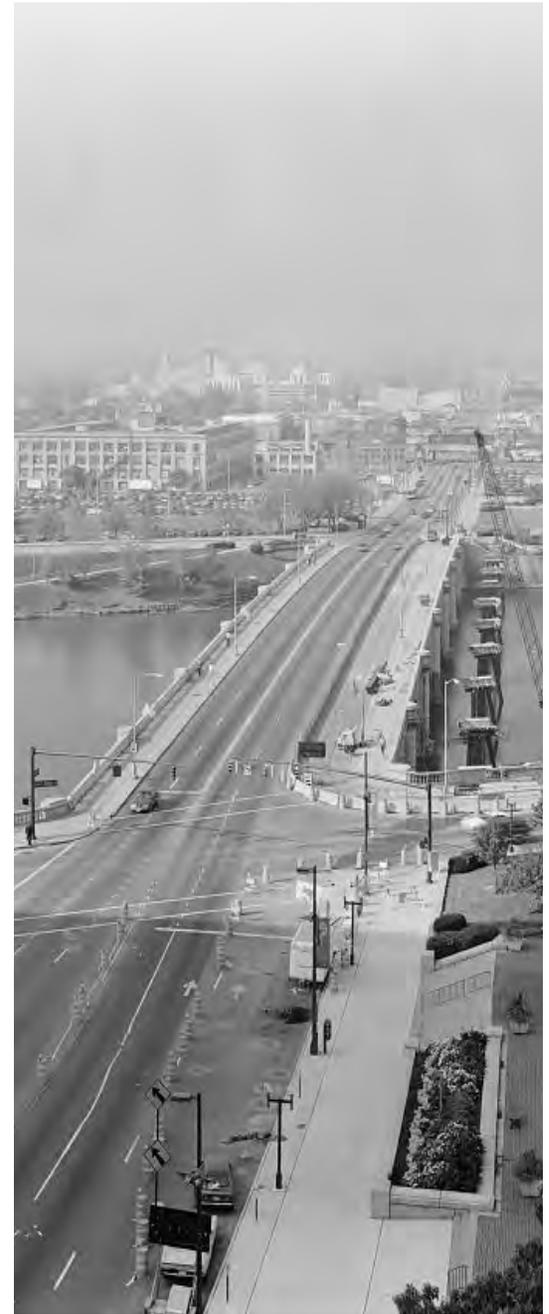
Aspirational Goals

In the existing conditions profile, aspirational goals are included after each topic area covered. These goals reflect the areas of need determined by evaluating multiple data sets and through public outreach efforts. They are visionary and normative—meaning they propose how to improve the quality of life for Franklinton residents. The goals are not representative of any entity’s commitment to achieve them and do not represent specific projects. Rather, the goal is an expression of community need and opportunity to make Franklinton a better place to call home.

About FHAct50

President Lyndon B. Johnson signed the Fair Housing Act into law in 1968, following a prolonged legislative battle and on the heels of the tragic assassination of Dr. Martin Luther King Jr. The Act extended the basic discrimination protections within the 1964 Civil Rights Act into the housing market. It explicitly prohibits discrimination in housing on the basis of race, color, national origin, religion, sex – and, following amendments in 1988 – familial status and disability.

The City of Columbus elected to participate in the FHAct50 Building Opportunity fund for years 2019-2021. The City worked with the Neighborhood Design Center and the Ohio Housing Finance Agency on the creation and approval of this Target Area Plan (TAP). The FHAct50 Building Opportunity fund provides access to a pool of \$3 million in low income housing tax credits to further the creation of diverse and accessible communities within the boundaries of a TAP identified by the City of Columbus. Each affordable unit must be leveraged by a market rate unit in the same neighborhood, created at the same time in order to support the development of mixed-income communities.



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Context & History

The most historic neighborhood in Columbus, Franklinton has a rich legacy that began in 1795 with the arrival of Lucas Sullivant. Before that, indigenous peoples had lived in the vicinity for centuries.

Just west of Downtown Columbus, Franklinton occupies low-lying ground of the Scioto River floodplain. The neighborhood has a rich history and was the first settlement in Central Ohio. The Flood of 1913 ravaged the neighborhood, and spurred population loss that continued through the 20th century. The neighborhood declined as families left, leaving businesses with fewer customers and causing structural vacancy. Another flood in 1959 caused even more damage and further cemented the decline of Franklinton. Construction of State Route 315 took an additional toll on the neighborhood, removing homes and businesses to make space for the freeway and causing the displacement of families and businesses from the community for the convenience of automobile owners. Like many central city neighborhoods, the freeway construction divided Franklinton with a new barrier, making it hard to navigate across without a vehicle. Franklinton suffered immensely in the following decades from a combination of population loss, crime, and overall decreased quality of life. The foreclosure crisis around 2008 also impacted the neighborhood, further reducing homeownership and increasing vacancy.

In recent years, market rate investment has occurred in Franklinton for the first time in decades. On the Scioto Peninsula in the eastern portion of the neighborhood, significant developments in housing and infrastructure have been made. Despite this, data shows that Franklinton suffers from lower than average income, life expectancy, and education, and higher crime rates, infant mortality, and housing cost burden. These factors combine to create a lower quality of life for many Franklinton residents.

\$15K

Median Household Income
Franklinton

\$56K

Median Household Income
Franklin County



W. Broad & Sandusky Street
1930s



W. Broad & S.R. 315
Present

In 1950, Franklinton was home to 26,500 people. Today, just over 8,000 people live in the same area.

With just over 25% of its previous population, the Franklinton neighborhood struggles with housing and commercial vacancy. The community once supported over 26,000 people, but the same area today is home to 8,132 people. This drastic difference makes it difficult for Franklinton to support the businesses that it once did. The increase in residential vacancy has been highly detrimental to the neighborhood, reducing property values and creating spaces where crimes can occur out of sight.

The eastern section of Franklinton has experienced considerable investment due to its adjacency to downtown and institutions like COSI (Center of Science & Industry) and the new Veteran’s Memorial. Future plans for the Scioto Peninsula involve the development of six acres with an eight-story hotel, flanked by an 11-story residential building and an eight-story office building. Also planned is a 1,400-space parking garage, to be built on three acres between Starling Street and the railroad tracks. The first phase will contain about 240,000 square feet of office space, 550 residential units, 180 hotel rooms, and an unspecified amount of street-level retail.* This project will dramatically change the face of Franklinton in the coming years. In fact, the development firm plans to “set the bar on luxury in the market” and will offer the most expensive apartments in the city—reaching \$5,000 a month in rent. Some units would be reserved for certain income levels, however. Rents would be restricted on 10% of the apartments for those making no more than \$56,319 a year, and another 10% for those making no more than 80% of that income.**

52%

People in Poverty
Franklinton

17%

People in Poverty
Franklin County

FRANKLINTON POPULATION



1950 population for census tracts: 41, 42, 43, 50, and 51. Current population based on 2017 figures for: Block Group 1, Census Tract 42; Block Groups 2, 3, and 4 Census Tract 43; Block Groups 1, 2, 3, 4, 5, 6, and 7 Census Tract 50; and Block Group 1, Census Tract 51.



*Brent Warren. Columbus Underground. Plan Revealed for First Phase of Scioto Peninsula Development. Aug. 16, 2019.
** Jim Weiker. The Columbus Dispatch. Work on massive Scioto Peninsula development to begin in the spring. Oct 22, 2019.

Health

Across many indicators of health in Franklinton, data shows that the neighborhood is below average. People living in the community have lower life expectancy and higher risk for chronic diseases.

Infant Mortality & Life Expectancy

The Franklinton neighborhood is a hotspot for infant mortality, which refers to the death of a child before they turn one year of age. The leading cause of infant death is babies being born prematurely and too small to survive. According to CelebrateOne, there are 15.2 infant deaths per 1,000 live births in Franklinton, compared to 8.4 for Franklin County. Furthermore, 15.4% of babies have a low birth weight (under 5.5 lbs), compared to 9.1% for Franklin County. Life expectancy, which is also impacted by infant mortality rates as well, is lower in Franklinton—at 67.1 years, compared to 77.7 years for Franklin County.

Health Insurance

According to 2017 Census figures, 9% of Franklin County residents have no health insurance. This compares to 13.2% of Franklinton residents. Nearly half of Franklinton residents with insurance are covered by public health plans, while just 31% of Franklin County residents are on public plans.

Emergency Department Visits

According to the Franklin County HealthMap 2019 report, the 43223 zip code—which includes part of Franklinton—has a high rate of emergency department visits. The zip code ranked sixth in the report's list, with 34,897 visits in 2018 to Franklin County emergency departments.

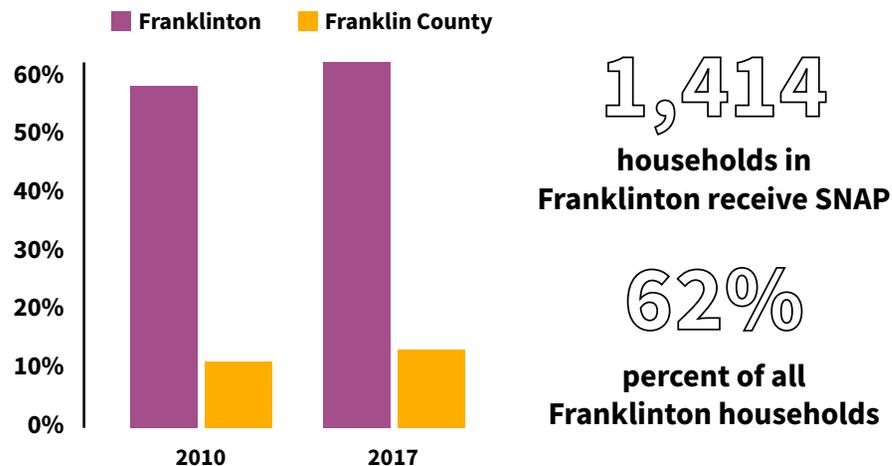
20%

of households receive supplemental social security
Franklinton

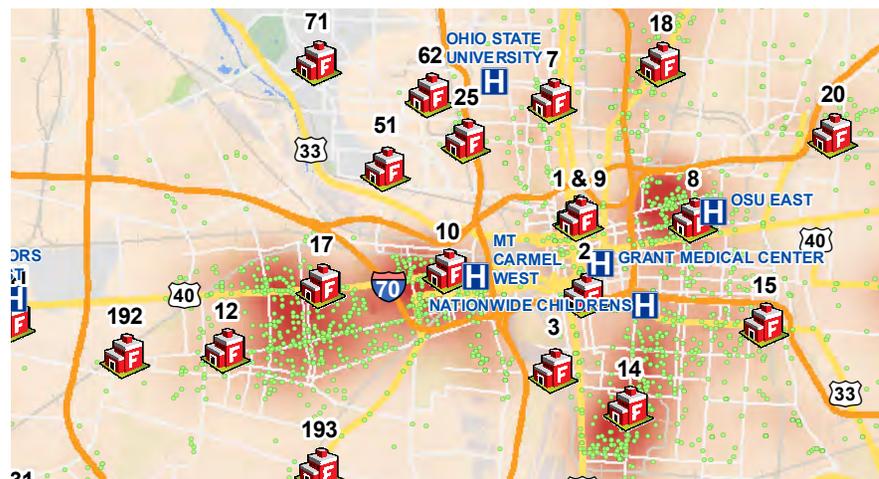
5%

of households receive supplemental social security
Franklin County

SNAP FOOD ASSISTANCE BY HOUSEHOLD

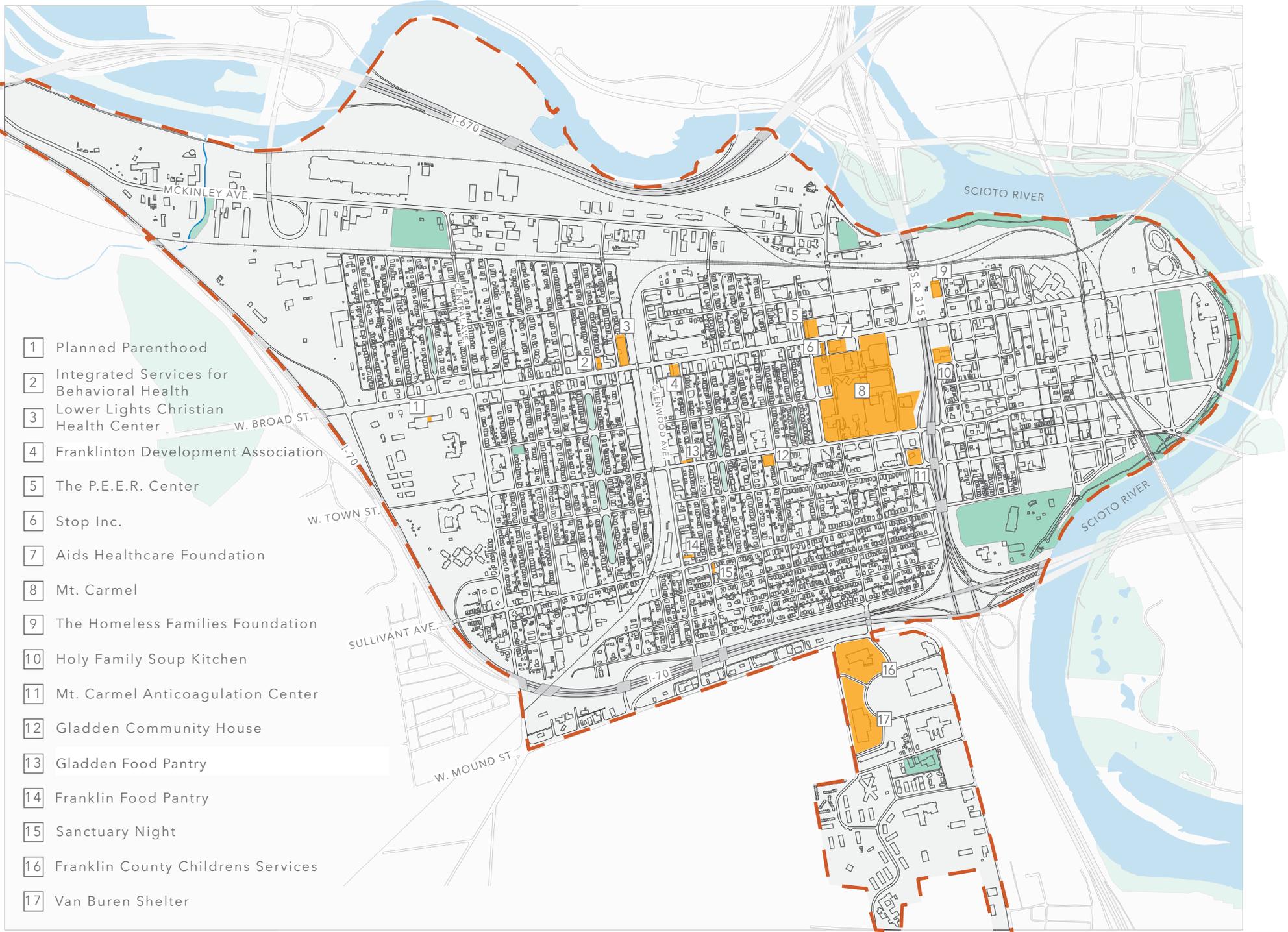


ADMINISTRATION OF NARCAN, 2018



Opioid Crisis

From 2016 through 2018, the Franklinton Area Commission geography had 711 administrations of Narcan. With a population of 8,132, the rate for the Area Commission geography is 8.7%. For the city as a whole, the rate for the same period was 1.1% (9,071 Narcan administrations for 852,144 people). This demonstrates the disproportionate impact of opioid addiction in Franklinton. The map above also demonstrates Narcan administration for 2018, illustrating a very high concentration in Franklinton, the Near East Side, the Hilltop, and the South Side.



HEALTH FACILITIES + SOCIAL SERVICES

Parks

Most Franklinton residences are within a 10 minute walk of a park, but the southwest portion of the neighborhood lacks adequate park access. Grass medians on select streets, while not formally considered parks, offer additional greenspace.

Franklinton has just over 31 acres of parkland serving the neighborhood. As compared to the national standard of recommended parkland area of 10.1 acres per 1,000 residents, Franklinton needs an additional 40 acres of parkland.

While most of Franklinton is technically within a 10-minute walk to a park, the majority of park space is situated east of State Route 315 where Dodge Park, Genoa Park, and the recently completed Dorrian Green are located. Franklinton has two recreation centers at both Dodge Park and Sullivant Garden, and the outdoor pool at Dodge Park (originally built in 1964) was completely reconstructed and re-opened in July 2012. In terms of broader connectivity, the Lower Scioto Greenways trail is easily accessed from West Broad, Town, and Rich streets.



Lower Scioto Greenway

From Dodge Park on the south to Souder Avenue on the north, the Lower Scioto Greenway travels approximately 1.75 miles. This trail connects to Central Ohio greenways, allowing users to access the Olentangy Trail and the Camp Chase Trail at certain connections.



McKinley Park – 6.95 Acres

Athletic fields, basketball court, picnicking, playground, and shelter.



Cody Park – 0.29 Acres

Playground, benches.



Genoa Park – 2.07 Acres

Amphitheater, fountains, trail access, walking trails, sculptures.



Dorrian Green – 5.85 Acres

Fountain, cherry groves, gardens: sensory, reading, pollinator and prairie.



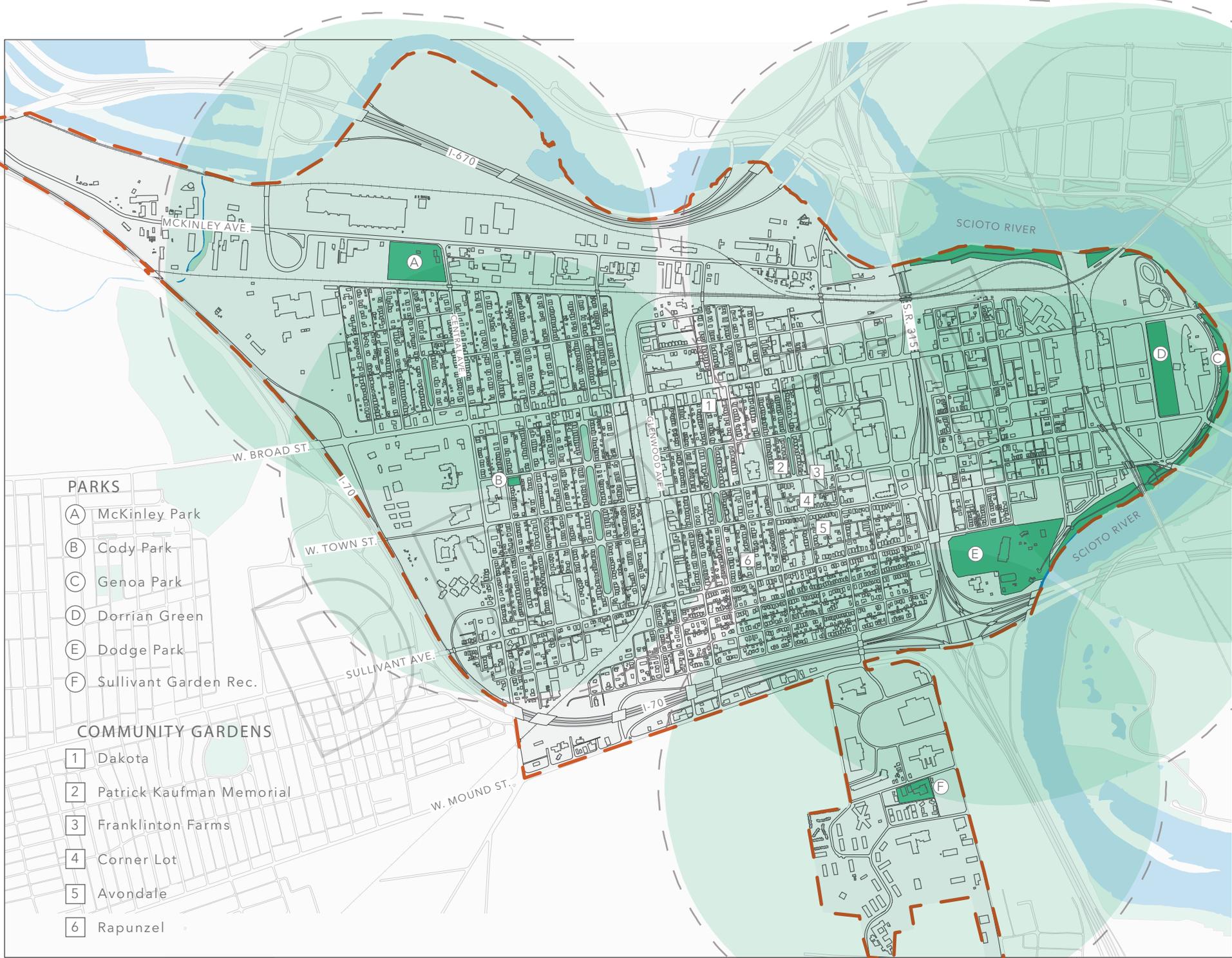
Dodge Park & Recreation Center – 15.88 Acres

Boxing center, ceramics, fitness, and game room, classrooms, library and gymnasium. Outdoor swimming pools, skateboard park, non-illuminated athletic fields, basketball court, outdoor hockey, playground, picnic area, and parking lot.



Sullivant Garden Recreation Center – 2.03 Acres

Billiards, ceramics, crafts, fitness, meeting and game rooms, classrooms, gymnasium and lounge. Exterior facilities include basketball and tennis court, picnic tables and parking lot.



PARKS / COMMUNITY GARDENS

Aspirational Goals

HEALTH & WELLNESS

Data indicates Franklinton residents experience more health challenges and have lower life expectancies than Franklin County residents on average. Steps should be taken to reduce this disparity and improve the quality of life for Franklinton residents.



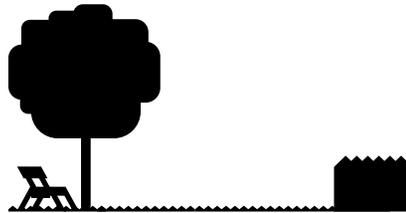
Continue CelebrateOne efforts to reduce high infant mortality rates.



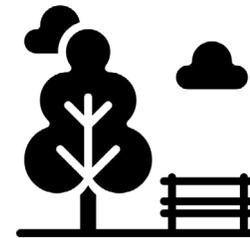
Improve access to primary care.



Create organized opportunities for group exercise and fitness.



Consider program to reuse vacant lots for open space for food production, building on the energy of Franklinton Farms.



Consider consolidating underutilized/vacant properties between Dana Avenue and W. Park Avenue south of Sullivant Avenue to the railroad tracks to create a new 6-acre park, increasing residents' access to green space.

Retail & Business

Franklinton has a significant number of commercial and wholesale businesses, as well as several carry-outs. The primary shopping destination in the neighborhood is Franklinton Square, followed by the retail area at Central Ave. & Mound St.

Retail and business establishments in Franklinton are generally along Broad Street, Sullivant Avenue, and Mound Street. Many exceptions exist, however. Carry-outs are present along residential streets in the neighborhood, and auto-oriented uses are prevalent along Central Avenue, for example. The historic Franklinton business district is along W. Broad Street, which was once thriving with retail, commercial, and other unique uses.

420

businesses in Franklinton

4,273

employees working in Franklinton

According to ESRI, the largest employers in Franklinton after Mt. Carmel (which is undergoing changes) are the Columbus Rehabilitation & Subacute Institute and the West Central School (operated by the Franklin County Board of Developmental Disabilities). The company with the highest sales amount is Midwest Fresh, a wholesale food distributor founded in 1987. Other companies with high sales figures are Columbus Coal & Lime/CPR Materials, JJ Hammond Co. (construction and industrial equipment), and GC Pallet & Storage (building, reconditioning, and sale of pallets). Combined, these industrial and manufacturing oriented businesses handle millions of dollars in revenue annually from their offices in Franklinton.

Source: ESRI Business Analyst 2019



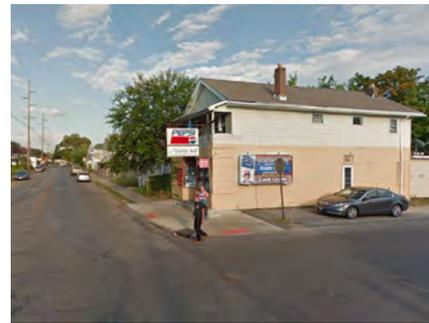
Former Family Market

This former carry-out is an example of businesses in residential areas.



Salley's Market

This auto-oriented carry-out is along Sullivant Avenue.



Carry Out on Sullivant Avenue

This carry-out is at the corner of Sullivant and Hawkes Avenue.



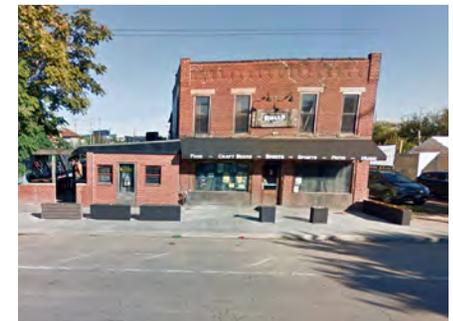
Franklinton Cycle Works (FCW)

FCW is a community-oriented bike shop at Broad St. & Martin Ave.



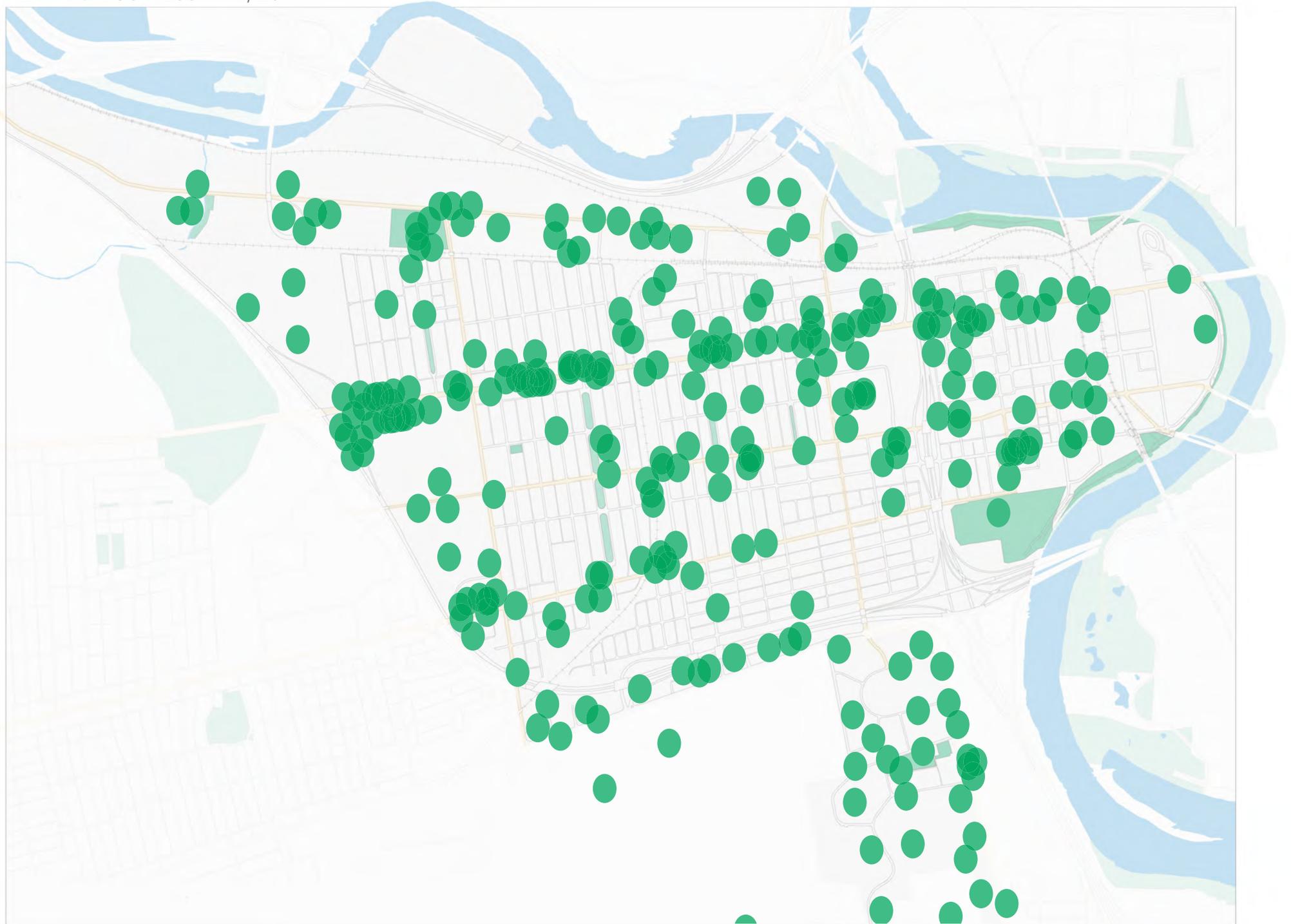
Land Grant Brewing

A production craft brewery founded in 2014 employs more than 40 people at two locations.



Rehab Tavern

A creatively renovated bar featuring live music, art gallery, and food. It opened in 2012.



Aspirational Goals

RETAIL & BUSINESS

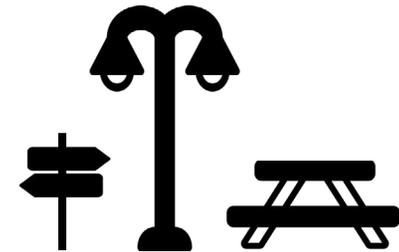
The market for new retail and business opportunities in the majority of Franklinton is weak. Steps should be taken to improve the public realm to encourage retail activity, and incentivize entrepreneurs to select Franklinton for the development of new ventures. However, if “retail follows rooftops” is to be believed, the initial focus should be on re-populating the neighborhood.



Support continued programming for Franklinton Board of Trade to employ individuals to pick up litter.



Incentivize retail and commercial development, especially for core neighborhood amenities like groceries and pharmacies.



Continue pursuing a special improvement district to beautify streetscape and create a cohesive identity for the Franklinton neighborhood.

Crime & Safety

Franklinton's crime rate is higher than the city average. From violent crimes to property crimes, residents are regularly exposed to a high number of traumatic events.

Violent crime in Franklinton is significantly higher than the county average. Figures show the rate per 1,000 population is 96.1, compared to 12.2 for Franklin County. A map of violent crime in the neighborhood illustrates hotspots at Greenfield Village in south Franklinton, and more generally along Sullivant Avenue and Broad Street. Property crimes, however, seem to have lower levels in Franklinton than the neighboring Hilltop. This could be due to lower rates of reporting. The area around Broad and Central Avenue seems to have a higher rate of reported property crimes, especially when compared to the eastern section of the neighborhood.

TOP TEN 911 CALLS IN FRANKLINTON BY TYPE, 2018



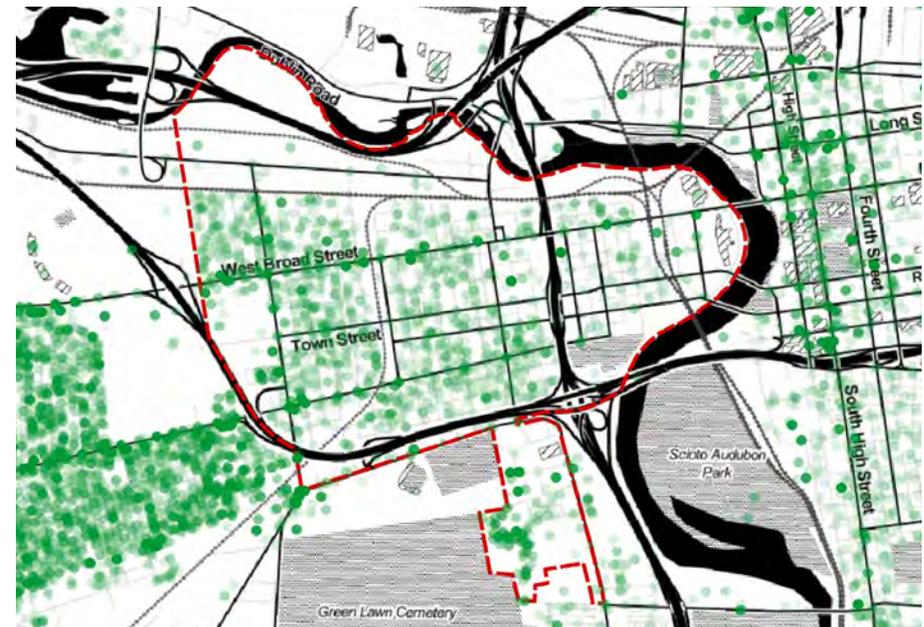
89

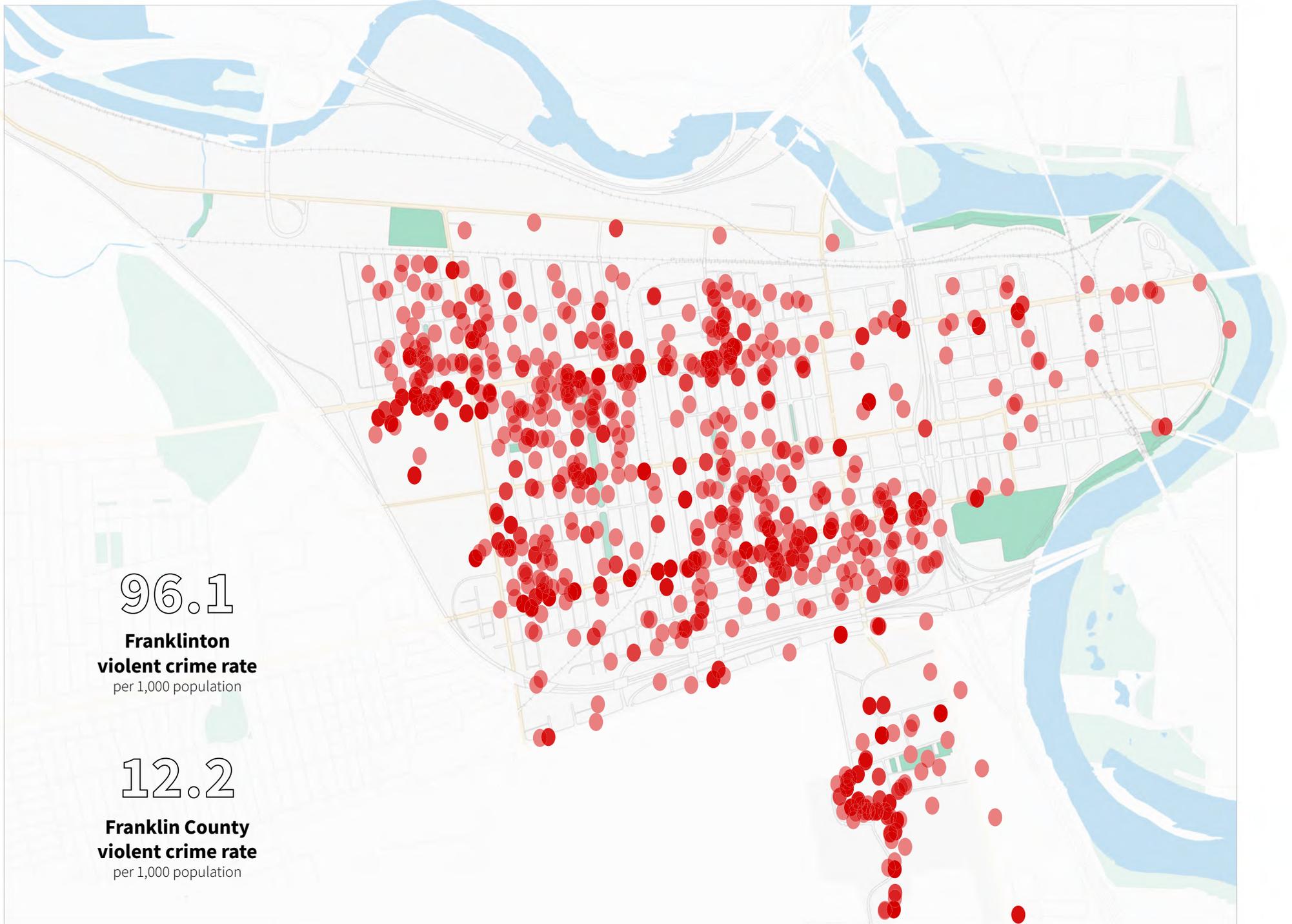
nuisance cases filed by the city attorney in 2018 and 2019*



*through September 2019

REPORTED PROPERTY CRIME, 2018





VIOLENT CRIME HEAT MAP, 2015–2018

Aspirational Goals

CRIME & SAFETY

Levels of violent crime and property crime in Franklinton far exceed the typical figures for Franklin County. Because of this, children, families, and individuals in the neighborhood are exposed to traumatic events that can impact them for life. Measures to reduce crime in Franklinton should be targeted to locations with recurring issues.



Expand Community Crime Patrol.



Locate police substation in West Franklinton and make it a community hub.



Improve pipeline to living wage employment for restored citizens, reducing risk of recidivism.



Expand bike patrols by police.

Education

Levels of formal educational attainment in Franklinton are significantly below the Franklin County average. More than 30% of adults in Franklinton lack a high school diploma or equivalent.

About 20% of adults in Franklinton have at least a college degree, compared to nearly 40% for Franklin County. High school completion is comparably low as well, with more than 30% of adults in the neighborhood not having graduated high school. Adults with less than a high school diploma are more concentrated in the northwest section of the neighborhood, north of Broad Street and near Central Avenue. Generally speaking, the western part of Franklinton has more adults without high school completion than the eastern part.

West High School, where public school students living in Franklinton are assigned to attend, has a 4-year graduation rate of 64%. Students may elect to attend other public schools within Columbus City Schools, attend non-public schools using public vouchers, attend non-public schools with private financing, or even elect for homeschooling.



Columbus Metropolitan Library Franklinton Branch



Gladden Community House



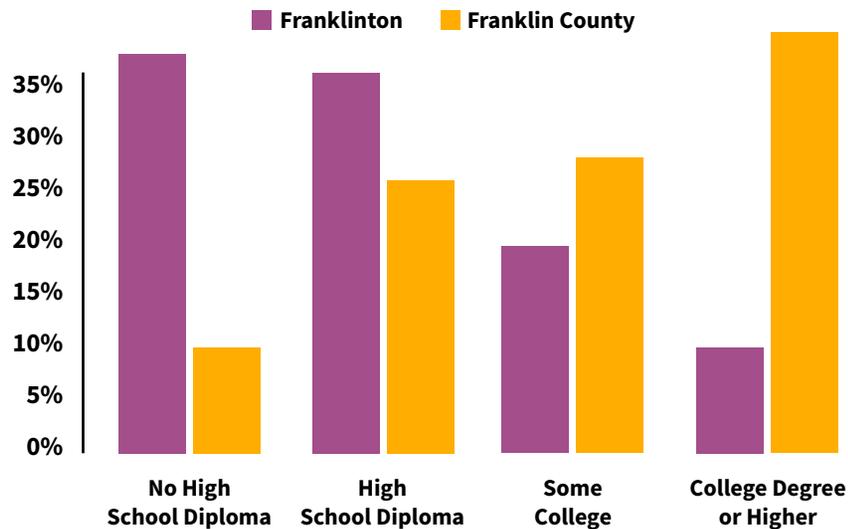
Avondale Elementary School



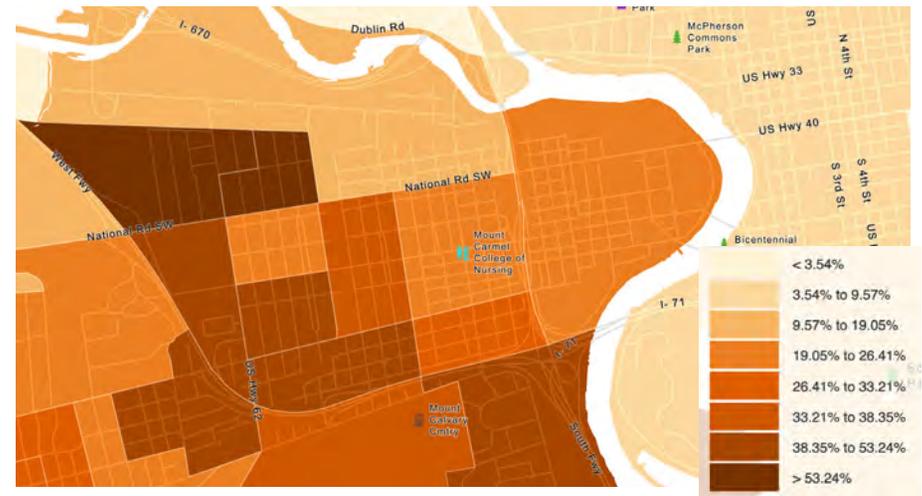
United Preparatory Academy

EDUCATIONAL ATTAINMENT, 2017

HIGHEST LEVEL EARNED

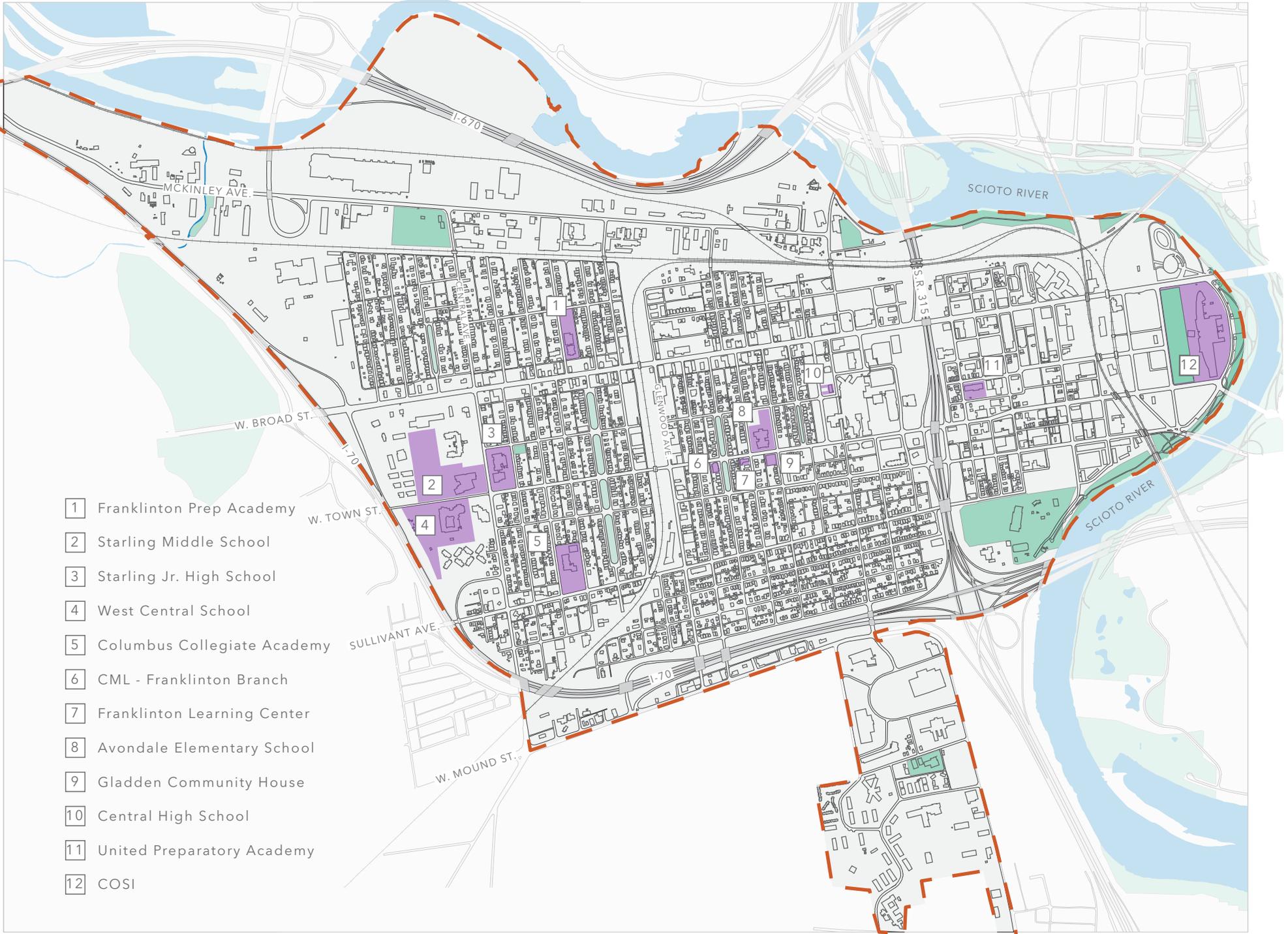


% LESS THAN HIGH SCHOOL DIPLOMA, 2017



Showing adults over age 25 who do not possess a high school diploma or equivalent credential.

EDUCATIONAL INSTITUTIONS



FEEDER PATTERN MAP



Schools



Franklinton Learning Center



Columbus Collegiate Academy



Starling K-8 School



Central High School



Franklinton Prep Academy



West Central School

The Franklinton neighborhood is home to three public schools: Avondale Elementary, Sullivant Elementary, and Starling K-8. There are also non-public options in the community, like Columbus Collegiate Academy and Franklinton Prep Academy. Specialized schools also exist, like the West Central School for children with developmental differences, run by the Franklin County Board of Developmental Disabilities. Previously, Central High School was located in Franklinton. The school was built in 1923 and the final senior class graduated in 1982, with COSI opening in the renovated structure in 1999.

The three public schools in Franklinton show signs of distress, according to data from the Ohio Department of Education. Starling K-8 demonstrates the lowest performance of the three schools, with a chronic absenteeism rate of 55%, an attendance rate of 86%, and just 68% of 3rd graders meeting the 3rd grade reading guarantee. The Franklinton neighborhood is within the attendance boundaries of West High School, but data for West is excluded here because the school is not located in Franklinton.

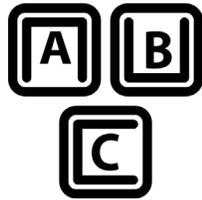
Select Data for Franklinton Public Schools, 2017-2018			
Building Name	Starling PK-8	Sullivant Elementary	Avondale Elementary
Enrollment	626	320	307
Letter Grade of Achievement Component	F	F	D
% of 3rd Grade Meeting Reading Guarantee	68%	74%	92%
Attendance Rate	86%	91%	90%
Chronic Absenteeism	55%	33%	36%

Source: Ohio Department of Education

Aspirational Goals

EDUCATION & SCHOOLS

Levels of educational attainment and academic performance in Franklinton are significantly lower than Franklin County. Because of this, children and adults require interventions to improve educational outcomes. A focus on wraparound services and adult education would help stabilize children and families.



Increase enrollment in pre-K programs and continue assisting child care centers to become 3-star rated through Step Up to Quality.



Focus on increasing the high school graduation rate by offering wraparound social support services to students and families.



Increase awareness of and access to paid and free apprenticeship, skill-building, and certification programs.



Co-locate services for children and parents in school buildings, like medical services and computer literacy classes.

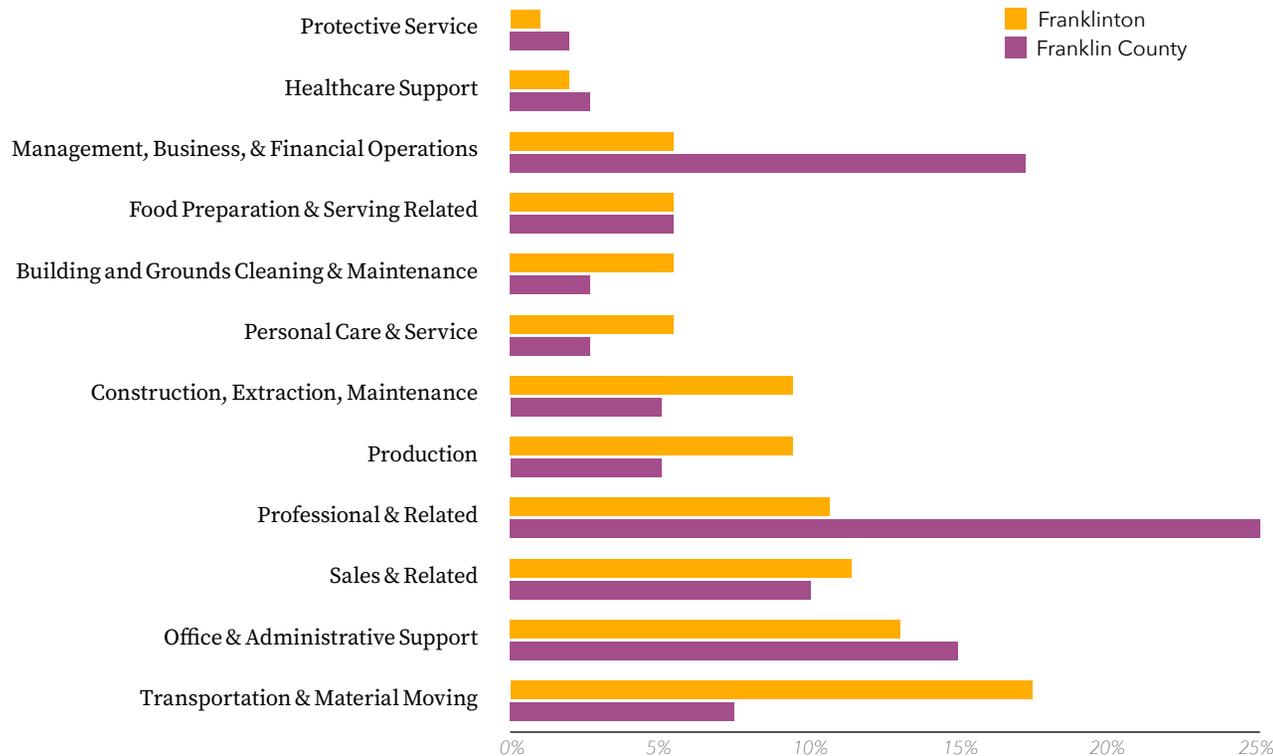
Employment

The vast majority of employed Franklinton residents work outside the neighborhood, with only 171 people both living and working in Franklinton.

About 35% of employed Franklinton residents are earning more than \$3,333 per month, compared to 48% of people working in Franklinton. This indicates that many Franklinton residents are leaving the neighborhood for work, and there is a gap between jobs available in Franklinton and the skills of residents. Employed residents are more

likely to work in (1) Accommodation & Food Services, (2) Admin. Waste Management & Remediation, and (3) Health Care & Social Assistance than the Franklin County average. Planned development on the Scioto Peninsula could increase the availability of jobs to Franklinton residents in the coming years.

OCCUPATION COMPARISON, 2017



Data shown represents:

Census Tract 42, Block Group 1
Census Tract 43, Block Group 3

Census Tract 43, Block Group 4
Census Tract 50, Block Group 1
Census Tract 50, Block Group 2

Census Tract 50, Block Group 3
Census Tract 50, Block Group 4
Census Tract 50, Block Group 5

Census Tract 50, Block Group 6
Census Tract 50, Block Group 7
Census Tract 51, Block Group 1



Franklinton Square

A neighborhood shopping center located near the intersection of Central Avenue and W. Broad Street offers healthcare, food, and other services.



Dollar General

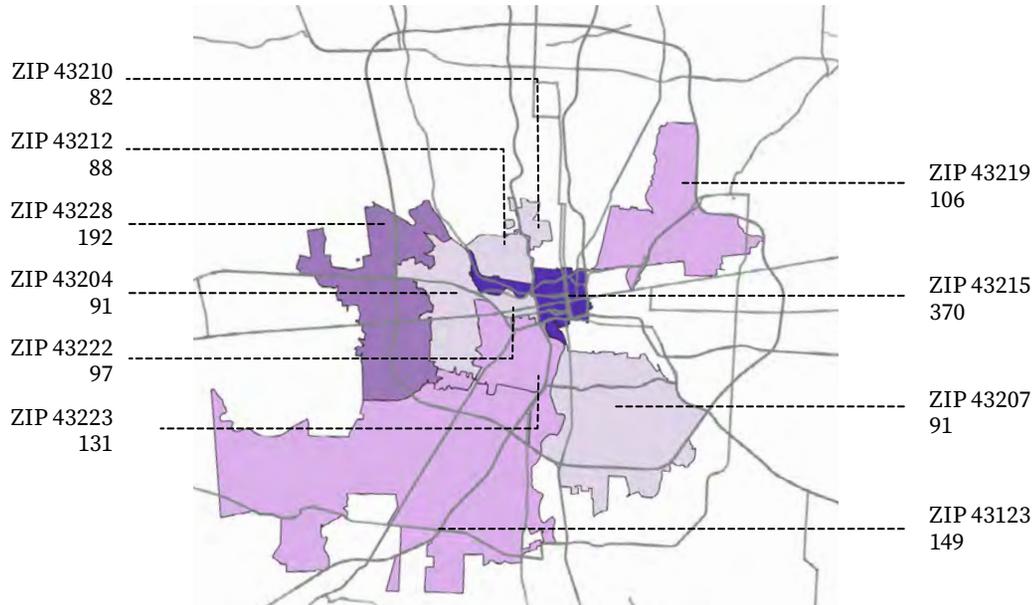
A new Dollar General was completed in 2019 at the corner of W. Broad and Hayden Avenue. A Family Dollar also exists about 1,500 feet east on W. Broad St. at Yale Ave.



Idea Foundry

The Idea Foundry is a facility on W. State Street designed to help people explore new ideas and make things. They offer tools, technology, space, and teachers to their members.

TOP ZIP CODES WHERE FRANKLINTON RESIDENTS WORK, 2017



Of more than 3,398 jobs held by Franklinton residents, 11% are located in downtown Columbus. Ranked second (at 5.7%) is zip code 43228, on the Far West Side around the intersection of I-70 and I-270.

INFLOW & OUTFLOW OF FRANKLINTON AREA, 2017



Analysis based on Franklinton Area Commission boundaries.

MONTHLY EARNINGS COMPARISON

RESIDENTS VS. EMPLOYEES, 2017



COMPARED TO FRANKLIN COUNTY, FRANKLINTON RESIDENTS WORK IN THESE INDUSTRIES...

MORE OFTEN

- +3% Accommodation & Food Services
- +2% Admin. Waste Management & Remediation
- +1% Health Care & Social Assistance

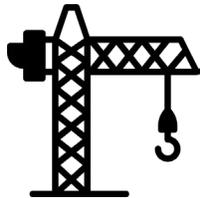
LESS OFTEN

- 2% Finance & Insurance
- 2% Public Administration
- 2% Educational Services

Aspirational Goals

EMPLOYMENT & INCOME

Franklinton has a higher than average rate of adults not in the labor force, indicating a group of individuals who are disconnected from the economy. Steps should be taken to create meaningful opportunities for this group, but focus should also be put on connecting youth with living wage employment during high school.



Address employment barriers such as GED and Driver's License. Expand construction training and employment opportunities.



Continue supporting job training programs that pay participants during training and education.



Ensure new jobs created in Franklinton meet living wage standards.

Transportation

The current transportation infrastructure and design is centered around automobiles, even though 40% of households do not own a vehicle. Changes to transportation should prioritize the safety of people walking, biking, and riding the bus over the convenience of drivers.

Franklinton has a traditional grid network of streets, anchored by W. Broad Street as the primary thoroughfare. Other east-west connectors are McKinley, Town, Sullivant, and Mound. Major north-south connectors are limited to Souder and Central. The neighborhood is well-served by the Central Ohio Transportation Authority (COTA) bus network, with routes along McKinley, Broad, Town, Sullivant, and Mound St.



Local Road

Local roads account for the most mileage and are not intended for use in long distance travel. Local streets in Franklinton are all primarily residential—for example, Dakota, Princeton, and Bellows.



Minor Arterial

Minor arterials serve areas smaller than higher arterials and connect to the arterial system. They provide intra-community continuity and may carry bus routes. Minor arterials in Franklinton include Town Street, Central Avenue, and Mound Street.



Principal Arterial

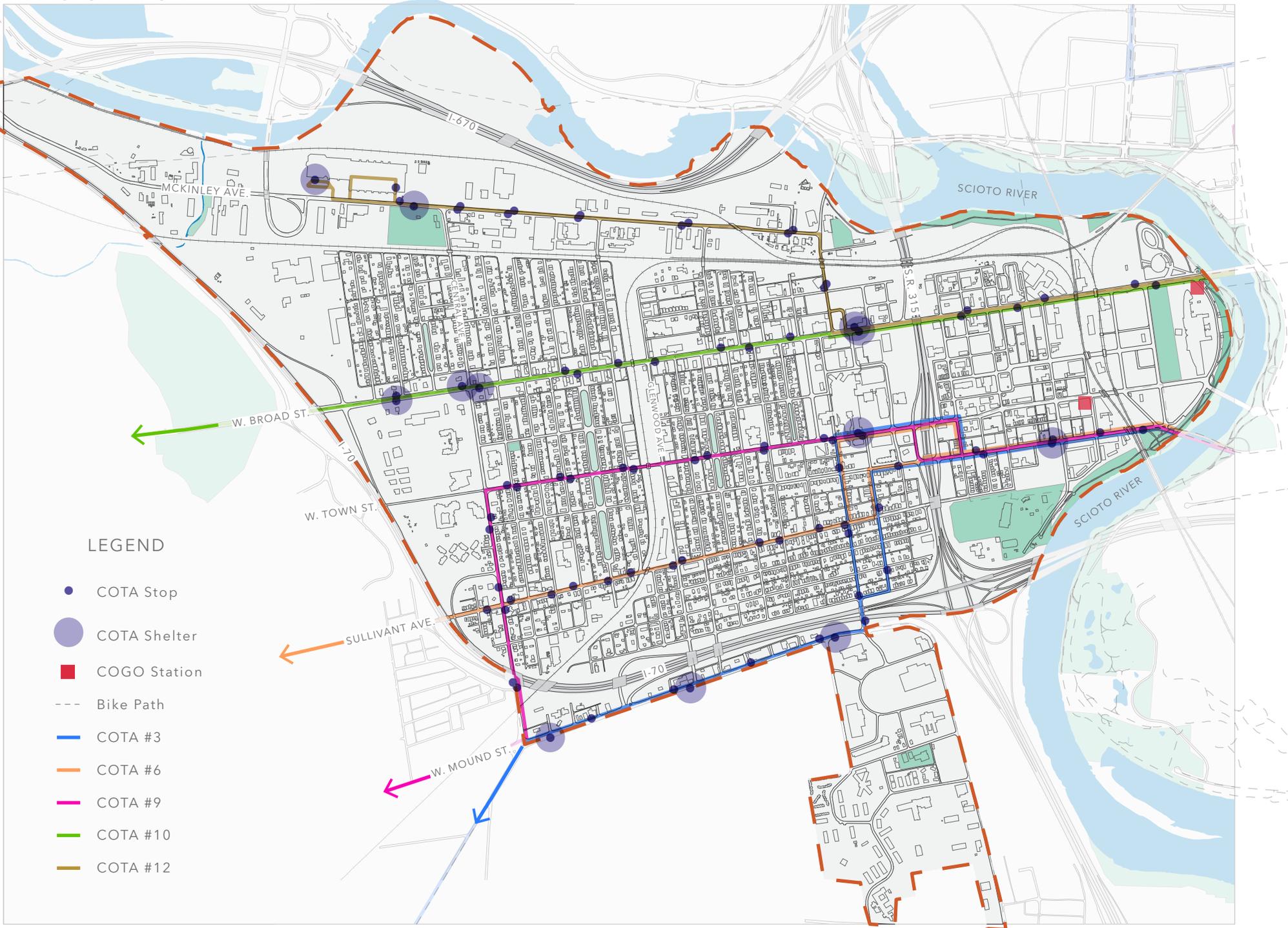
W. Broad Street, also designated as US Route 40, is the only principal arterial in the neighborhood. Principal arterials serve major activity centers, have high traffic volumes and accommodate longer trips. The length of W. Broad Street through the Franklinton neighborhood is 2 miles.



Major Collector

The only major collector road in Franklinton is Sullivant Avenue. A major collector is a low-to-moderate-capacity road which moves traffic from local streets to arterial roads. Sullivant Avenue begins at Gift Street, and continues west for 1.3 miles in Franklinton until it reaches I-70.

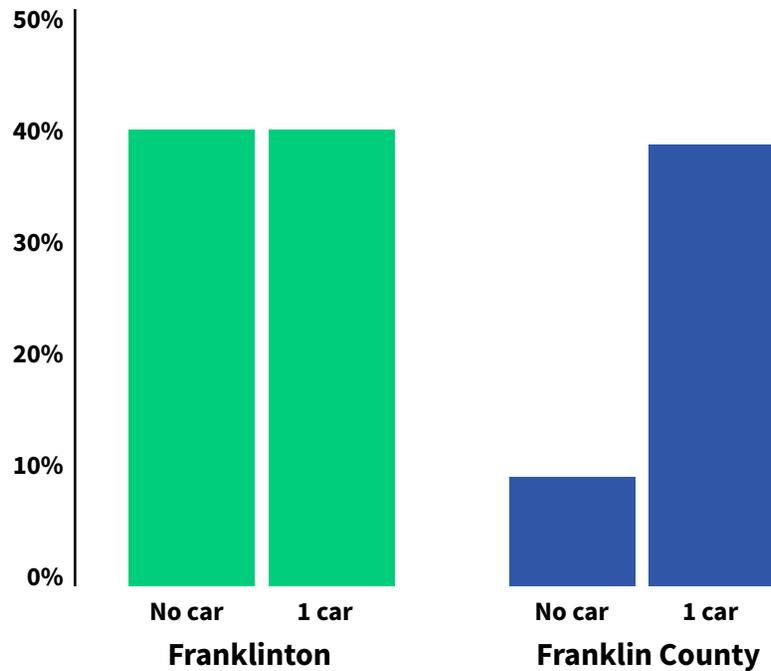
TRANSPORTATION



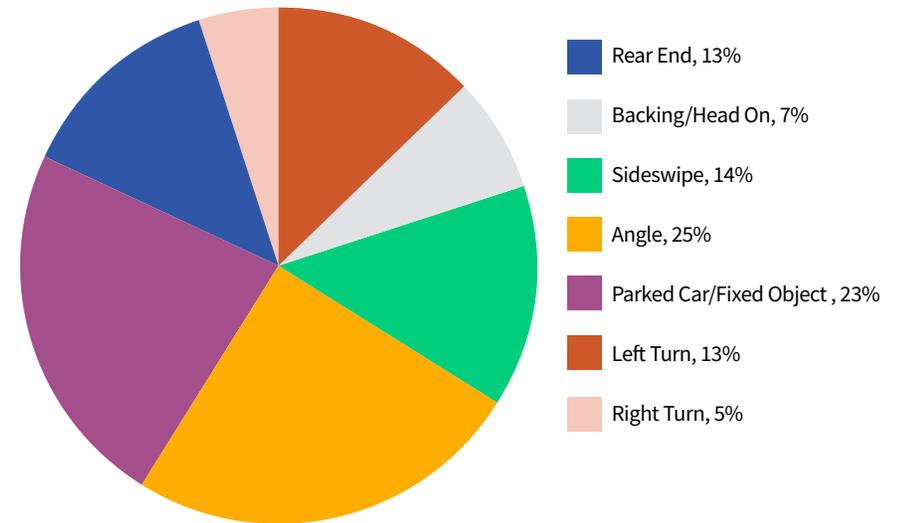
LEGEND

- COTA Stop
- COTA Shelter
- COGO Station
- - - Bike Path
- COTA #3
- COTA #6
- COTA #9
- COTA #10
- COTA #12

VEHICLES AVAILABLE BY HOUSEHOLD, 2017



TRAFFIC INCIDENTS BY TYPE, 2017



PEDESTRIAN & BIKE INCIDENTS, YEAR 2008-2018

An analysis of traffic incidents from 2008 through 2018 shows 284 recorded collisions involving pedestrians and cyclists. Of these, 176 involved injuries or serious injuries, and 5 involved a fatality. Most collisions occurred on main streets, like Broad, Town, Sullivant, Mound, and Central. Forty involved kids 10 and under, and 21 involved people 65 years and older. Vulnerable road users are at risk of injury and death while walking and biking in the Franklinton neighborhood.

95

Involving children
(18 and under)

121

Involving older adults
(50 and over)



Excluding I-70 and State Route 315, Franklinton has five types of surface streets: Principal Arterial, Minor Arterial, Major Collector, Minor Collector, and Local Roads. The majority of streets in Franklinton are local, residential streets.

Franklinton has a very traditional gridded street pattern, though this familiar system of roadways has been disrupted in numerous locations by highways. Many primary north-south roads have also been impacted by highway construction such as Central, Glenwood, Souder, and Harmon.

Public transportation in Franklinton is provided by the Central Ohio Transportation Authority (COTA) and consists of five separate transit lines. The #3 serves Rich Street west of downtown to Grubb to Town, west to Souder, south to Mound, then west to St. Route 62. The #6 follows the initial route of the #3 out of downtown, then proceeds west on Sullivant from Souder. Similarly, the #9 comes out of downtown via Rich, to Grubb, west on Town, then south on Central Avenue to Mound where it continues west to the Hilltop. The #10, one of the busiest routes in the City serves West Broad Street. Finally, the #12, a relatively short route that runs between the COTA facility north of 5th Avenue (via

N. 4th and Summit) and the main COTA facility on McKinley.

For the most part, Franklinton is well connected to adjacent communities and other parts of the city via surface streets and highways. Three bridges cross the Scioto River to connect Franklinton to downtown immediately to the east. Souder and Glenwood pass under I-70 and terminate at West Mound, which provides broader connections to the south and west. Both Sullivant and West Broad connect Franklinton to the Hilltop to the west. To the north, Souder connects to McKinley and continues north to Riverside Drive and Glenwood terminates at McKinley, which provides access to I-670. While Franklinton is surrounded by highways on three sides, access to these roadways is not seamless. In most cases, surface streets do not connect to opposing lanes of either I-70 or State Route 315.

Based on information compiled by the Mid-Ohio Regional Planning Commission, the most heavily traveled east-west, non-interstate roadway is West Broad at over 24,000 cars per day. The busiest north-south street in Franklinton is Central, with between 10,000 and 13,000 cars per day.



The CoGo bike share has a station in Franklinton at the intersection of Lucas & Town Street, as well as near COSI on W. Broad Street.

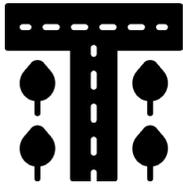


Map of missing sidewalk segments in and around Franklinton, 2019.

Aspirational Goals

TRANSPORTATION & MOBILITY

With a high rate of households without a vehicle, transportation and mobility investments in Franklinton should elevate walking, biking, and public transportation. Steps to make these active mobility options safer and easier are critical to achieving parity for Franklinton residents. Particular attention should be placed on connecting residents to employment centers.



Connect N. Souder Avenue to Twin Rivers Drive (study currently underway).



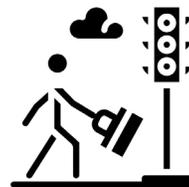
Improve north-south connection between Franklinton and the Dublin Road corridor to the north. (i.e. Extend West Broad Street, as recommended in 1908 Columbus Plan.)



Pilot dedicated Bus Rapid Transit (BRT) lane(s) along West Broad Street.



Construct pedestrian/bicycle bridge across Scioto River connecting Franklinton to the Arena District.



Fill in missing sidewalks, especially in southwestern quadrant of Franklinton.



Multi-use path along McKinley Avenue (access to Hilltop Connector), West Mound Street.

Housing

On average, housing prices in Franklinton are lower than the county average. 79% of residents rent, while just 21% own their home.

Since its humble beginnings, Franklinton has always been a working-class neighborhood. Plagued by flooding since its founding, the Scioto River has played a major, and often tragic role in the community. Though levees were constructed along the Scioto in the late 1800s, they were no match for the great flood of 1913. The flood compromised more than 4,000 homes and killed 93 people. As a result, property values in Franklinton dropped by as much as 50%, and construction of new commercial buildings and residences effectively ended until the completion of flood wall in 2004.

Other factors influencing housing in Franklinton include railroads, which were constructed in the later 1800s. While this infrastructure bolstered industrial growth and availability of proximate employment, the railroads also isolated Franklinton from downtown and disrupted access within the community. As a result, today Franklinton is an island with boundaries clearly defined by highways, railroad tracks, and the Scioto River.

Residential vacancy has been a serious problem in Franklinton for many decades. The housing crisis starting in 2008 was especially hard on the community. According to 2017 data, the vacancy rate in Franklinton is 33%, compared to just 7% for Franklin County.

% OF OCCUPIED HOUSING UNITS OWNER-OCCUPIED OR RENTER-OCCUPIED, 2017

Franklinton

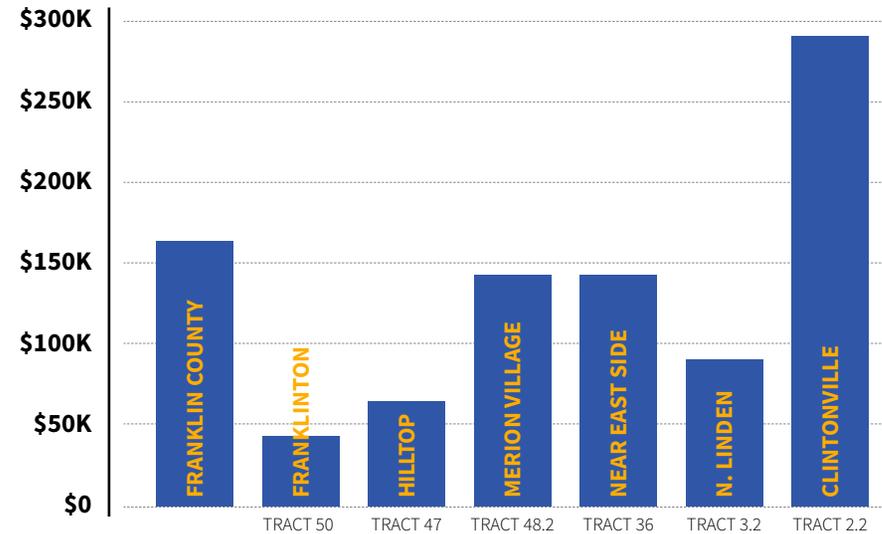


Franklin County



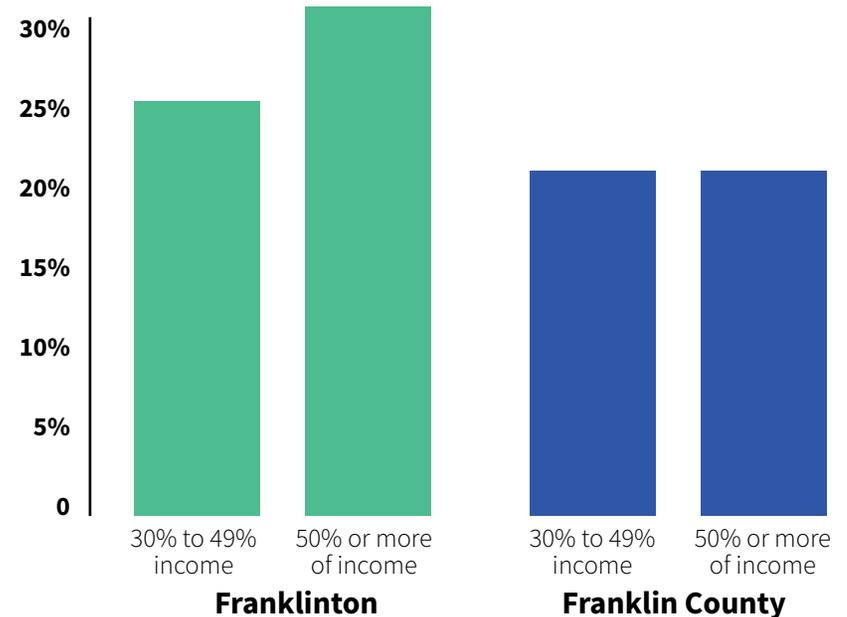
AVERAGE VALUE OF OWNER-OCCUPIED HOME, 2017

BY SELECT GEOGRAPHIES



% OF HOUSEHOLD INCOME SPENT ON RENT, 2017

HOUSING COST BURDEN



1,183

Registered Rental Parcels
Franklinton

804

Owner-Occupied Parcels
Franklinton

42%

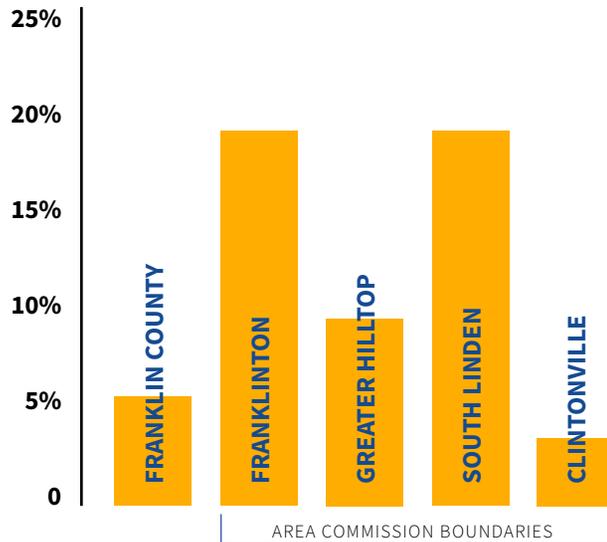
Median Gross Rent as a %
of Household Income
Franklinton

28%

Median Gross Rent as a % of
Household Income
Franklin County

- Registered Rental Parcel
- Owner-Occupied Parcel

% OF RENTAL UNITS USING HOUSING CHOICE VOUCHERS, 2019



*Showing percent of renter-occupied units using housing choice voucher.



Gravity, a \$72 million, 550,000-square-foot, six-story development with 234 apartments at 500 W. Broad St. welcomed its first residents in early April 2019. There are 28 floor plans ranging from 416 square feet to 1,174 square feet, with monthly rents running from \$835 to \$1,965. A space in the parking garage adds \$100 a month. There are affordability restrictions on 36 units.



Out of Town. The \$5.5-million, three-story complex on W. Town Street was completed in 2018 and includes 45 one- and two-bedroom apartments ranging from 640 square feet to 912 square feet. Initial rents ranged from \$995 to \$1,545 a month.

EVICTION FILING RATE, 2017

BY AREA COMMISSION (AC) BOUNDARIES

Greater Hilltop AC



South Linden AC



Franklinton AC



South Side AC



Near East AC



Clintonville AC



0% 5% 10% 15% 20%

Showing rate of evictions filed using the number of renter-occupied households in the most representative census block groups, 2017 ACS.

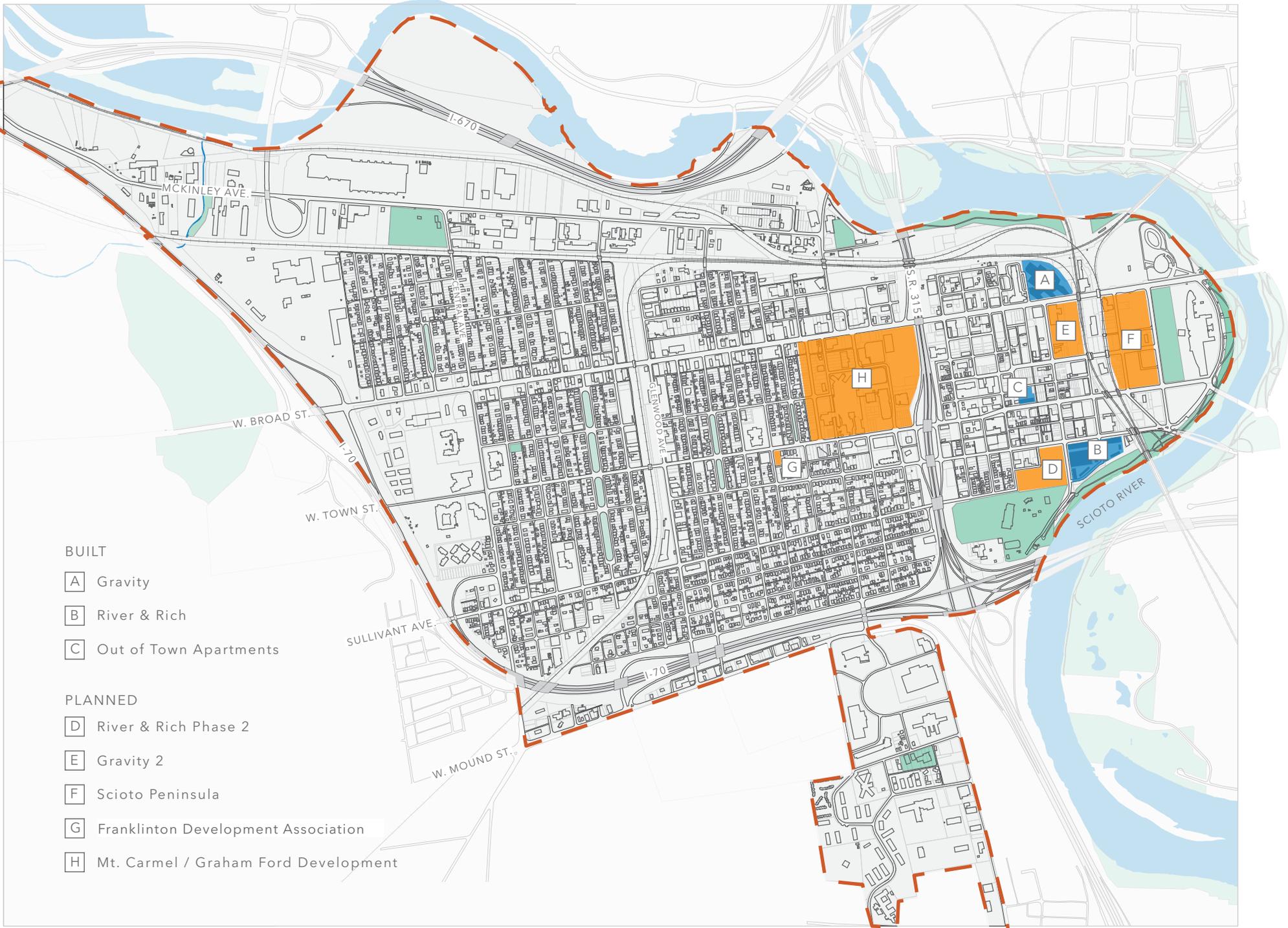


River & Rich. The \$65 million, five-story development at 401 W. Rich St. is an eight-building complex including 230 apartments, a 300-space public parking garage and approximately 30,000 square feet of retail space. Apartments range in size from 501 square feet to 1,414 square feet, and in price from \$1,009 to \$2,399 a month. Fifty units will be occupied by and affordable to households between 80% and 120% AMI for 15 years.

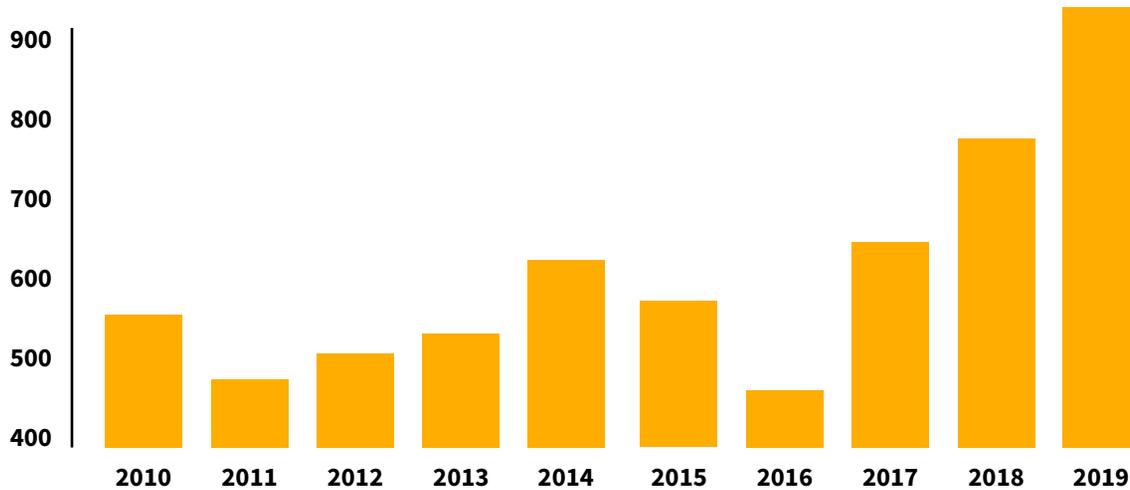


River & Rich II. The proposed second phase of River & Rich calls for an additional 304 residential units, 48,000 square feet of office space and 397 parking spaces.

Source: www.columbusunderground.com/12-story-building-part-of-new-franklinton-proposal-bw1



BUILDING PERMITS ISSUED BY YEAR FRANKLINTON AREA COMMISSION BOUNDARY



Single-Family Building Permits, 2015-2018

Total: 790 (587 unique addresses)

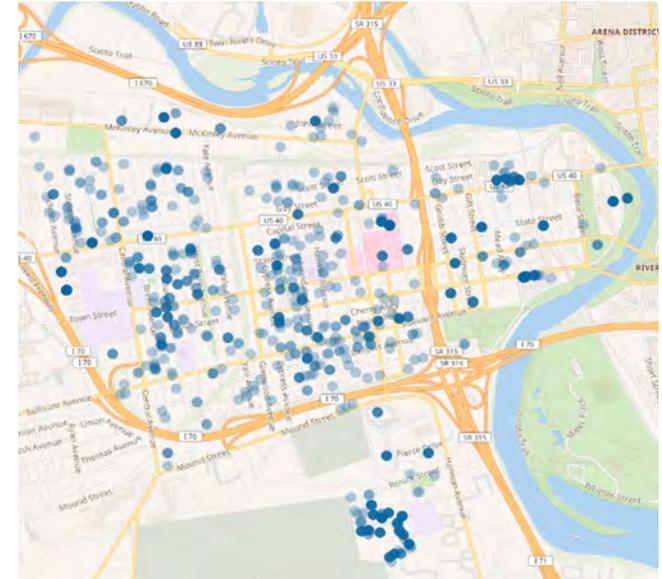
Demolition: 122

Major Alterations: 155

New build: 50

Minor Alterations: 153

Other: 310



Map of 2019 building permits. Blue dots represent individual permits dated in 2019. Each dot has a 33% transparency, so darker areas show multiple permits issued.

2019 FRANKLINTON PERMITS BY CATEGORY

Mechanical	197
Electrical	186
Plumbing	142
Roof, Siding, Windows, Doors	115
Alteration	114
N/A	62
Fire Alarm	21
Fire Suppression	18
Advance Construction Start	17
Damage	13
Dwelling	11
Festival	10

Only showing categories with 10 or more permits.

\$81,523,138

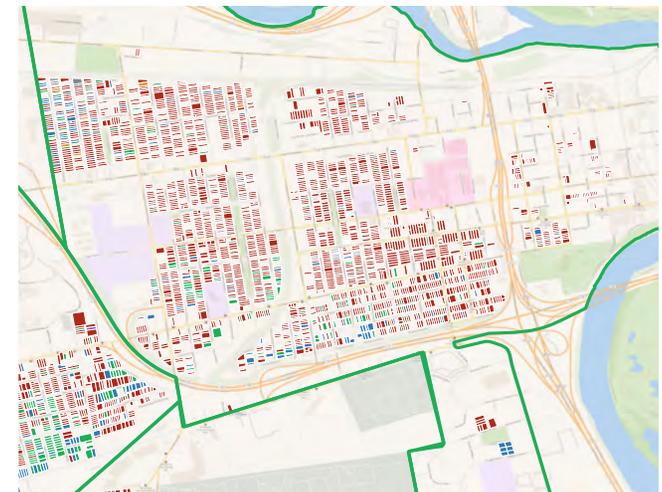
TOTAL VALUE OF 2019 BUILDING PERMITS

Franklinton

\$14,698

MEDIAN VALUE OF 2019 BUILDING PERMIT

Franklinton



■ 1930 to 1949
 ■ 1970 to 1989
 ■ 2000 to 2009
 ■ Before 1930
■ 1950 to 1969
 ■ 1990 to 1999
 ■ 2010 and newer

Map of parcel construction year. The vast majority of structures in Franklinton were built before 1930.

HOUSING TYPOLOGY

Most residential structures in Franklinton are over a century old. As the first settled community in Central Ohio, this is not surprising. This means, however, that much of the housing stock is in need of repair and upkeep as it ages.

Like most Columbus neighborhoods, the majority of housing is single-family. A significant portion of structures are multi-family, from two-family duplexes to substantial brick rowhouses in the eastern section of the neighborhood. There is a diversity of vernacular architectural styles for homes throughout the neighborhood. More recent projects, and remodeled homes, tend to display a lack of cohesion to historic norms. For example, 20th-century ranch apartments might extend deep into parcels and lack appropriate frontage along the street.



Ranch style cottage.



Duplex.



Brick single-family.



Brick Italianate style single-family.



Brick rowhouse.



20th-century ranch apartments.

ON THE MARKET IN FRANKLINTON



\$246,900
 3 bedrooms | 2 bathrooms
 1,776 square feet
 774 Sullivant Avenue
 Sold for \$82,000 in August 2019



\$149,900
 2 bedrooms | 1 bathroom
 1,015 square feet
 971 Campbell Avenue
 Sold for \$36,750 in August 2016



\$214,900
 3 bedrooms | 2 bathrooms
 1,518 square feet
 65 South Cypress Avenue
 Sold for \$39,000 in 2015



\$152,000
 3 bedrooms | 2 bathrooms
 1,138 square feet
 319 Brehl Avenue
 Sold for \$73,000 in February 2019

Subsidized Housing

Franklinton had legacies of the urban renewal era, when public housing projects were concentrated in inner-city neighborhoods. Some of those vestiges have been removed, but significant subsidized housing still remains.

The Franklinton neighborhood has had a disproportionate share of subsidized housing development for many decades. Hundreds of public housing units were constructed in the community in the 1960s, a decision that concentrated individuals and families facing the chaos and traumas created by poverty. Near the Dodge Park Recreation Center, there were two public housing towers: Sunshine Annex and Sunshine Terrace. Nearby, along Rich Street, was Riverside Bradley. Further west to Central Avenue, Worley Terrace was constructed as a senior living facility. Near Greenlawn Cemetery in south Franklinton, Griggs Village Apartments and Greenwood Village both received subsidies to provide stable housing for vulnerable populations when they were constructed. These hundreds of units located in Franklinton ensured that residents had reliable housing for decades, but also ensured that the neighborhood would be home to a disproportionate number of individuals and families with very low incomes. Subsidized housing investments today range from project-based buildings, like Worley Terrace and Franklin Station, to housing choice vouchers provided through CMHA and the U.S. Department of Housing and Urban Development. Vouchers are more flexible and can be used wherever landlords choose to accept them.

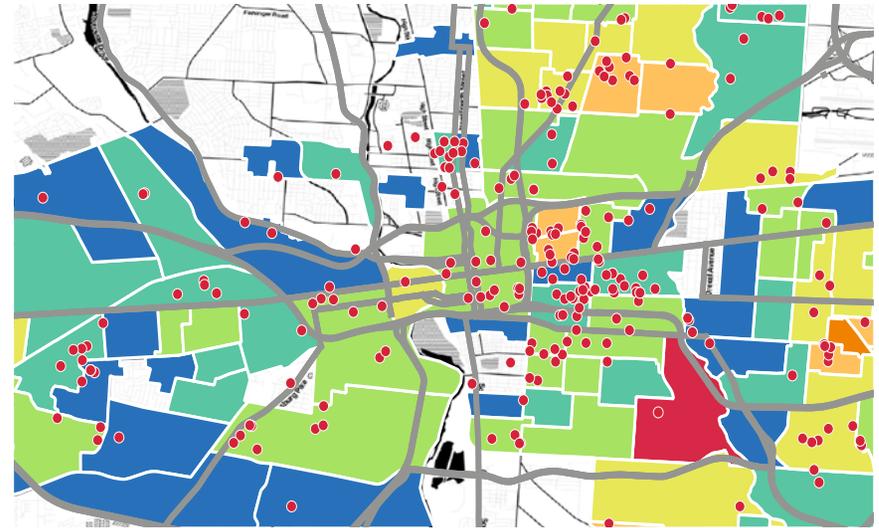
\$603

Median Gross Rent
Franklinton

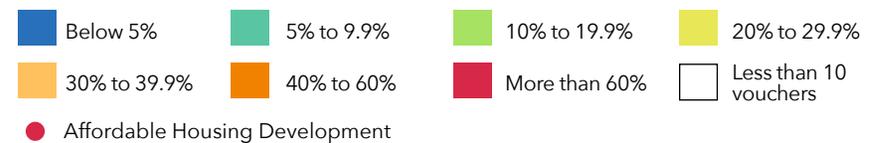
\$903

Median Gross Rent
Franklin County

HOUSING CHOICE VOUCHERS BY CENSUS TRACT, DEC. 2018



Showing the percentage of households, out of all occupied households in the census tract, using a housing choice voucher in March 2019. Franklinton shows three categories, but overall appears to show a relatively high rate of voucher-supported units.



Current or Former Subsidized Housing in Franklinton

Property Name	Property Address	Total Units
Griggs Village Apartments	738 S Souder Ave.	44
Greenwood Village	841 Greenfield Dr.	356
City View Homes	84 W Park Ave.	35
Worley Terrace	99 S Central Ave.	100
Hawthorn Village	750 W Rich St.	54
Boulevard Homes	251 Dakota Ave.	40
Franklin Station	504 W Broad St.	100
Franklinton Development Assn.	Scattered site	11
Franklinton Senior LLC	780 W Rich St.	2
Van Buren Village	656 Van Buren Dr.	100

Source: Low Income Housing Preservation Database, 2019



Greenwood Village

Greenwood Village is an apartment complex on nearly 11 acres built in 1963. It was purchased in 2018 for more than \$15 million. According to the Low-Income Housing Preservation Database, the complex was at one time low-income and has a total of 356 housing units.



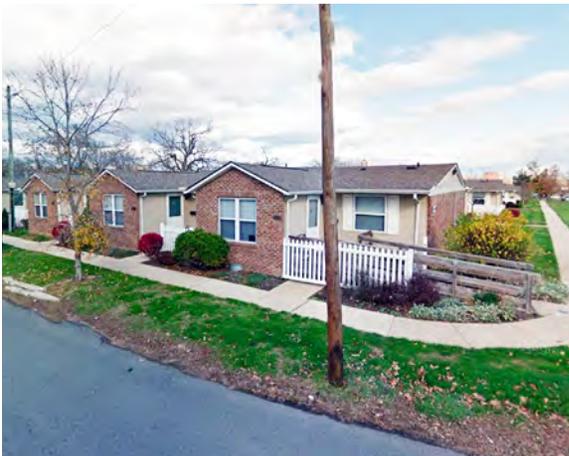
Franklin Station

Franklin Station has 100 units of permanent supportive housing in a 125,253 square foot, three-story building. It was constructed in 2013 and sits on a 2.8 acre lot. It was developed by the Columbus Metropolitan Housing Authority and includes coordination of on-site property management and supportive services for residents. Applications for residency must be submitted through an ADAMH or shelter case manager.



Riverside Bradley

A 127-unit apartment complex, Riverside Bradley was a public-housing complex built in 1942. It was demolished in 2011 because CMHA said it would be too costly to refurbish. It was one of six CMHA properties that were sold or demolished in a five-year plan.



Griggs Village Apartments

Griggs Village offers 1-bedroom apartments in south Franklinton near Greenlawn and Harmon Avenue. The apartments were originally built in 1971 on the 2-acre site.



Worley Terrace

Completed in 1967, Worley Terrace had 226 units originally and was marketed as a “Golden Age Village” with collaborative funding from CMHA and the State of Ohio. Redeveloped in 2007, Worley Terrace offers 100 apartments for qualifying senior citizens.



Sunshine Terrace

Sunshine Terrace was an 11-story senior citizen high-rise apartment building built by CMHA. The first residents moved into the 188-unit building in June 1963. It was the first federally subsidized public housing for senior citizens with a city recreation center for seniors. Demolition began in 2014.

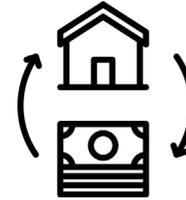
Aspirational Goals

HOUSING QUALITY & AFFORDABILITY

While median rent figures for Franklinton are nearly \$300 less than the Franklin County average, still more than half of Franklinton households are housing-cost burdened—spending 30% or more of their income on housing alone. Stabilizing housing prices for at-risk populations is critical, especially those on fixed incomes. However, acknowledging the impact of wage stagnation on the ability of families to afford housing is also important.



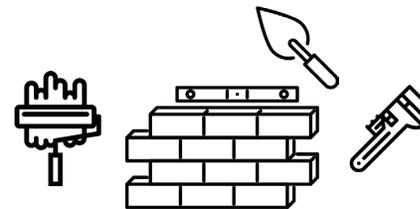
Use land bank lots to construct owner-occupied multi-family housing through the new community land trust



Incentivize responsible landlords by offering fee waiver or tax reduction to those who participate in “good landlord” programs.

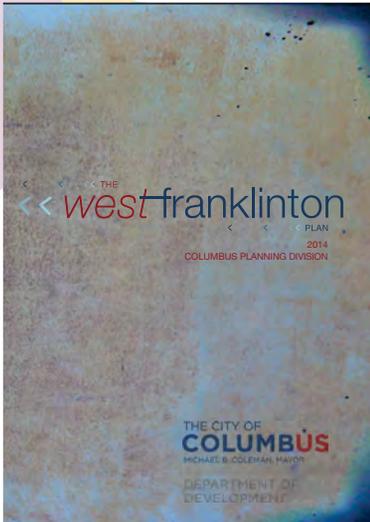


Consider tax stabilization programs for individuals on fixed-incomes in order to prevent displacement.



Target key streets to advertise available home repair funding, concentrating efforts for increased impact

West Franklinton Plan (2014)



In 2014, the City of Columbus hired Edge to prepare a plan for West Franklinton. The study area was bounded by I-70 to the south and west, CSX rail lines to the north, and St. Rte. 315 to the east. The plan provided a detailed assessment of existing conditions including:

- Population
- Age
- Households
- Race and Ethnicity
- Income & Poverty
- Housing Units
- Vacancy and Tenure
- Employment and Education
- Zoning and Land Use
- Transportation



EDGE West Franklinton Plan Community Meeting

The planning process relied heavily on resident input utilizing a variety of outreach methodologies, including a dedicated project website, public meetings, stakeholder interviews, and surveys. A project Working Group comprised of community leaders was formed, which also served as the project Steering Committee. The 9-month outreach effort resulted in 4 principles, 6 goals, and 8 strategies to improve the neighborhood.

The plan established five focus area districts including:

- West Gateway
- Downtown West
- Downtown Franklinton
- 315 Gateway
- Avondale Neighborhood (includes Town Street Civic Corridor)

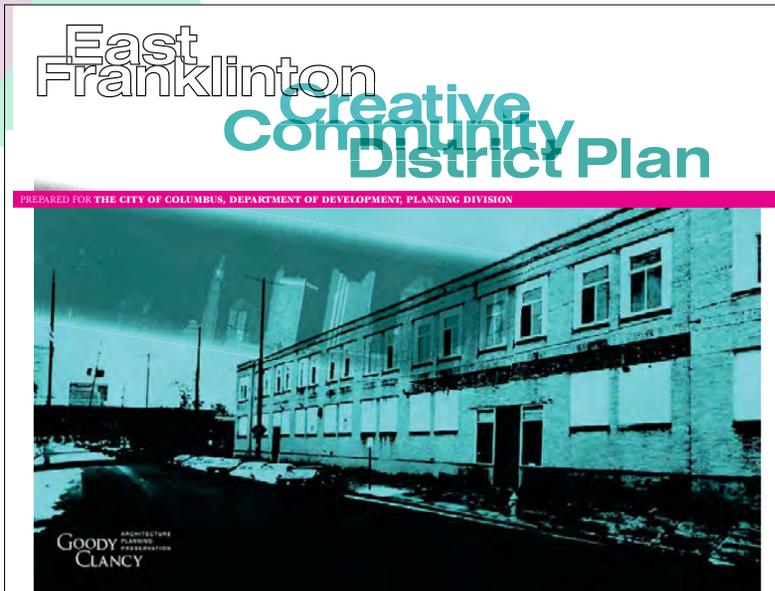
Recommendations for each of these districts are a combination of utilizing currently viable vacant commercial space, new mixed-use developments along corridor streets, alternative approaches for the redevelopment of vacant residential parcels, and expansion of community open space. While specific anticipated absorption rates were not provided for each district, the square footages and units listed below are based on development patterns and densities discussed with residents.

Downtown West	70,000 – 80,000 sf retail 35,000 – 40,000 sf office 40 – 50 residential units
Downtown Franklinton	80,000 – 100,000 sf retail 40,000 – 50,000 sf office 50 – 60 residential units
315 Gateway (2 options)	50,000 -120,000 sf retail 75,000 – 200,000 sf office 600 – 1,200 residential units

Though the plan does not provide specific recommendations indicating anticipated quantity of affordable housing units by district, public input during the planning process indicated a very strong desire that revitalization of the neighborhood not occur at the expense of existing long-term residents. The residential analysis of the study area does indicate that the market could support a 40–60 unit apartment development utilizing low-income housing tax credits (LIHTC), and an additional 40 single family rentals (rent-to-own) utilizing the same program.

The plan suggests expansion of transit in the Harmon Avenue corridor to service an increasing amount of institutional housing south of I-70. In a broader sense, there is an acknowledgment of the importance of public transportation to the community given the percentage of residents that do not have access to a car.

East Franklinton Creative Plan (2011)



The Franklinton neighborhood has been the beneficiary of two major community planning efforts in the last seven years. In 2011, the City of Columbus hired Goody Clancy to prepare the East Franklinton Creative Community District Plan. The planning study area was bounded by St. Rte. 315 to the west, Conrail and CSX rail lines to the north and east, and the Scioto River / I-70 to the south.

The plan provided a detailed assessment of existing conditions including:

- Population and Households
- Race and Ethnicity
- Income and Poverty
- Housing Vacancy and Tenure
- Education Levels
- Land Use and Zoning (including vacancy, building quality, and historic structures)

The consultant team utilized significant public and stakeholder engagement to inform the planning process. Focus groups were organized into the following categories: 1) Franklinton Area Commissioners, 2) Neighborhood Stakeholders, 3) Surrounding Stakeholders, 4) Major Property Owners, 5) City-wide Creative Class Representatives, 6) Urban Design Stakeholders, and 7) Art Institution Representatives. Additionally, four public meetings were held between September 2011 and July 2012. The plan describes the study geography as one district comprised of three distinct neighborhoods which include Broad Street, Arts and Innovation, and Dodge Park.

HOUSING 20-YEAR VISION

Broad Street Neighborhood	2,000 – 3,000 new and rehabilitated rental and ownerships lofts (10% affordable)
Arts & Innovation Neighborhood	800 – 1,300 rental and for sale lofts and live/work rowhouses (primarily new construction with approx. 25% affordable)
Dodge Park Neighborhood	250 – 400 new and rehabilitated single-family homes (10% affordable)

projections for new and rehabilitation

The plan estimated that approximately 665 affordable housing units could be delivered over 20 years, utilizing a combination of low-income housing tax credit developments and working with existing housing non-profits like Habitat for Humanity. Regarding non-residential uses, the plan envisioned a combination of creative re-use of existing commercial and industrial structures and new mixed-use developments.



Goody Clancy East Franklinton Creative Plan

COMMERCIAL 20-YEAR VISION

Broad Street Neighborhood	65,000 – 85,000 sf retail, restaurant 50,000 – 100,000 sf creative space (start-ups / new technologies)
Arts & Innovation Neighborhood	85,000 – 150,000 sf studio and incubator space (renovation of existing industrial buildings) 10,000 – 20,000 sf galleries, live/work, cafes (Rich / Lucas Streets)

To promote the creative re-use of existing structures, and to encourage new development within the study area, the plan recommended that the City of Columbus introduce a new district zoning designation into the current zoning code, Urban Mixed-Use District (UMUD). This new zoning designation is intended to “encourage pedestrian-scale mixed use buildings and desired creative uses while accommodating existing live-work buildings, single-family residential areas, and commercial uses.”

While the plan acknowledges that Franklinton is currently well served by transit, it puts forth the following recommendations to improve public transportation:

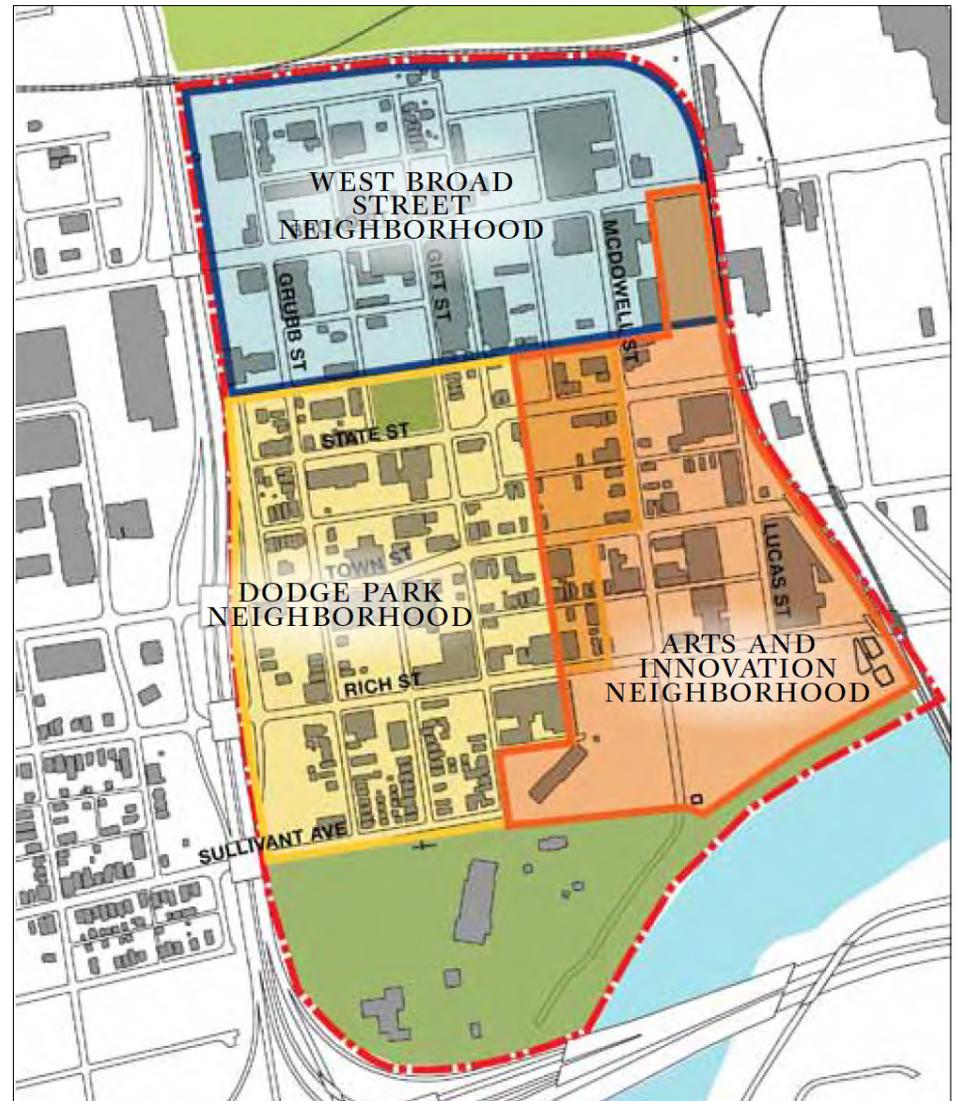
- Identify potential scheduling, connectivity, and amenity improvements
- Establish transit hubs at key nodes
- Focus on internal pedestrian and bicycle circulation to transit hubs
- Establish Rich Street as a “transit” street

Additionally, the plan contains detailed charts indicating existing incentives offered by the City of Columbus, as well as other potential funding sources offered through state, federal, or philanthropic foundations.

The East Franklinton Creative Community District Plan was adopted by City Council on November 12, 2012.

RECOMMENDATIONS

- Establish a nonprofit redevelopment entity to guide and coordinate public, private, and philanthropic investment.
- Establish a tax-increment financing (TIF) district.
- Use multiple mechanisms to assure long-term housing affordability.



The plan divides East Franklinton into three subareas and tailors a redevelopment strategy for each one to existing conditions and opportunities for reinvestment. Page 19.



Selected Previous Plans & Studies

FRANKLINTON COMMUNITY SAFE ROUTES TO SCHOOL TRAVEL PLAN, 2008

The Franklinton Community Safe Routes to School Travel Plan is part of a broader plan that is meant to guide future mobility improvement efforts and address livability issues in the neighborhood. In addition to improving multi-modal transportation and strengthening the connection between land use and transportation, this plan specifically addresses the issue of safe school routes. An analysis of school transportation methods showed that only 40% of students were bussed to school, meaning the other 60% had to transport themselves, and most did not walk or bike due to problematic sidewalk and traffic conditions and safety reasons. Thus, this plan offers suggestions to improve these conditions so that all students can comfortably and safely get to and from school.

THE FRANKLINTON PLAN, 2003

Developed as a revision to the previous Franklinton Plan from 1992, this plan offers recommendations regarding zoning, parking additions along the West Broad Street commercial corridor, new development standards, and for the promotion of mixed-income housing. Because vacancy was a major concern for the neighborhood at the time, as the levels were rising, this plan attempts to address this through providing strategies and policy suggestions intended to attract residents of all income levels and new businesses, the development of which can subsequently attract new residents as well.

MCKINLEY AVENUE CORRIDOR PLAN, 2000

This plan focuses on the McKinley Avenue Corridor, which was designated as one of Columbus' five Neighborhood Employment Districts (NEDS), with about 70 businesses and over 5,000 employees. It offers recommendations to improve traffic flow and improve the general welfare of the businesses and properties along the corridor. Specifically, recommendations include promoting job growth and development through marketing the corridor as a vibrant manufacturing and employment district, as well as targeting capital improvements funding to help enhance the appearance and functionality of the streetscape.



FRANKLINTON PLAN, 1992

Following a community planning process, this plan was developed in three phases: information gathering, analysis, and action guidelines based off the results from the previous two phases. In addition, a list of identified issues is provided, with background information and policies and strategies to address each of them. This plan also includes work from previous plans, such as the Economic Development Plan for Franklinton and the Broad Street Off-Alley Parking Plan, as a compilation of Franklinton planning efforts.

FRANKLINTON AREA COMMUNITY DEVELOPMENT PLAN, 1974

This plan gave recommendations on how to improve neighborhood stabilization and spark redevelopment while conserving existing housing stock. The first plan developed from within the community by the Franklinton Area Commission, it is more of a general development plan that focuses on the entire Franklinton neighborhood, as opposed to a specific area or corridor and without implementation directives; those were added later, in the 1983 Franklinton Area Commission Plan.

COMMERCIAL SUPPORT ANALYSIS: FRANKLINTON AREA OF WEST BROAD STREET, 1979

The objectives of this report are to identify the Effective Market Area and its business potential, the character and capabilities of the business sector, and any additional potential in other areas, while also providing strategies to maximize identified potential. There is also a consumer analysis of results from telephone and intercept surveys of residents and businesses in order to determine purchasing patterns, which assisted with the identification of high-opportunity areas and the development of strategies.

NEAR WEST SIDE AREA PLAN, 1971-1972

As part of a series of Columbus Area Plans that were developed in the early 1970s, this plan mainly covers Franklinton. It identifies issues such as population loss and neighborhood separation due to freeway development, as well as the necessity for redevelopment in East Franklinton, which was suffering from great population loss and demolition at the time. Recommendations include a revitalization program, additional park development, consideration of citizen group proposals, and relocation provisions in clearance areas.

A Closer Look: Housing in Previous Plans



EAST FRANKLINTON CREATIVE PLAN, 2011

The East Franklinton Creative Plan estimated that approximately 665 affordable housing units could be delivered over 20 years, utilizing a combination of low-income housing tax credit developments and working with existing housing non-profits like Habitat for Humanity. Regarding non-residential uses, the plan envisioned a combination of creative re-use of existing commercial and industrial structures and new mixed-use developments.

THE FRANKLINTON PLAN, 2003

The housing goals of the 2003 Franklinton Plan were (1) Promote a mix of housing opportunities for all income levels; (2) Preserve and improve the condition and stability of existing housing; (3) Develop a housing strategy to address infill and adaptive reuse housing; and (4) Coordinate housing and health and human services efforts. For more detail, view the entire housing section of the 2003 plan on page 78 of this document.

FRANKLINTON PLAN, 1992

The housing goals of the 1992 Franklinton Plan were (1) Encourage the development of a mix of housing opportunities for all income levels in the population; (2) Preserve and improve the condition and stability of existing housing; (3) Encourage and facilitate the care and maintenance of existing housing; (4) Develop single unit strategies to address infill housing and the conversion of sound non-residential structures into housing, and (5) Coordinate housing and health and human services efforts for the benefit of the Franklinton community. For more detail, view the entire housing section of the 1992 plan on page 76 of this document.





NEAR WEST SIDE AREA PLAN, 1971-1972

The Near West Side Area Plan highlighted the importance of private and nonprofit investment in housing quality in the Franklinton area. It recommended continued and increased enforcement of housing standards, including more stringent punishment of criminal landlords.

Excerpts from the plan. “Most neighborhoods which include an incompatible mixture of uses are particularly afflicted with problems common to inner-city areas such as blighted housing, abandoned buildings and autos, and junk-filled alleys.”

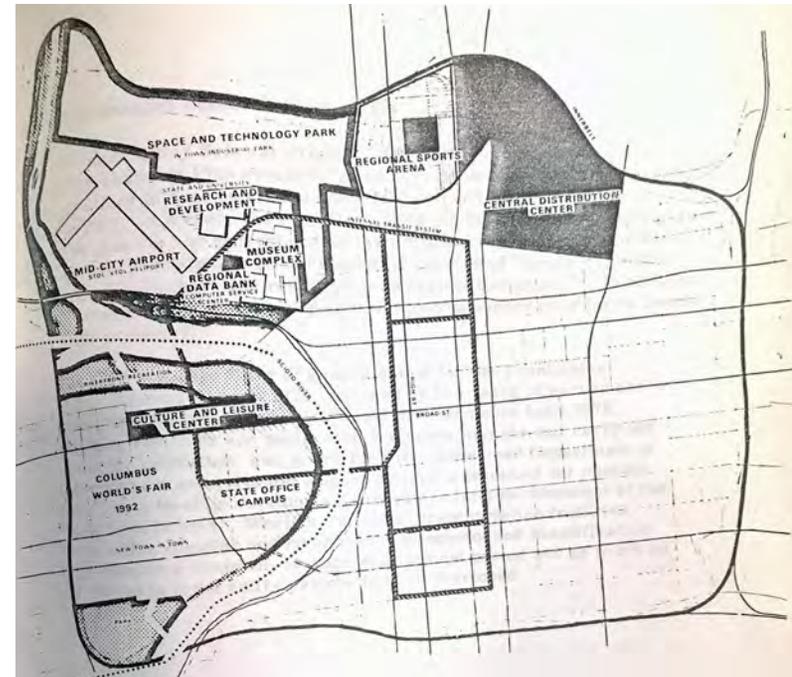
“Columbus Housing Codes must be enforced regularly and strictly, and absentee landlords must be forced by City officials to repair their houses or suffer severe criminal sanctions.”

“At this time there are no specific plans for housing rehabilitation of Near West Side neighborhoods. Private, nonprofit housing sponsors are not active in the area and government urban renewal projects are not scheduled. The complementary involvement of private enterprise would help to ensure that housing revitalization would be an on-going activity in the Near West Side neighborhoods.”

“Private Enterprise. The federal government should not be depended upon exclusively for initiation and funding of housing programs. The involvement of nonprofit housing corporations if the key to a comprehensive program. In the near future, the City will be working to establish communication between the various parties (civic groups, banks, and so on) who could contribute to such an effort.”

East Franklinton Area Buildings Conditions

Total residential buildings	600
Sound	50
Deteriorated	340
Substandard	210
Proposed treatment — Clearance	650
Estimated new housing construction	1,000



Regional Center Plan Long Range Proposals, 1992

One interesting component of the 1971-72 Near West Side Area Plan was this map on page 15, illustrating a long range land use proposal that anticipated a 1992 World’s Fair in Columbus. The scheme also included space for a New Town, expansion of state offices west of the Scioto River, and a Mid-City Airport near the site of the Ohio Penitentiary, close to where the new Crew Stadium is being built today. Columbus competed against Houston, Oklahoma City, Queens, Miami, Sacramento, and Chicago to host the fair. Chicago was selected, but the fair was cancelled over fears that city would not be able to re-coup expenses.

Analysis of Impediments

Franklin County and the City of Columbus jointly prepared a housing study titled, “Analysis of Impediments to Fair Housing Choice.” The study covers patterns and trends related to race, housing, poverty, access to opportunity, and barriers related to housing. There was a public participation component to the study with a total of 130 participants (24 were interviewed, 35 attended a public meeting or focus group, and 71 responded to a survey). Key findings from the survey include: 1) Fewer than half the respondents knew where to file a complaint of housing discrimination, 2) immigrants, refugees, and residents with limited proficiency in English are particularly vulnerable to housing discrimination, and 3) more than half of the respondents indicated the lack of housing options for persons with disabilities constituted a barrier to fair housing.

The Changing Face of Columbus

While the majority of Columbus residents are white, the population of the city is steadily becoming more diverse. In addition, while African Americans make up the second largest racial group in the city, the fastest growing

ethnicity is Hispanic which increased by over 500% between 1990 and 2010. Data also suggest there is a moderate level of racial and ethnic segregation in Columbus, especially between African Americans and whites.

Columbus and Franklin County have 26 areas that have a poverty rate of 40% or more and a non-white population of 50% or more, which constitute R/ECAPs (Racially or Ethnically Concentrated Areas of Poverty). Most of these areas are within the City of Columbus, particularly on the eastern side of the city, though one does encompass the central portion of Franklinton. This area is generally bounded by I-70 on the south, State Route 315 on the west, the Scioto River to the north, and McDowell St. to the east.

The study also investigated access to opportunity, which considers the quality of schools, job proximity, and transit. Generally, the entire City of Columbus has relatively poor access to highly-rated public schools, though this is less true for whites than other races. Educational access improves dramatically countywide, compared to

Columbus City Schools. Regarding job access, downtown Columbus ranks the highest but also suffers the lowest level of workforce participation, especially among African Americans. Finally, Columbus has moderate levels of public transit use and somewhat low transportation costs across all groups.

Housing

Columbus represents one of the strongest rental markets in the country, with annual rents rising between 3 and 4% annually, while the nation is experiencing a slowdown. Harvard University’s Joint Center for Housing Studies found that 43% of renters in Columbus spend more than 30% of their income on housing and that 23% spend more than 50% of their income on housing. The cost of homeownership has also been increasing across the region with Columbus Business First reporting, “most home sales in June 2018 sold for more than their appraised value, with an average price of \$245,000 and 23 days on the market.” Homeownership rates are also highly influenced by race, as only 19% of African Americans own homes while they make up 27% of the population.

130

Participants

<50%

Knew where to file housing discrimination complaint

500%

Increase in Hispanic population between 1900 and 2010

26

Areas with a poverty rate of at least 40%

Information gathered and paraphrased from Executive Summary of Columbus and Franklin County Joint Analysis of Impediments, prepared by Mosaic Community Planning. Full Draft Plan available online at <https://development.franklincountyohio.gov/EDP-website/media/Documents/Community/Plans/Draft-AI-1025.pdf>

Finally, 38% of households in Columbus claim to have one of four housing issues including 1) cost burden, 2) overcrowding, 3) lack of a complete kitchen, and 4) lack of adequate plumbing facilities.

Publicly-supported housing represents a very small percentage of total housing, with only 1 in 20 within the City of Columbus and 1 in 45 across the county. The Columbus Metropolitan Housing Authority owns approximately 2,000 units in the region and manages over 13,000 Housing Choice Vouchers. The most common complaint was discrimination based on disability, followed by race, sex, retaliation, country of origin, and religion. Over a five-year period, 148 complaints of alleged housing discrimination were filed with HUD within the City of Columbus, and 78 for other cities within Franklin County. During the same period, at least 17 federal lawsuits were filed or litigated relating to fair housing practices.

How will this plan address impediments to housing?

The four aspirational goals for housing (at right) speak to multiple impediments. The community land trust has the potential to help address impediments #3 and #7 by offering homeownership to households who may have trouble receiving conventional mortgage financing and by constructing multi-family units (i.e. duplexes) on lots currently zoned for single-family development. Responsible landlord incentives could help improve access to housing in high-opportunity areas by incentivizing landlords to accept at-risk tenants (#2), and extra incentives could be considered for accessible housing design (#6). Targeted home repair funding could also help address impediment #6 by adapting homes to the changing needs of residents and embracing universal design techniques. Tax stabilization programs could also be used to address impediment #2 by tailoring property taxes to encourage landlords to maintain rental affordability in exchange for special taxation arrangements.

A combination of data analysis and public input found seven primary impediments to housing:

- Impediment #1**
Affordable Housing Options Access to Opportunity Features
- Impediment #2**
Neighborhoods with Low Access to Opportunity
- Impediment #3**
Households of Color Have Reduced Access to Homeownership
- Impediment #4**
Protected Class Face Greater Housing Instability
- Impediment #5**
Continued Need for Fair Housing Outreach, Education, and Enforcement
- Impediment #6**
Inadequate Compliance with Housing Accessibility Requirements
- Impediment #7**
Zoning Code Provisions Limit Housing Choice

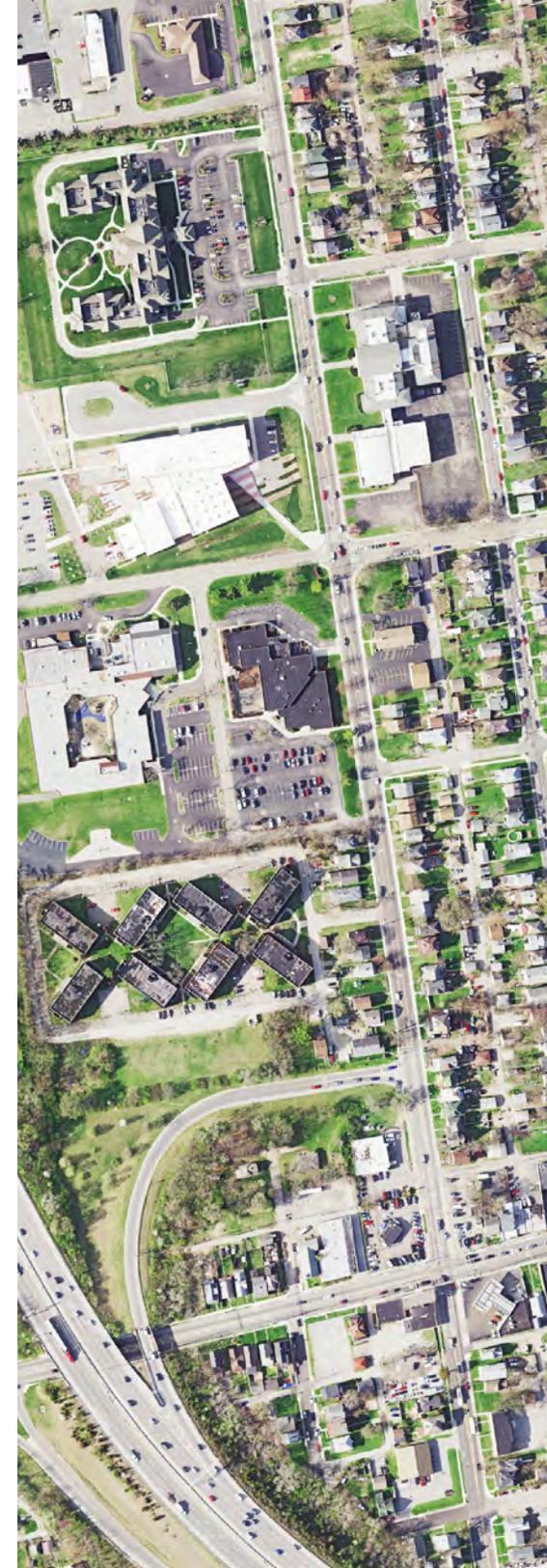
ASPIRATIONAL GOALS: HOUSING QUALITY & AFFORDABILITY

Use land bank lots to construct owner-occupied multi-family housing through the new community land trust

Incentivize responsible landlords by offering fee waiver or tax reduction to those who participate in “good landlord” programs

Target key streets to advertise available home repair funding, concentrating efforts for increased impact

Consider tax stabilization programs for individuals on fixed-incomes in order to prevent displacement



Community Groups & Organizations

FRANKLINTON DEVELOPMENT ASSOCIATION

The Franklinton Development Association (FDA) is a non-profit, Community Development Corporation (CDC), Community Housing Development Organization (CHDO) in Franklinton.

Franklinton Development Association has a 26-year history in the Franklinton neighborhood. The organization started as a board-led non-profit aimed to create affordable homeownership opportunities. FDA's mission has broadened over the years to address the affordability for Franklinton's renters, who occupy nearly 70% of the homes in the neighborhood, and will face displacement brought on by the changing characteristics of the community. The first strategy is development of affordable housing for low-to-moderate income individuals and families in Franklinton. The second strategy is to create programming that empowers current residents. The third strategy is to connect residents with available resources in the community through Franklinton.org.

Franklinton Development Association
1091 West Broad Street
Columbus, OH 43222
(614) 275-4988
info@franklinton.org
fuelfranklinton.com



FRANKLINTON AREA COMMISSION

The purpose of an Area Commission is to allow participation by residents in decision-making in an advisory capacity and to facilitate communication, understanding, and cooperation between neighborhood groups, city officials, and developers. This is done by (1) Creating plans and policies which shall serve as guidelines for future development of the area, (2) Bringing the problems and needs of the area to the attention of appropriate agencies or residents, and (3) Reviewing zoning and other development related applications.

Judy Box	Zach Gwin	Deborah Mayo	Katie Robinson
Joy Chivers	Austin Hill	Christopher Merkel	Janet Ruark
Josh Edwards	Marty Johnson	Renee McCallion	Michael Thomas
Pauline Edwards	Erin Kilkenny	Jacqueline Miles	Bruce Warner
Brian Estabrook	Christopher Knoppe	Steve Pullen	

Boundaries

North: Scioto River West: West of Schultz & I-70
East: River & Harmon South: Stimmel Rd. & Greenlawn Ave.

Meetings

Commission meetings take place on the Second Tuesday of the month at 6:00 pm at Mount Carmel Community Health Resource Center, 777 West State Street, Medical Office Building 2.

Neighborhood Pride Center: 1186 West Broad St.
Neighborhood Liaison: Melissa Green, megreen@columbus.gov



The Franklinton Area Commission, or its designee, is responsible for advising and consulting on this plan implementation and serves as a single point of community contact to partners and potential funders regarding this document.



EAST FRANKLINTON REVIEW BOARD

The East Franklinton Creative Community District Plan was adopted by City Council in 2012. The plan established a vision for the revitalization of the neighborhood as an urban mixed use neighborhood, and a new mixed use zoning district was established in 2013. The East Franklinton Review Board (EFRB) was established through the East Franklinton District and serves to review and approve site plans, architecture, graphics, and demolitions. EFRB members serve without compensation and are appointed by the Mayor with the approval of City Council.

Meetings and Calendar:

Regular Meetings are held on the third Tuesday of each month at the Michael B. Coleman Government Center, 111 North Front Street, Second Floor, Room 203 at 3:00 p.m.

Business Meetings are held on the second Tuesday of each month at the Michael B. Coleman Government Center, 111 North Front Street, Third Floor, Room 312 at 12:00 p.m.



FRANKLINTON BOARD OF TRADE

Franklinton Board of Trade (FBOT) is the chamber of commerce for Franklinton, but unlike a traditional chamber they are a 501(c)3. FBOT works to encourage business development and retention, but also works alongside residents, schools and other non-profits in the neighborhood.

The core pillars of FBOT are Advocate, Beautify, Connect! The organization enjoys helping businesses and individuals get connected to the resources and information they need, whatever that might be!

franklintonboardoftrade.org

Office Address:
1069 W. Broad St
Columbus, OH 43222
(614) 398-2435



GLADDEN COMMUNITY HOUSE

Gladden Community House is a settlement house serving Franklinton and its surrounding neighborhoods. They are a United Way affiliated non-profit agency providing education and recreation programs, emergency assistance, and advocacy and support for individuals, families, and groups.

The services Gladden currently provides to support and strengthen this community include adult and family services and youth services. Their recreation program provides daily gym and game room activities for children ages 5-18. Each month, Gladden provides 2,000 free, nutritious meals to neighborhood children.

gladdenhouse.org

Office Address:
183 Hawkes Ave
Columbus, Ohio 43223
P: (614) 227-1600

Competitive Process & Selection

FHAct50 Building Opportunity Fund

The City of Columbus elected to participate in the FHAct50 Building Opportunity fund for the years 2019-2021 offered through the Ohio Housing Finance Agency. The program is designed to provide \$3 million in low income housing tax credits to Columbus, Cleveland, and Cincinnati. The tax credits are to be used to develop affordable housing projects in areas with market rate growth and development. Projects selected will offer units to households who earn up to 80% of the area median income and rents will be affordable to those at 30% to 80% of area median income. The city issued a Notice of Funding Availability (“NOFA”) for rental housing projects affordable to low and moderate-income households that meet the goals and objectives of the 2015-2019 Consolidated Plan. The NOFA was limited to those projects applying for FHAct50 Building Opportunity fund. The first proposal phase identified the sites, described projects and required ample documentation of the 1:1 market rate to affordable units in the proposed target area. The city then worked with the consulting agency (Neighborhood Design Center) and OHFA on the creation and approval of this Target Area Plan (TAP). Once the TAP is approved, the city will accept the final phase of the NOFA/RFP from selected developers.

Geographic Location

Sites must be within the City of Columbus corporate limit, with preference to locations within the three geographic circles on the map (opposite page).

Eligible Property

The FHAct50 Building Opportunity fund provides access to a pool of \$3 million in low income housing tax credits to further the creation of diverse and accessible communities within the boundaries of a Target Area Plan (TAP), identified by the City of Columbus. The city worked with the Neighborhood Design Center to develop the TAP. OHFA will approve the TAP prior to funds being released for a project.

Eligible Activities

- A. New Construction and Conversion – Construction of new units and/or conversion of building to residential rental housing.
- B. Rehabilitation

Eligible Applicants

An investor-owner is defined as one of the following:

- A. Sole Proprietor
- B. For-profit and not-for-profit corporations
- C. Partnerships and limited liability companies

Beneficiaries

Rental housing projects must serve and be affordable to households earning 60% or less of the area median income as defined by HUD:

- Projects must provide aging in place and smoke free units.
- The number of HOME-assisted units will be calculated as a ratio of HOME dollars to total project cost.
- A correlation of funding sources will allow for disclosure of the information in this application.
- The City of Columbus reserves the right to require additional HOME assisted units to reflect loans made by the Affordable Housing Trust of Columbus and Franklin County which the City may use as HOME match.

Types of Projects

- A. Single family rental units
- B. Multifamily rental units (2 or more units)

All projects that seek funding from the FHAct50 fund must accept City HOME funds as part of the project financing. The City anticipates making a total of \$1,200,000 available for up to three FHAct50 projects and reserves the right to provide those funds over more than one year. If the project has a loan from the Affordable Housing Trust, the development team must be willing to allow for the additional HOME assisted units to be used as HOME Match.

**COMPETITIVE POINTS FOR PROJECTS
SEEKING FHACT50 OPPORTUNITY FUND**

Mandatory Criterion

- Local place-based not for profit with a 25% interest in the project
- Properties that provide Aging in Place
- Properties that provide smoke free units
- Properties with building standards that meet LEED, Enterprise Green or AWARE standards
- Evidence of a per unit credit limit of \$18,000 per unit and per unit Developer Fee of \$20,000
- Request for City HOME funds
- Evidence of at least one-to-one ratio of new market rate housing in the target area

Additional Competitive Criterion

- 10 points: Proximity to transportation via an accessible route
- 5 points: Proximity to Grocery, Services, Pharmacy, Parks and Recs facilities
- 5 points: Properties that provide quality service enriched housing that serves a workforce population
- 10 points: Properties located in City of Columbus Celebrate One neighborhoods
- Development Team
 - 15 points: Positive History in Columbus
 - 10 points: Positive History in Ohio

Site Control

- 5 points: Properties that utilize sites from the Columbus Land Redevelopment Division
- 5 points: Letter of Intent
- 10 points: Binding Option
- 15 points: Deed

Project Characteristics

- Playground/green space with patio/deck
- Bike racks; Community room
- Picnic area with a permanent grill
- Computer center; Exercise room
- In unit laundry; Recycling
- Garbage disposals; Dishwashers
- Storage
- Ceiling fans/lights in each bedroom
- Restricted access
- Security cameras at all entrances
- Fire extinguishers
- Commitment of some Section 811 units
- Service coordination on site with funding
- On site management

Tie Breakers

- Proximity within a two mile radius of sufficient proposed properties to utilize \$3 million in housing credits
- Project is within area with highest number of market rate permits and/or Certificate of Occupancy for market rate units

The 2019 Qualified Allocation Plan for the State of Ohio provided a \$3 million low income housing tax credit (LIHTC) set aside over 3 years to Columbus, Cincinnati and Cleveland to select projects within a small (2 mile) radius in one neighborhood (target area) with significant market rate activity. Columbus took the approach to issue a Notice of Funding Availability (NOFA) for projects on November 17, 2018 with applications due on December 17, 2018 as a means to determine which target area would be selected. A total of 13 applications were submitted and are sorted by neighborhood as follows:

Franklinton

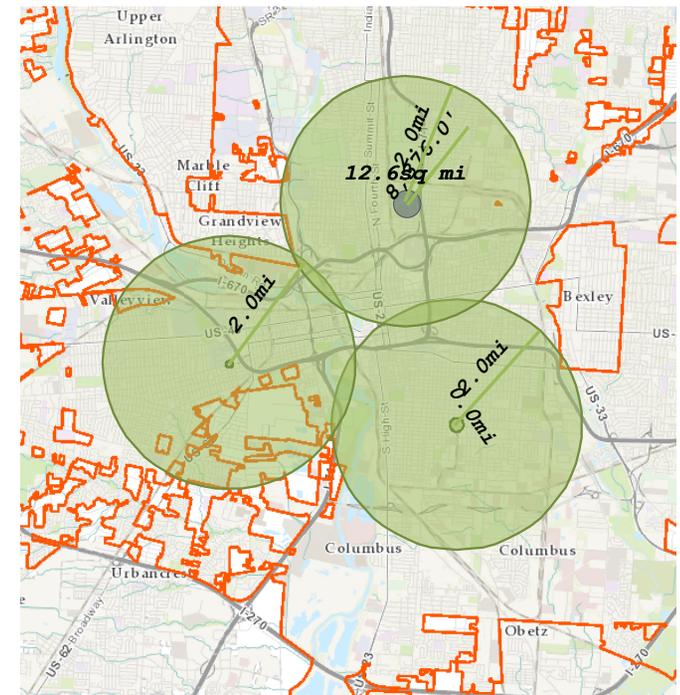
- 731 W Rich Street – Finance Fund, Model Group, National Church Residences and Homeport
- 1137 W Broad Street - Finance Fund, Model Group, National Church Residences and Homeport
- 642 W Broad Street - Finance Fund, Model Group, National Church Residences and Homeport (later withdrawn)
- McDowell Place – 79, 83 and 85 McDowell - Finance Fund, Model Group, National Church Residences & Homeport
- McKinley Manor–793 W. State Street–Woda Cooper Development & Franklinton Development Association (FDA)
- NRP Franklinton Family – 96 N Hartford – NRP Group and Franklinton Development Association (FDA)

Near East Side

- Atcheson Place Lofts–1001 Atcheson–Woda Cooper & PACT
- Mt Vernon Plaza Tower Phase I – American Community Developers and CPO

South Side

- Jenkins Street Lofts – 27 W Jenkins – Woda Cooper and Community Development for All People
- Lockbourne Family – 1808-1816, 1824 and 1836 Lockbourne – NRP Group and Community Development for All People
- Deshler Place Apartments – 1530 and 1546 Lockbourne – Wallick and Community Development for All People



Above: This map was provided to potential developers, identifying three possible target areas where projects were required to be located. Franklinton/West Side was the chosen based on the number of projects submitted in that location.

Far West

- Arthurs Crossing – 2464, 2450, 2456 Walcutt – Woda Cooper and Homeport
- Arthurs Crossing II - 4871, 4875, 4879 Roberts Road – Homeport and Woda Cooper

All of the projects were reviewed by the rental team with deficiencies addressed and competitive scores calculated. Based on the significant amount of market rate activity and the highest scoring project of those submitted being in Franklinton, it was selected as the target area. With the \$3 million provided, the city is able to fund up to 3 projects.

Potential Developments

#1 FRANKLINTON SENIOR HOUSING I

National Church Residences

Project Partners: Finance Fund

New Construction

- (1) One Building 60 Units:
 - (50) One-Bedroom Units
 - (10) Two Bedroom Units



#2 MCDOWELL PLACE

Homeport

Project Partner: Kaufman Development

New Construction

- (1) One Four-Story Building 50 Units:
 - (12) One-Bedroom Units
 - (33) Two-Bedroom Units
 - (5) Three-Bedroom Units



#3 WARNER JUNCTION

Finance Fund & Model Group

New Construction

- (1) One Three-Story Walkup with 40 Units
- (10) Ten Single Family Accessible Units





Public Engagement

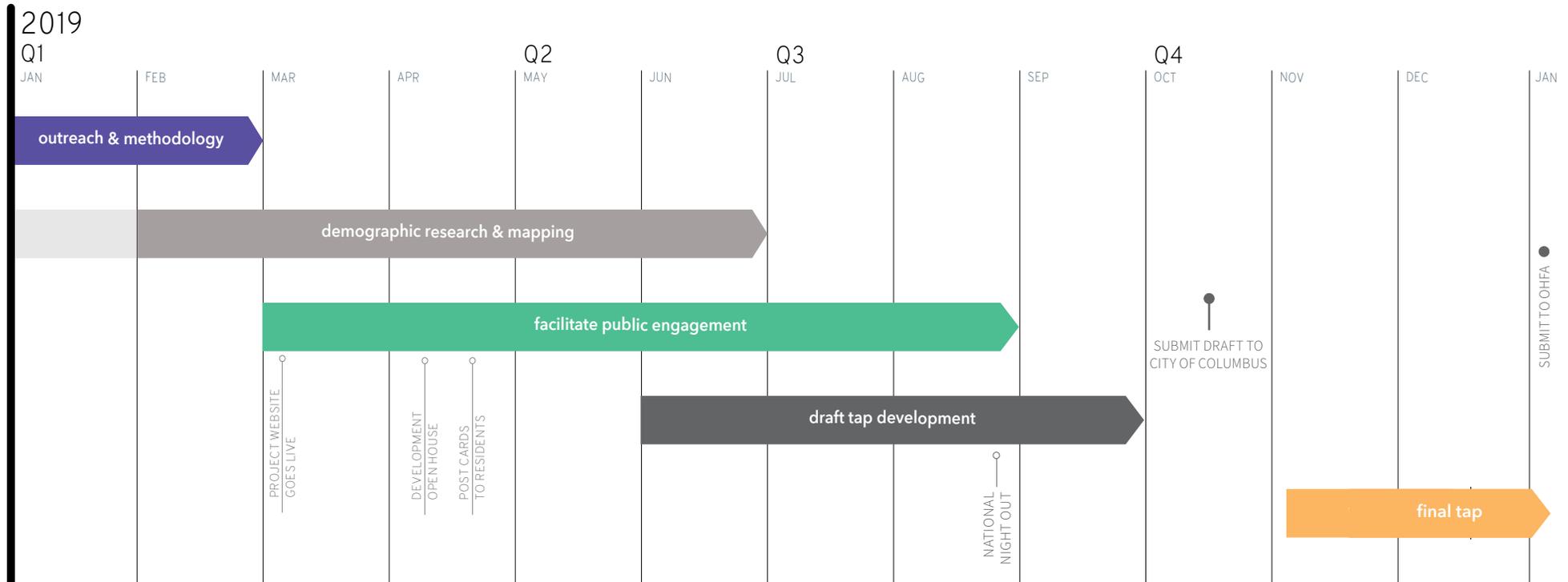
The Franklinton community was asked to provide input on specific housing development proposals, as well as more general issues facing the community.

The Neighborhood Design Center (NDC) engaged a diverse group of Franklinton stakeholders to inform the TAP and the three development projects proposed within the community. The initial project introduction was made to the Franklinton Area Commission on March 12, 2019. At this meeting, the Columbus Housing Division and NDC described the purpose of the FHAct50 Opportunity Fund including the specific demographic it is intended to benefit, and the competitive RFP process initiated by the City of Columbus in November/December of 2018 that determined that Franklinton represented the

best neighborhood to benefit from OHFA LIHTC funding.

In an effort to reach as many Franklinton residents, businesses and nonprofits doing work in the community as possible, the NDC followed the Area Commission's recommendation to attend the Franklinton Nonprofit Coalition meeting on March 14, 2019 to discuss the potential affordable housing developments associated with FHAct50 funding, and to request that they utilize their established networks to help get the word out.

A project specific website was developed (FHAct50Columbus.com) to enable residents to participate in the planning process even if they were unable to attend events. The website contains information regarding the FHAct50 Opportunity Fund, a section for each potential development, and developer feedback where responses were provided to resident questions. The website also enables residents to leave feedback, which is sent directly to the NDC.



How will the FHAct50 Building Opportunity Fund help address housing needs in FRANKLINTON?

Can't make the meeting?
No problem!
FHAct50Columbus.com will be live soon, enabling you to learn more about the project and leave feedback.

Proposed Sites

- A 1137 W. Broad
- B 793 W. State
- C 731 W. Rich
- D 79-85 McDowell
- E 96 N. Hartford

Join your friends and neighbors to discuss potential housing developments

Housing in Franklinton

Local Postal Customer
Columbus, OH 43222

Meet the developers
Understand the projects
Provide feedback
Share your voice

OPEN HOUSE EVENT
WEDNESDAY, APRIL 24 AT 6 PM
Mount Carmel West, 777 W. State St. Building 2, Room 119
Food Provided

THE CITY OF COLUMBUS
OHIO HOUSING FINANCE AGENCY

Postcard Mailer

FHACT 50 FRANKLINTON

FHACT 50

NEW FUNDS TO SUPPORT MIXED-INCOME NEIGHBORHOODS

FHACT 50 FRANKLINTON

MEET THE DEVELOPERS

Project Website, www.fhact50columbus.com

OPEN HOUSE EVENT

To formally introduce Franklinton residents to the project, the NDC facilitated an Open House held on April 24, 2019 at Mt. Carmel Hospital, the same location the Area Commission meets. In advance of this event, post cards were sent to every address in Franklinton via EDDM (Every Door Direct Mail) inviting them to come share a meal with their neighbors and learn more about FHAct50 affordable housing initiative.

After a brief introduction, all five developers provided an overview of their proposed development, including the role of their high-impact non-profit partner(s). Following the presentations, residents were invited to meet with developers individually to discuss their proposals in greater detail. Residents were given comment cards for each developer station enabling them to leave anonymous comments for each proposal. Residents left 53 comment cards regarding the proposed housing projects, which were immediately forwarded to the corresponding developers. Additional feedback and comments were collected at National Night Out in Franklinton in August 2019.



Resident participation at Project Open House on April 24, 2019.



Resident outreach at Franklinton National Night Out, August 6, 2019.

A 1137 W. Broad St.

We'd love to hear from you about...

Safety Location Aesthetics Population Served Services Offered

This will be a great project on an underutilized street with close access to Broad St. consider adding Franklinton library and grocery and coffee shop.

B 793 W. State St.

We'd love to hear from you about...

Safety Location Aesthetics Population Served Services Offered

Would rather see the space vacated by Mount Carmel turned into a park.

C 731 W. Rich St./ Scattered Site

We'd love to hear from you about...

Safety Location Aesthetics Population Served Services Offered

Concerned about distance from amenities. (Broad) Options may be limited and partnership w/ Mt. Carmel appears critical.

D 79-85 McDowell St.

We'd love to hear from you about...

Safety Location Aesthetics Population Served Services Offered

Homeport

Would like to see how this developer can best partner w/ community stakeholders in the area west of 315, same right. I think this project would be an important way to begin implementing mixed income housing east of 315.

E 96 N. Hartford Ave.

We'd love to hear from you about...

Safety Location Aesthetics Population Served Services Offered

NRP Group
FUEL (Franklinton Urban Employment Laboratory)

The "B" site for this developer makes sense because it will be right across the bridge of Souter Ave to the New Soccer Stadium, people will want to be here.

my #1

Resident Comment Cards

Synthesized Project Comments

Residents submitted comments regarding each housing proposal at public meetings and online. Those comments are synthesized here in the form of opportunities to build on concerns voiced by residents.

#1 Franklinton Senior Housing I

Potential recommendations include:

- Ensure adequate exterior lighting along sidewalks and behind building(s)
- Consider emergency call boxes
- Consider providing covered outdoor seating for residents, along with monitoring to prevent loitering and deter crime



#2 McDowell Place

Potential recommendations include:

- Ensure adequate exterior lighting along sidewalks and behind building(s)
- Consider emergency call boxes
- Consider providing covered seating outside for residents, along with monitoring to prevent loitering and deter crime
- Consider options to host events inviting all neighbors to help increase socialization of residents and integrate the community



#3 Warner Junction

Potential recommendations include:

- Consider using lighting options on all structures that automatically turn on at dusk
- Consider emergency call boxes for multi-family development
- Consider providing covered outdoor seating for residents, along with monitoring to prevent loitering and deter crime



Scattered site project, only selected sites shown here.

#1 Franklinton Senior Housing I

NATIONAL CHURCH RESIDENCES

Project Partners: Finance Fund

New Construction

(1) One Building 60 Units:

- (50) One-Bedroom Units
- (10) Two Bedroom Units

PROJECT DESCRIPTION

1137 W. Broad Street

At Franklinton Senior Housing I, National Church Residences will approach senior living holistically and ensure that each resident can remain independent by preserving their quality of life and creating a home for life. National Church Residences

has over a 55-year history of creating affordable communities with supportive services that help residents maintain a healthy lifestyle, develop habits for healthier aging, and retain independence, while also providing an inviting environment for residents, their families, and their friends.

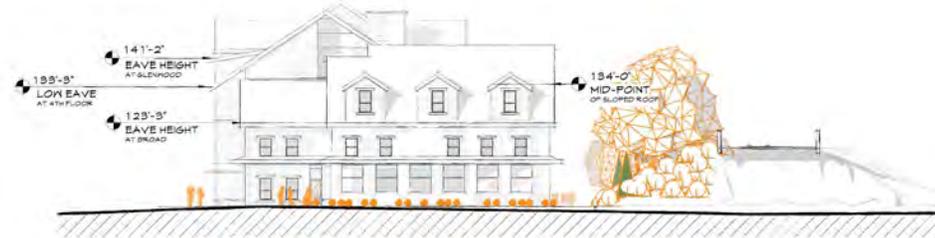


Preliminary Rendering

Concept Images Developed by Berardi + Partners



Preliminary South Elevation



Preliminary East Elevation



Preliminary Site Plan



Preliminary Site Aerial

PROJECT AMENITIES

- Green Space
- Bike racks
- Community room
- Exercise room
- Recycling
- Ceiling fans/lights in each bedroom
- Restricted access
- Security cameras at all entrances
- Fire extinguishers
- On-site management
- Access to support services*
 - > Enhanced service coordination*
 - > Healthcare preferred provider partnerships*
 - > Socialization*

*contingent upon funding availability

ASPIRATIONAL GOALS

This project could speak to the following aspirational goals:

- Opportunities for group exercise and fitness
- Allow GED prep. or similar events to meet in community room
- without charge
- Market neighborhood events to residents

#2 McDowell Place

HOMEPORT

Project Partners: Kaufman Development

New Construction

(1) One Four-Story Building 50 Units:

- (12) One-Bedroom Units
- (33) Two-Bedroom Units
- (5) Three-Bedroom Units

PROJECT DESCRIPTION

79-83 McDowell Street

At McDowell Place, residents will be located within walking distance of downtown and near the center of the vibrant East Franklinton neighborhood. This development will have access to parking and amenities from Gravity II as well as on-site facilities for meetings,

programs and wellness. Rents will be affordable to individuals and families earning between 30% and 80% area median income. Homeport will provide resident services aimed at ensuring and improving housing stability and will partner with local social service providers to connect residents to education, workforce, health, and economic resources.



Preliminary Rendering

Concept Images Developed by Shremshrock Architects, Inc.



Preliminary East Elevation

- ### PROJECT AMENITIES
- Playground/green space with seating
 - Bike racks
 - Community room
 - Exercise room
 - Garbage disposals
 - Dishwashers
 - Restricted access
 - Security cameras at all entrances
 - Fire extinguishers
 - On-site management
 - Homeport Service Coordination
 - Access to Gravity II amenities
 - Environmentally sustainable construction and design

- ### ASPIRATIONAL GOALS
- This project could speak to the following aspirational goals:
- Opportunities for group exercise and fitness without charge
 - Allow GED prep. or similar events to meet in community room
 - Market neighborhood events to residents



Preliminary South Elevation



Preliminary Plan - First Floor



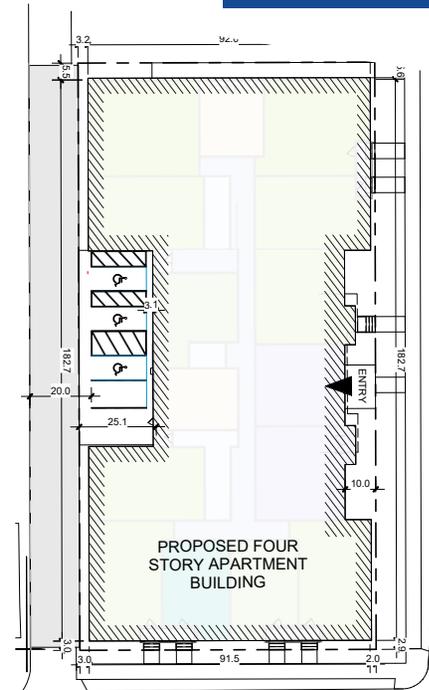
Preliminary Plan - Second Floor



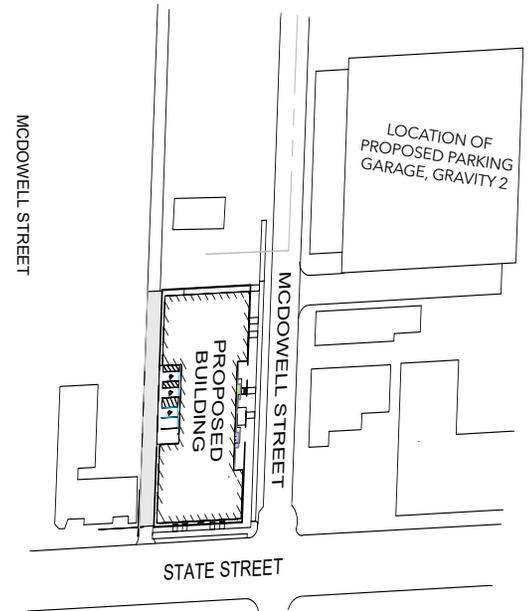
Preliminary Plan - Third Floor



Preliminary Plan - Fourth Floor



Preliminary Site Plan



Site Context Plan

#3 Warner Junction

FINANCE FUND & MODEL GROUP

New Construction

(1) One Three-Story Walkup 40 Units:

- (12) One-Bedroom Units (~700 sq.ft.)
- (28) Two-Bedroom Units (~900 sq.ft.)
- (11) On-site Parking Spaces

(10) Ten Single Family Accessible Units:

- Three-Bedroom Homes (~1,250 sq.ft.)

PROJECT DESCRIPTION

719 - 731 W. Rich Street
69, 75-79, 112, 124, 134, 149-151, 159, 161,
165 and 185 Hayden Avenue

Working with Model Group, the developer of much of the Over-the-Rhine renaissance, Finance Fund is proposing a new three-story walk up multi-family apartment complex at the eastern edge of West Franklinton and 10 three-bedroom,

single family apartments north of Broad St. on Hayden Ave. Supportive Services will be coordinated by a variety of organizations, including Integrated, Mt. Carmel, and others.

Preliminary Schedule: Groundbreaking, Fall 2020; Units available: Late Summer 2021



Preliminary Rendering - Multifamily Development

Concept Images Developed by Shremshrock Architects, Inc.



Preliminary West Elevation - Multi-Family Development



Preliminary North Elevation



Preliminary Renderings - Single Family Homes

PROJECT AMENITIES

- Restricted access, security cameras
- Fire Extinguishers
- Bike racks
- Exercise area/equipment
- Community space
- Funded Supported Services (TBD)
- Picnic area
- Near bus line
- Recycling
- Access to Mt. Carmel West parking
- Ceiling fans in bedrooms

ASPIRATIONAL GOALS

This project could speak to the following aspirational goals:

- Opportunities for group exercise and fitness
- Market neighborhood events to residents
- Allow GED prep. or similar events to meet in community room without charge



Conceptual Site Plan - Multi-Family (subject to change)

Response to Aspirational Goals

The three developments all respond in some way to one or more of the aspirational goals of this plan.

#1 Franklinton Senior Housing I

Continue CelebrateOne efforts to reduce high infant mortality rates

- All units will be smoke-free

Expand Community Crime Patrol

- Developers will encourage residents to get involved



#2 McDowell Place

Incentivize retail and commercial development, especially for core neighborhood amenities like groceries and pharmacies.

- McDowell Place is located near the Gravity 2 project, which will offer a retail component

Expand Community Crime Patrol

- Developers will encourage residents to get involved



#3 Warner Junction

Improve access to primary care

- Warner Junction is located two blocks from Mt. Carmel Franklinton, with an emergency room, anticoagulation center, von Zychlin Healthy Living Center, imaging services, outpatient laboratory services, physician offices, and a women's health center.

Expand Community Crime Patrol

- Developers will encourage residents to get involved



Scattered site project, only selected sites shown here.

Resident Services

Each development team is committed to coordinating delivery social services to residents. Depending on funding availability, each development will have service coordination to bring the appropriate provider(s) to the development and/or connect residents with service providers. Services are typically provided by specialized outside vendors. Given the transportation challenges many residents face, these services are typically delivered on-site.

TRACKING SERVICE UTILIZATION

Providers will monitor how many residents take advantage of different services offered, and report on those numbers periodically.

LEVERAGING EXISTING RESOURCES

Developers will strive to create sub-agreements with existing social service providers in the Franklinton area, like Gladden Community House, Lower Lights Ministry, and Franklinton Development Association.

SHARED SERVICE OPTIONS

Residents at the three selected housing developments will have access to select programming at partner developments. For example, financial education or cooking demonstrations offered in one building would allow residents in other buildings to attend.

High-Impact Partnerships. The developers of the three proposed projects have historically created MOU's with local non-profits or other agencies to best meet the needs of their tenants. These agreements are inherently dynamic and fluid to reflect demographic changes within each development over time. Each development will have an on-site service coordinator to connect residents to specific service providers based on need. Individual high-impact partnerships will be finalized as each development fills up, but anticipated partnerships include:



#1 Franklinton Senior Housing I. Service coordination using a model focusing on proactive resident engagement, evidence-based assessments, and evaluation tools. Assessments identify and create opportunities for on-site primary care, home healthcare services, and preventative

care services. NCR Senior Services is Medicare-certified agency that will provide the following services to residents: Home health services; Hospice services; Group health screenings and educational programs; Community nursing assessments; Community wellness services.



#2 McDowell Place. After school programming with ETSS; Provide higher education scholarships*; Coordination with local food pantries; Coordination with Mid-Ohio Food Bank for monthly produce markets;

Programming coordination with National Church Residences for seniors; Coordination with Furniture Bank; Host Back-to-School events; Offer discounted memberships to YMCA; Financial literacy counseling.



#3 Warner Junction. Assist funding of local food pantries; Coordination with COTA to meet transportation needs; Coordination with Mt. Carmel for cooking classes; Offer discounted memberships to YMCA; Coordinate financial literacy counseling with Franklinton

Development Association; After school child coordination with Gladden Community House; Partner with Columbus Works for resident job readiness skills; Coordinate with Cover My Meds for employment opportunities.



Measuring Impact

HOUSING STABILITY

Selected housing developers will report on housing stability of their residents by tracking the average length of stay and/or turnover rate of residential units. These figures should include the number and/or rate of evictions by building.

FOOD INSECURITY

Selected housing developers will report on number of tenants receiving food assistance from sources like the Mid-Ohio Food Bank and Meals on Wheels.

FOSTERING SOCIAL CONNECTEDNESS

Selected housing developers will work to provide diverse programming opportunities that would attract residents from the individual developments as well as other Franklinton neighbors. This could be screenings of movies, holiday parties, or festivals open to all that would give residents an opportunity to meet people who do not live in their building.

GOOD NEIGHBORS AGREEMENT

Developers will jointly create and sign one Good Neighbors Agreement with the Franklinton Area Commission. The agreement will establish regular updates from the developers to the commission, provide measures for community input, and potentially methods for conflict resolution.

COORDINATED COMMUNICATION PLAN

Selected housing developers will agree to consistently communicate with one another to establish clear and open relationships about challenges and success in serving their residents. A coordinated communications plan will lay out frequency and method of informal and formal contact.

PUBLIC ACCOUNTABILITY

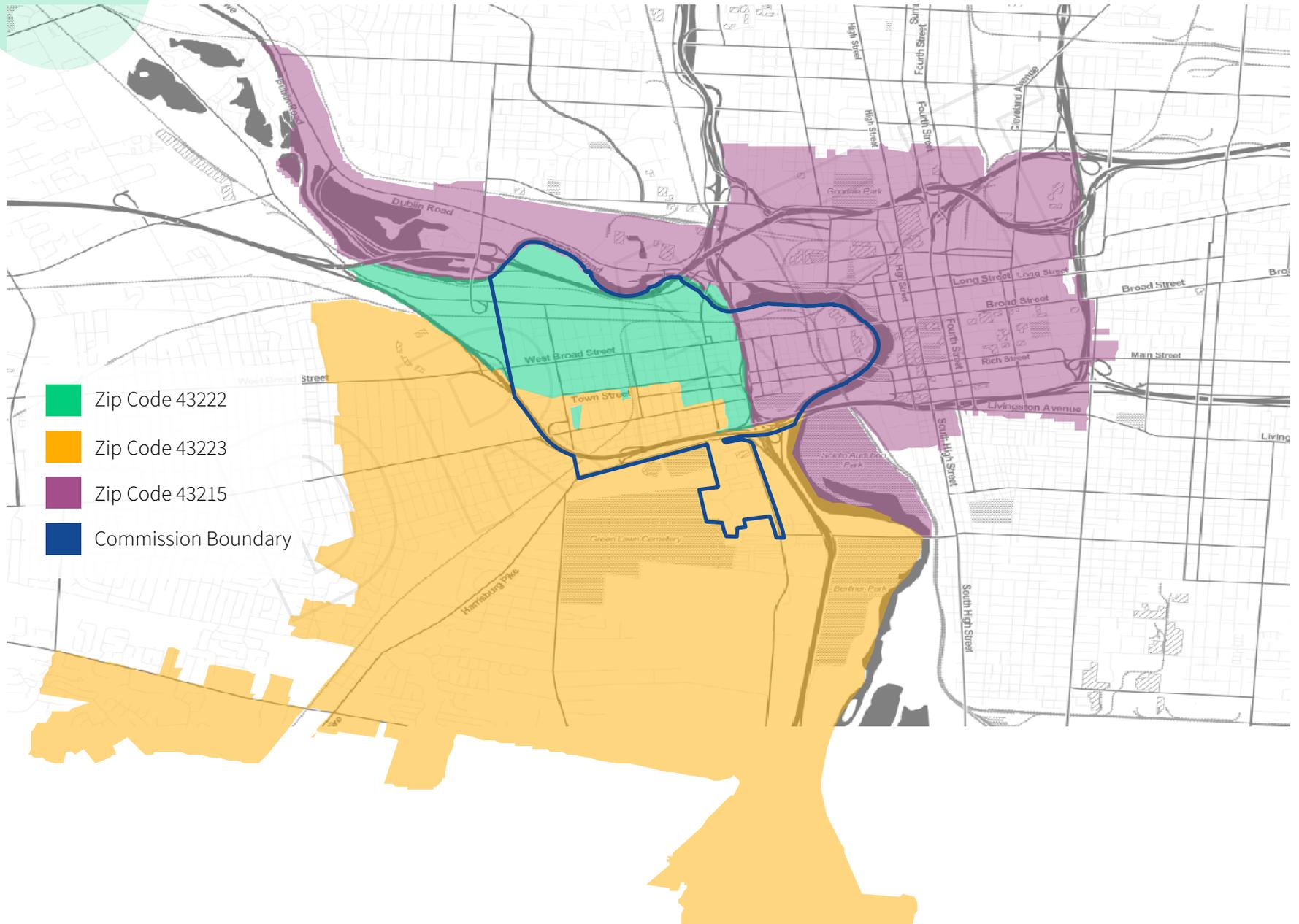
Developers will provide data on housing stability, food insecurity, and length of stay of residents to the Franklinton Area Commission annually. One developer representative will meet with Commission each quarter, but representatives will be available to attend meetings upon request of committee members or commissioners.

Developers will commit to alerting the following organizations of programs and services that could be beneficial to the general public:

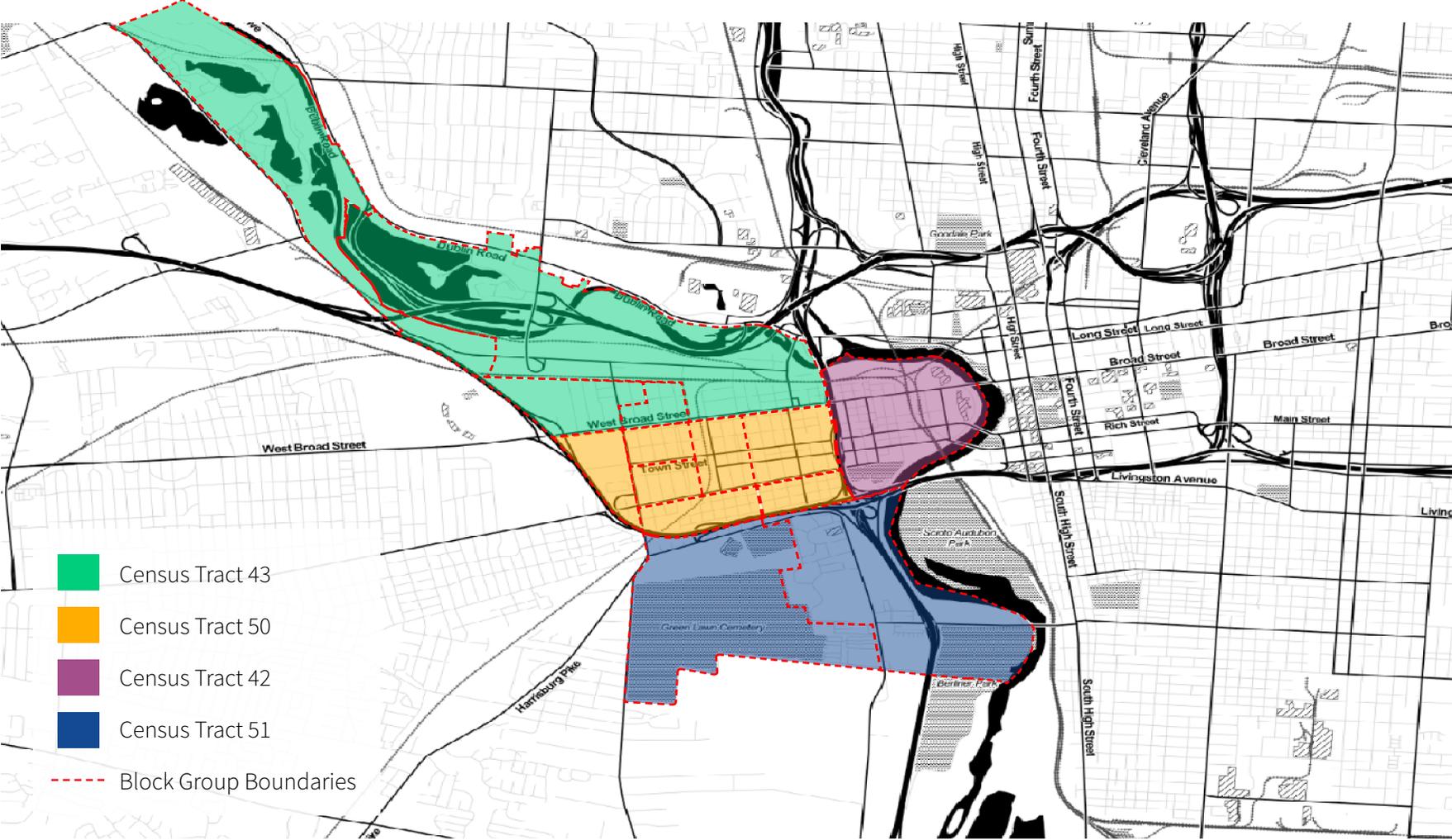
- Franklinton Area Commission
- Franklinton Development Association
- East Franklinton Review Board
- Franklinton Board of Trade
- Gladden Community House



Appendix



Census Tracts & Block Groups



Services & Programs

The information about the services and programs listed below were gathered via www.franklinton.org. Further detail was extrapolated from the individual services and programs' specific resource listings and via online search. Many thanks to Franklinton Development Association for their continued work in compiling this important information.

EMERGENCY SERVICES

Community Crime Patrol

Not-for-profit, community based, crime prevention organization that deploys teams of specifically trained citizen patrollers in several neighborhoods around Columbus, including Franklinton. CCP patrollers deter criminals, build neighborhood awareness of crime prevention techniques, assist in the apprehension of suspects, and provide first aid when needed.

HandsOn Central Ohio

Connects people, local resources, volunteers, and service organizations to opportunity. Makes it easier for people to navigate Central Ohio's social service landscape and provides easier access to resources. They are available 24 hours a day, every day.

Netcare – Emergency Response Service

Provides mental health and substance abuse crisis information and assessments to all residents of Franklin County. Referrals are made to the Franklin County Alcohol, Drug and Mental Health (ADAMH) system of care for follow-up or therapeutic treatment services as needed. Service are available to adults, older adults, and those who are developmentally disabled. Services are available 24 hours a day, 365 days a year.

HEALTH AND SOCIAL SERVICES

Lower Lights Christian Health Center

Non-profit Federally Qualified Health Center providing services including primary care, dental, vision, behavioral health, pharmaceutical, MAT drug treatment, nutrition and spiritual care, regardless of ability to pay.

Amethyst

Providing support and services for women in substance abuse recovery and their families. Services include traditional and intensive outpatient treatment for addiction, supportive housing, medical services, mental health and trauma treatment, family services, and job readiness and placement.

CareSource

Non-profit health insurance company that enhances the economic outcome of Medicaid members by addressing their unique needs through life coaching, access to resources, and job opportunities. The Life Services program is recognized for partnering with community agencies on behalf of members in order to reduce dependency on governmental services.

CelebrateOne

CelebrateOne and its partners take on the most significant factors that contribute to Columbus' high infant mortality rate: reducing premature births, eliminating sleep-related deaths, and connecting the disconnected. Information provided is as follows: healthy pregnancy, new mothers, rides4baby, safe sleep, women and teen health, and fatherhood.

Charitable Pharmacy of Central Ohio

The pharmacy's primary purpose is to increase access to affordable prescription medications for low-income, uninsured, and underinsured Franklin County residents who experience gaps in their insurance coverage and/or challenges in accessing medications. Services include pharmacy services and medicines, counseling on medication usage, health screenings, health and wellness education, and social program assistance.

Columbus CARE Coalition

The Columbus CARE Coalition provides hope and healing to individuals, families, and neighborhoods experiencing trauma. The CARE Coalition partners with community members, advocates, schools, religious organizations, and mental health providers to hold neighborhood meetings, respond to crisis events, offer individual outreach, and provide education and awareness to build a trauma-informed and resilient community. Meeting times range from early morning to afternoon and are open to everyone.

Columbus Public Health

Columbus Public Health (CPH) works to protect the Columbus community from disease and other public health threats, and ensure that everyone is empowered to live healthier, safer lives. CPH is made up of a range of programs providing clinical, environmental, health promotion, and population-based services.

Franklin County Public Health – Community Cessation Initiative (CCI)

The Community Cessation Initiative is a free program available to all Franklin County adults who wish to stop smoking. CCI will connect adults to tobacco cessation services with counseling and support to quit any type of nicotine/tobacco product. Services include individual counseling, group counseling, and telephonic counseling that may include nicotine replacement therapy.

Gladden Community House

Gladden Community House is a settlement house providing a range of neighborhood-based social services to individuals, families, and groups. Services include emergency material assistance with rent/utilities/transportation/clothing, information and referral to government/social/human services, homelessness prevention, community organization on issues such as housing, safety, and health care, senior citizen outreach, and family programs.

Moms2B

Moms2B is an education and support program for pregnant women in the Columbus area. The program offers fun education sessions, connection to resources, \$5 Kroger gift card for attendance, a healthy hot meal, baby supplies, and childcare during the session. Pregnant moms can stay in the program until their baby turns one year old.

Mount Carmel Healthy Living Center

The Mount Carmel's Healthy Living Center is a community health and wellness center where every

member of the community has access to free programs to help prevent/manage chronic medical conditions, encourage healthy habits, and promote wellness. Program focuses include cooking and nutrition, diabetes education, exercise, healthy moms and babies, and wellness in general. Community Room open 9-5 Monday through Thursday.

Mount Carmel Outreach

Mount Carmel Outreach is a program that provides free health services such as physical exams, diagnoses and treatments, health assessments and screenings, health education, and referrals and social service assistance. Unique offerings include free nursing visits to moms and new babies, free healthcare to homeless persons living on the land, and free trauma-focused therapy.

My Baby and Me

A home visiting program for pregnant women, parenting women, and their infants up to two years old, who live in Franklin County. Their team of nurses, outreach workers, and social workers offer support and education to have a healthy pregnancy. The program also links mothers to prenatal care, provide education on infant growth, development, nutrition, immunizations, and safe sleep. Available Monday through Friday 8 am to 5 pm or by appointment.

Planned Parenthood

Planned Parenthood is a leading provider of high quality, affordable health care and sex education. Services include women's and men's healthcare, STD/HIV testing, pregnancy testing and services, abortion referrals, and birth control. Open all week except Sundays.

Pregnancy Decision Health Centers

Pregnancy Decision Health Centers (PDHC) offers free pregnancy testing and related services. They also provide referrals to prenatal care and OBGYN services. Parenting classes are available to pregnant women and parents with a baby under 12 months old.

Sanctuary Night

Sanctuary Night seeks to provide a safe place for cisgendered and transgendered women who are caught in the cycle of prostitution to be treated with dignity and grace and given options, tools, or steps to exit the lifestyle if requested. Women are provided a meal, hygiene items, clothing, and relational support. Meetings are once a week, every week.

The Center of Cancer Health Equity at The Ohio State University James Comprehensive Cancer Center

The Center of Cancer Health Equity (CCHE) is dedicated to increasing cancer awareness in the community, with an emphasis on increasing participation in cancer clinical trials, especially by minority participants. Services include general cancer screenings, clinical trials, high-risk breast cancer program, nutrition and health information, and even a podcast.

The Center for Healthy Families

The Center for Healthy Families works with pregnant and parenting teens, between the ages of 13-19, in Franklin County. They work one-on-one with teen parents to help foster success and self-sufficiency.

The PEER Center West

The PEER (Peers Enriching Each Others' Recovery) Center is a drop-in wellness, recovery, and support center. The mission is to provide a safe place where individuals can receive respect, encouragement, and hope that supports and strengthens recovery for mental illness, addictions, and/or trauma.

The Refuge Ministries

Free, non-medical, 13-month addiction recovery ministry for adult men and women. The Refuge takes a holistic approach to addiction that focuses on rebuilding broken relationships, and transforming lives affected by addiction.

West Community Opportunity Center

Franklin County Department of Job and Family Services operates the West Community Opportunity Center. Services provided: general assistance disability determinations, interpreter services, Medicaid, nursing homes, prevention, retention, and contingency, food stamps, healthy start healthy families, medical transportation services, and Ohio Works First.

FOOD & HUNGER

Gladden Community House

Provides linkage to Gladden Food Pantry. Also serves free breakfast, lunch, dinner, and summer meals to children from preschool through age 18, as well as access to senior food box sign ups.

Gladden Food Pantry

Gladden Food Pantry provides emergency food assistance to households living within the service area. Other

resources include fresh produce offered daily, home delivery to seniors/disabled residents, on-site enhanced Ohio Benefit Bank screenings to SNAP/food stamps provided by Mid-Ohio Foodbank, and donated diapers made available by the Columbus Diaper Coalition.

Lower Lights Church – Food Pantry

Lower Lights provides two types of pantry orders: produce orders and full pantry appointments. Full pantry appointments can be made once a month. Produce order limit is one produce order every week. Depending on type of order, services are once a week or once a month, by appointment for the full pantry appointment.

LSS Food Pantries

Our pantries provide shelf-stable and perishables to hungry families as well as cleaning and personal hygiene products. Food pantries are often the only sources of free healthy and nutritious food in a neighborhood, and they often provide over critical resources such as nutrition education, health screenings, seasonal food baskets, and back to school supplies. Mobile distributions are done once a month. Food pantries are open five days a week.

Magic House Farms

Magic House Farms currently has close to a half acre in city landbank lots that will be planted during the growing seasons. The current focus is on community outreach through education opportunities and an open, inviting work environment. There are community garden beds for community members to do with as they choose. Farm is always open for a self-guided tour, and volunteers are welcome on Saturday afternoons.

Meal – Amazing Grace

Hot meal and clothes are served for those in need at the Amazing Grace Baptist Church. Serving begins in the evenings Monday through Friday. Street preaching and passing out pamphlets at OSU home games on various Saturdays throughout through November.

Meal – Crossroads World Outreach Ministries

Free, fresh food including fruits, veggies, and organic foods that are good for the body and mind. Free Food Fridays begin in the evening and run until supplies are gone.

Meal – Feed My Sheep

Feed My Sheep Ministries' Outreach to the Inner-City Poor and Homeless provides hot meals, both breakfast and dinner, as well as coffee and conversation. Dinners are served in the evenings on Tuesdays and breakfast is served

on the 2nd, 3rd, and 4th Saturdays of each month.

Meal – Friends Ministry

Friends, a faith based non-profit, provides a hot meal and clothes to the needy. Meals and clothes are distributed on Saturday evenings.

Meal – Holy Family Soup Kitchen

Soup Kitchen and Food Pantry serve hot meals and to-go bags for people living outdoors or in shelters. Meals are served in the afternoon everyday until food runs out.

Meal – Inner City Ministries

Inner City Ministries provides bag meals to those in need. Bag meals are served in the early afternoon Monday through Friday.

Meal – Lower Lights Ministries

Lower Lights Ministries serves a Franklinton Family Meal where local families join for a nutritious family-style meal prepared by volunteers, churches, and community groups. Family Meal provides a safe environment where everyone serves together in a way that instills respect and preserves dignity, while connecting individuals with valuable resources. Family-style dinner is served Saturday nights.

Meal – St. John’s Episcopal Church

St. John’s has served the Franklinton neighborhood for over 100 years, bringing hope and healing to the community, as well as family-style dinner to those in need. Family-style dinner is served Wednesday nights.

HOUSING

Franklinton Development Association (FDA)

FDA’s mission is to stabilize and positively impact our community through the lens of housing by providing safe, affordable housing to current and future residents of Franklinton.

Furniture Bank of Central Ohio

Furniture Bank of Central Ohio provides furniture to people in need due to poverty or other severe life challenges. They provide free pickup of gently used furniture from individuals and organizations, and then offer the donated furniture to families and individuals struggling financially to furnish their own homes. Appointments are needed for furniture recipients Monday through Thursday.

Habitat for Humanity – Home Repair Program

As part of Habitat for Humanity MidOhio’s commitment to

sustained neighborhood revitalization, they offer home repairs to current homeowners in Franklin and other counties. This program enables families to continue living in and maintain a safe, decent, and affordable home. This program is available all year.

Integrated Services for Behavioral Health

Integrated Services for Behavioral Health (ISBH) has two programs that operate in Franklin County for Housing: Caresource’s Community Transition Program (CTP) and Frequent Users Systems Engagement (FUSE). ISBH is partnered with the Corporation for Supportive Housing (CSH) to provide access and supportive services to improve the re-entry of people coming home from prison and finding stable housing that supports recovery. FUSE is a model that increases housing stability, reduces recidivism, and breaks the cycle of incarceration and homelessness among those with complex behavioral health challenges.

Lower Lights Family Housing

Light the Way Home (LWH) is a 1-3-year supportive housing program that empowers low-income families to improve overall housing stability by strengthening financial health, expanding their network of relational recovery support, and increasing positive family interactions.

Lower Lights Ministries – Lower Lights Recovery

Lower Lights Recovery (LLR) provides supportive housing for women experiencing drug addiction (non-residential services are also available to men). Lower Lights Recovery empowers women to maintain sobriety by providing addiction education and counseling, health services, and peer support.

Lower Lights Ministries – Rachel’s House

Rachel’s House is a 6 to 24-month supportive housing program serving female ex-offenders directly following incarceration. Rachel’s House reduces the risk of recidivism by promoting economic stability, encouraging healthy relationships, and providing substance abuse relapse prevention support.

Modcon Living – Safe at Home

Modcon Living is a nonprofit organization established to help sustain homes and neighborhoods and enrich the lives of homeowners in our community. Through grants, they provide reliable, affordable home repair and modification services, while serving vulnerable senior and disabled homeowners in Central Ohio.

Modcon Living – Tool Library

Modcon Living’s Tool Library offers more than 4,000 individual hand tools and power tools for DIY home repairs and modification projects. The Tool Library is open every day of the week except Fridays and Sundays.

YMCA of Central Ohio

With the YMCA of Central Ohio’s supportive housing program for adult men and women, our main objective is to offer the assistance and support needed to stabilize and maintain independent housing, while providing access to those supportive services needed in order to achieve the highest possible standard of living.

EDUCATION

Central High School

Central High School provides a tuition free education to students ages 15-21. The caring and devoted staff work with students to help earn credits quickly and graduate with an accredited diploma. Their Career Readiness Program allows students to get certification in Construction, STNA, and Technology while working toward graduation.

Columbus Collegiate Academy – Dana

Columbus Collegiate Academy (CCA) is a high-performing, tuition-free, public, charter middle school that serves grades 6-8. CCA helps students reach their fullest potential by offering a rigorous, college-prep curriculum, safe, structured classroom environments, a variety of after school activities and athletic opportunities, academic field trips and college visits, simple uniforms, and transportation.

Columbus Metropolitan Library – Franklinton Branch

Columbus Metropolitan Library has what students need to be successful to and through college and careers – with after-school homework help, resume and cover letter templates, free educational resources, and partnerships with local schools. All you need is a library card. It’s free! Events include homework help, after school snacks, workforce development, reading buddies, and more!

FLEX High Ohio

At FLEX High, they understand that life can present bumps in the road on the way to graduation, but sometimes, that change could be the best thing to ever happen to you. FLEX High provides a path to graduation that is flexible, personal, unique, and completely free. Students are taught in a one-on-one setting, work at their own pace with flexible appointments with their teacher to help students who are behind to catch up or get ahead. FLEX High School is now offering Summer School opportunities.

Franklinton Preparatory Academy

Franklinton Preparatory Academy (FPA) is a tuition-free public charter high school for grades 9-12. With a distinct focus on creative art and bringing in outside experts to enrich student life, FPA has seen students accomplish amazing success. Specialty programs offered include blended learning, arts and movement, robotics, college credit plus, and 21st century community learning center.

Gladden Community House – Preschool

In order to support and strengthen the Franklinton community, Gladden provides a 5-star preschool, after school and summer learning programs, team sports, food pantry, senior outreach, and community services that keep families together and support self-sufficiency.

Godman Guild

Godman Guild offers free adult education classes to prepare individuals to take a high school equivalency test (GED, HiSET, TASC). Combined with career pathways, they can help participants reach their goals of going on to post-secondary education obtaining better employment or strengthening their skills in math and language arts.

Syntero Inc.

Syntero Inc. provides a program called Healthy Bodies, Healthy Futures (HBHF), free to all community members, which is a comprehensive sexual health education program designed to empower teens. HBHF teaches age-appropriate, medical accurate information and skills needed to face tough issues, make sound choices, and practice healthy behaviors.

BUSINESS AND WORKFORCE

CleanTurn

CleanTurn provides professional cleaning and interior demolition services. They are changing perceptions and shattering the myth that a person's past dictates their

future by employing men and women with significant barriers to employment. Service repetition is based on needed frequency, but can be one time, monthly, biweekly, or weekly.

Columbus Coalition for the Homeless/Street Speech

Street Speech employs homeless and formerly homeless individuals using their monthly publication as a device to give a hand up, and not just a handout, while also advocating for the issues that these individuals face. The Street Speech newspaper is a tool of empowerment and provides a voice for the homelessness and their advocates.

Cova Cowork at Bottoms Up Coffee

Cova Cowork provides a productive work environment via memberships and brings the community together through engaging and socially-driven events. The Bottoms Up Coffee space is an entrepreneurial hub. The intimate coworking space is augmented by a full-service café, community events, and rotating artist spotlights. Open seven days a week and 24 hours for members. Artist spotlights rotate every month, bringing in new talent and a new experience. A second location at the Gravity development in Franklinton will be opening and will feature 7,000 square feet of co-working space as well as childcare space.

ECDI

The Economic and Community Development Institute (ECDI) is Ohio's entrepreneurs one-stop-shop for all entrepreneurs' business needs. From providing capital to expand businesses, to providing focused educational opportunities, ECDI works with their clients to meet their needs. Workshops and talks vary month to month, giving every type of entrepreneur the information they need.

Finance Fund

Finance Fund and Finance Fund Capital Corporation were created to connect underserved communities with public and private sources of capital. They simplify the complexities for the funding process to help good ideas come to life, ideas that change systems, create jobs, address community needs, and improve the quality of life in neighborhoods and communities.

Fortuity

Fortuity is a large-scale social employer whose mission is to reduce poverty by hiring, retaining, and advancing the careers of hundreds of employees living in low-opportunity neighborhoods. They provide both omnichannel customer experience and back-office support in

the heart of Franklinton.

Franklinton Rising

Franklinton Rising trains young, at-risk adults, typically 17-25 years of age, for productive careers in the building trades. Training includes an introduction to the building trades, life-skills, and on-the-job training in rebuilding blighted properties under the teaching and mentoring of Franklinton Rising and partner contractors. Trainees are aided in obtaining full-time employment and then offered to rent and later purchase houses at below market costs.

Franklinton Development Association (FDA)

Financial Life-Skills Program

FDA is a not-for-profit community development corporation that offers a Financial Life-Skills Program that teaches residents money management and job-training skills. While in the 6-week program, there are opportunities to learn about other organizations and resources in the community. Participants are given an incentive of \$252 upon completion of the program.

Idea Foundry

The Idea Foundry provides opportunities in continued education, skills training, small business development and exploring your inner maker through classes, events, and resources. The Idea Foundry is designed to help you explore new ideas via the community of artists, artisans, techies, and entrepreneurs. Timing varies on services needed (classes vs. coworking) and class availability. Classes vary every month and include seasonal workshops, jewelry and decoration, intro to tools, VR, 3D printing, and more.

Jewish Family Services

Jewish Family Services uses a unique integrated services model in our career and workforce development programs. We believe that every person's life experience is unique and so we have created a person-centered, service-delivery approach that enables us to wrap support around you, with the services you need. Community services include survivors of Nazi persecution support, aging and caregiver services, Bonei Mishpachot, counseling and psychotherapy, and domestic violence services.

MORPC's Gohio Commute

Gohio Commute, a web-based program of the Mid-Ohio Regional Planning Commission (MORPC), equips commuters and companies with resources to help them explore their cost-effective and environmentally friendly commuting options. The program seeks to reduce roadway congestion and improve air quality in Central Ohio. Ridesharing and carpooling's availability vary.

SunDown Group

SunDown Group is an Ohio non-profit that connects entrepreneurs, investors, mentors, and talent through business pitch events, workshops, classes, a mentor network, and capital access programs. Workshops and seminars are available every month, highlighting a different aspect of business every time. Future events include digital marketing, introduction to entrepreneurship and small business, and navigating media.

FAITH

Amazing Grace Baptist Church

Amazing Grace Baptist Church is a King James, old-fashioned, Bible preaching church in the heart of inner-city Columbus. Services occur on Sundays and Wednesdays. Future events include street preaching at the OSU home football games on Saturdays.

Crossroads World Outreach Church

Crossroads World Outreach Church is a Christian based church with many community outreach programs in Columbus. Services occur on Sunday mornings and evenings. Future events include Free Food Fridays, giving out fresh fruit, veggies, and organic foods.

Holy Family Church

Holy Family Church seeks to build the kingdom of God through faithful and reverent worship in the Sacred Liturgy and dedicated service to the poor and little ones of the world. Mass occurs all week except Mondays, featuring early morning mass in Tridentine Latin, and confession times in the evenings on Saturday and Sunday. Future events include the Soup Kitchen and Food Pantry operating Monday through Friday.

St. John's Episcopal Church

St. John's is rooted in the rich tradition of the Episcopal Church. They take seriously the fundamental biblical call to reconciliation through building relationships with our neighbors and working for justice in our community. Services occur on Sundays and Wednesdays.

YOUTH AND FAMILY

CAP4Kids Columbus

CAP4Kids (Children's Advocacy Project 4 Kids) Columbus is a website that makes it easy to quickly connect children and families to local free and low-cost resources. Resources cover housing, utilities, clothing, food, childcare, health care, counseling, after school/summer programs and more.

Central Ohio Youth for Christ

Central Ohio Youth for Christ facilitates after-school programming including craft classes, pottery, screen printing, open gym, cooking, mentoring, and faith-based clubs. Timing varies by program and availability.

Columbus Metropolitan Library – Franklinton Branch

Columbus Metropolitan Library works hard to make sure children have what they need to be successful. Programs and services include after-school Homework Help, Reading Buddies, Ready for Kindergarten Storytimes, Summer Reading Challenge, and much more. Books and other resources enrich the lives of individuals daily.

Columbus Public Health – Cribs for Kids

Columbus Public Health (CPH) is committed to reducing sleep-related infant deaths by providing education and a safe sleep surface to families without cribs for their babies less than one year of age. The Cribs for Kids program provides portable cribs for free to families who meet the requirements, along with safe sleep education and a demonstration on correct usage.

Gladden Community House – After School Program

The Gladden Community House After School Program is a free after school educational program for enrolled K-5th grade students. Each child receives education assistance at least two times a week. It includes a free meal each day for every child. The program occurs every school day for two hours in the evening. If there is no school, there is no program.

Hilltop YMCA

The Y prides itself on providing a safe space where all people can find respite from social, economic, and educational challenges and learn not only how to overcome them, but to thrive. Classes vary from swimming to preschool to other forms of exercise.

Little Bottoms Free Store

Our purpose is to be a safe place for families with young children to find community while accessing the resources they need, whether diapers and clothes, social services, or a clean, safe environment for kids to play while caregivers connect and grab a cup of coffee. Open once a week on Thursday evenings.

Lower Lights Ministries – Bright Lights Kids

Bright Lights Kids (BLK) promotes the positive development of at-risk youth by promoting healthy relationships, providing educational enrichment opportunities, and expanding the support network for the entire family. BLK includes four major program components: Personal Mentoring, Academic Mentoring, Kids Meal, and Bright Lights Summer Day Camp.

Maternity Resource Center

The Maternity Resource Center (MRC) provides free: maternity clothes, baby and toddler clothes up to 6X, disposable diapers/wipes, baby furniture and equipment, friendly counsel and referrals to other agencies that help meet family needs. MRC is open Wednesday evenings and Saturday afternoons.

Nationwide Children's Hospital – Triple P

The Positive Parenting Program (Triple P) gives parents new ideas and a chance to meet other parents. This program is for parents and caregivers of children 3 to 6-year-old. It covers parenting concerns such as obedience, bedtime routines, and shopping frustrations. It also helps parents manage behavior and prevent problems from happening in the first place. Timing varies for sessions, but most occur monthly. An 8-week course is also available.

The Homeless Families Foundation

The Homeless Families Foundation (HFF) believes in creating a hopeful, nurturing environment for families and children where they are engaged in year-round education, housing assistance and supportive services. HFF has a variety of programs to empower struggling families and expectant mothers to achieve stable housing and self-sufficiency.

RECREATION AND ARTS

Camp Chase Trail

Camp Chase Trail is part of the Central Ohio Greenways, providing public space for pedestrians, bicyclists, and non-motorized vehicles to enjoy the outdoors. The Camp Chase Trail features murals, a drinking fountain, and

follows an active railroad.

City of Columbus – Dodge Park

This community park provides facilities for child and family friendly activities. The park has athletic fields, ball diamonds, basketball court, outdoor hockey, parking lot, picnicking, playground, recreation center, swimming pools, and skateboard park. The recreation center is open Monday through Friday. The swimming pool is open on a seasonal basis in the afternoon/early evening.

City of Columbus – Glenwood Community Center

The Glenwood Community Center offers programming including educational, arts, and recreation activities for its youth and young adult participants. Programming varies daily and available year-round.

Franklinton Arts District

Franklinton Arts District is a group of creative and diverse people committed to fostering a vibrant arts community in historic Franklinton by providing bold and innovative opportunities to artists and art enthusiasts.

Franklinton CycleWorks

Franklinton CycleWorks is a non-profit community bike shop that helps people get where they need to go by providing affordable bicycles, maintenance and repair help, and opportunities to learn bicycle repair skills. Future programs include open shop, community ride, and women/trans/femme.

Franklinton Fridays

Come experience a neighborhood wide celebration of art, science, and community. Mingle from location to location and come to know all that Franklinton has to offer. Franklinton Fridays is bringing all of Columbus' finest art and community events together. Franklinton Fridays occurs every second Friday of the month with all events happening in the evening.

Gladden Community House

Gladden Community House provides programs for kids and teens. The team sports for community children ages 5-18 include tee ball, baseball, softball, basketball, cheerleading, volleyball, chess club, weightlifting, bowling, and flag football. There is also a Teen Leadership Program and other special activities. Team sports vary on the season, but recreation is provided daily after-school and summer open gym and game room activities for school aged children.

Glass Axis

Glass Axis is a non-profit, public access glass art facility and gallery. They have well-equipped studios for all forms of glass art including stained and fused glass, torch and hot glass blowing and sculpting, and neon art. They hold hundreds of hands-on classes, demonstrations and public programs each year, including glassblowing and lampworking. Future classes include blown glass pumpkins, stained glass ribbons, fall themed mosaics, and sculpted glass paperweight classes.

ROY G BIV Gallery

ROY G BIV Gallery for Emerging Artists has nurtured and supported local makers by providing education, juried feedback, sought-after exposure to the community, and space to exhibit their work. Future exhibitions include Pattern/Place, ROY Presents, and This is Now.

Second Sight Project

Second Sight Project is a community-based arts organization. They run an artist residency program that brings local, national, and international artists to live and work in Franklinton. They also make arts and culture accessible to the neighborhood through their free library and open studio events and workshops. Second Sight advocates for social equity by facilitating participatory, socially engaged public art projects, and by running an education-outreach program that enhances the arts curriculum in our neighborhood schools.

The Artmobile

The Artmobile brings high quality, innovative arts-integrated programming weaving in the tenets of STEM into each art activity. The Artmobile connects youth to mobile art making experiences and art education by partnering with neighborhood nonprofits, park and rec centers and library branches to deliver these services where the youth live and gather.

REFUGEE AND IMMIGRANT

Avanza Together

Avanza Together is a nonprofit with a mission to assist and empower immigrants with strong ties to Central Ohio who are at risk of deportation. They need to treat everyone with the compassion they deserve as human beings. No matter where we were born, we are all

people and are all entitled to the same basic respect. They network with immigration attorneys and service providers, create a general referral service to immigrants needing help, and create 0% interest rate legal defense microloans to help pay for legal fees while fighting deportation.

Community Refugee and Immigration Services (CRIS)

Community Refugee and Immigration Services (CRIS) is an independent non-profit organization that serves the growing refugee and immigrant populations in Central Ohio. Their wide array of programs and services aim to facilitate sustained self-sufficiency and successful integration for the people they serve. Among other things, CRIS is a refugee resettlement agency.

My Project USA

My Project USA is a national initiative to protect and empower our youth and families. They uplift underprivileged, crime-ridden neighborhoods. They strengthen abused, neglected and undeserved communities and get the very best out of them through social services and civic engagement.

Ohio Hispanic Coalition

Ohio Hispanic Coalition offers several free services to the Latino community including: homework help, educational after school programs and summer camps, 24/7 translation and interpretation services for multiple languages, ESL and citizenship classes for adults, tobacco free program, free car seat checks, and support group for victims of domestic violence and sexual assault.

Our Lady of Guadalupe Center

Through the Our Lady of Guadalupe Center, Catholic Social Services works to reduce poverty by addressing its root causes within the immigrant Hispanic community. They serve the needs of Central Ohio's growing Hispanic population with food assistance, health screenings, nutrition information and English classes.

Aspirational Goal Matrix

The aspirational goals reflect the areas of need determined by evaluating multiple data sets and through public outreach efforts. They are visionary and normative—meaning they propose how to improve the quality of life for Franklinton residents. The goals are not representative of any entity’s commitment to achieve

them and do not represent specific projects. Rather, the goal is an expression of community need and opportunity to make Franklinton a better place to call home. Below is a table displaying each aspirational goal, potential partners to help achieve the goal, and a priority level assigned to each.

ASPIRATIONAL GOAL & SUBJECT AREAS	POTENTIAL PARTNERS	PRIORITY LEVEL
HEALTH & WELLNESS		
Continue CelebrateOne efforts to reduce high infant mortality rates. Improve access to primary care.	City of Columbus; nonprofits	High
Create organized opportunities for group exercise and fitness.	City of Columbus; developers; nonprofits	Medium
Consider program to reuse vacant lots for open space for food production, building on the energy of Franklinton Farms.	City of Columbus; developers; nonprofits	Lower
Consider consolidating underutilized/vacant properties between Dana Avenue and W. Park Avenue south of Sullivant Avenue to the railroad tracks to create a new 6-acre park, increasing residents’ access to green space.	City of Columbus; private stakeholders/ contributors	Lower
RETAIL & BUSINESS		
Support continued programming for Franklinton Board of Trade to employ individuals to pick up litter.	Board of Trade; City of Columbus; developers; nonprofits	High
Continue pursuing a special improvement district to beautify streetscape and create a cohesive identity for the Franklinton neighborhood.	City of Columbus; developers; nonprofits	Medium
Incentivize retail and commercial development, especially for core neighborhood amenities like groceries and pharmacies.	City of Columbus; private contributors	Medium
CRIME & SAFETY		
Locate police substation in West Franklinton and make it a community hub.	City of Columbus; Columbus Police Division	Medium
Expand bike patrols by police. Expand Community Crime Patrol.	City of Columbus; Columbus Police Division	High
Improve pipeline to living wage employment for restored citizens, reducing risk of recidivism.	City of Columbus; nonprofits	Medium



ASPIRATIONAL GOAL & SUBJECT AREAS	POTENTIAL PARTNERS	PRIORITY LEVEL
HOUSING QUALITY & AFFORDABILITY		
Use land bank lots to construct owner-occupied multi-family housing through the new community land trust	City of Columbus; land bank; developers; nonprofits	High
Incentivize responsible landlords by offering fee waiver or tax reduction to those who participate in “good landlord” programs.	City of Columbus	Medium
Target key streets to advertise available home repair funding, concentrating efforts for increased impact	City of Columbus; nonprofits	Lower
Consider tax stabilization programs for individuals on fixed-incomes in order to prevent displacement.	City of Columbus; Franklin County	High
EDUCATION & SCHOOLS		
Increase enrollment in pre-K programs and continue assisting child care centers to become 3-star rated through Step Up to Quality.	City of Columbus	Medium
Focus on increasing high school graduation rate by offering wraparound social support services to students and families.	City of Columbus; nonprofits; Columbus City Schools	Medium
Co-locate services for children and parents in school buildings, like medical services and computer literacy classes.	City of Columbus; nonprofits; Columbus City Schools; philanthropic partners	Medium
Increase awareness of and access to paid and free apprenticeship, skill-building, and certification programs.	City of Columbus; nonprofits; Columbus City Schools; philanthropic partners	Medium
EMPLOYMENT & INCOME		
Ensure new jobs created in Franklinton meet living wage standards.	City of Columbus; Fortuity, CoverMyMeds	High
Address employment barriers such as GED and Driver’s License. Expand construction training and employment opportunities.	City of Columbus; nonprofits; Columbus City Schools; philanthropic partners	Medium
Continue supporting job training programs that pay participants during training and education.	City of Columbus; nonprofits; employers; philanthropic partners	Lower
TRANSPORTATION & MOBILITY		
Pilot dedicated Bus Rapid Transit (BRT) lane(s) along West Broad Street.	City of Columbus; Central Ohio Transit Authority	High
Connect N. Souder Avenue to Twin Rivers Drive (study currently underway).	City of Columbus	Medium
Improve north-south connection between Franklinton and the Dublin Road corridor to the north. (i.e. Extend West Broad Street, as recommended in 1908 Columbus Plan.)	City of Columbus; Franklin County	Lower
Multi-use path along McKinley Avenue (access to Hilltop Connector), West Mound Street.	City of Columbus; Franklin County	High
Construct pedestrian/bicycle bridge across Scioto River connecting Franklinton to the Arena District.	City of Columbus; private partners (concept plans being developed)	High
Fill in missing sidewalks, especially in southwestern quadrant of Franklinton.	City of Columbus; property owners	High

Submitted Public Comments

Residents submitted comments regarding each housing proposal at public meetings and online. Those comments are listed individually below.

#1 Franklinton Senior Housing I

Safety

- Good
- Security for residents is important
- Some safety concerns with elderly residents because this corner can be a bit “rough”

Location

- Excellent
- Seems like a positive addition to Franklinton
- Would help frame in the West side of the neighborhood before train tracks
- Great project on an underutilized street
- Close access to Broad St. corridor, Franklinton library, Lower Lights grocery and coffee shop a plus
- Good opportunity to leverage nearby resources
- Single-site projects seem more practical for long-term sustainability

Aesthetics

- Very good
- Would greatly improve the aesthetics of the location

Population Served

- Great mix
- Like that seniors are being accounted for with this location
- Could people with intellectual disabilities be included?

Services Offered

- NCR is a great partner
- Senior services are great
- Stable organization
- Holistic services for residents are important

Other

- Energy conservation is good
- Solar energy/other renewable energy sources should be included
- Maintaining affordable housing long-term should be a priority



#2 McDowell Place

Safety

- How will safety be addressed? Cameras, security, neighborhood watch?

Location

- Hate to see church go but necessary to do it
- Is the building constructed on a zero lot line?
- Provides least progress westward where development has not started
- Would prefer to see money spent in West Franklinton
- Could this be built on vacant lot(s) instead of where the church is?
- Would like to see how this developer can best partner with community stakeholders in the area west of 315 (Mt. Carmel, Lower Lights)

Aesthetics

- A desirable area

Population Served

- How will the residents easily integrate with the surrounding community?
- Maintaining affordable housing long-term should be a priority

Other

- Solar/other renewable energy should be incorporated
- This project would be an important way to begin implementing mixed income housing east of 315.

#3 Warner Junction

Location

- Great location, close to East Franklinton
- Appreciate locations of sites
- Good use of empty land
- Concerned about distance from amenities (specifically food)
- Partnership with Mount Carmel appears critical
- Will help bridge the east/west gap

Aesthetics

- Architecturally matches Franklinton's foundation
- What assurances are offered that the properties will be maintained aesthetically 10+ years down the road?

Population Served

- Single family homes in mix of apartments
- Good emphasis on senior living with a growing elderly population

- Seems to serve a diverse population in Franklinton
- Maintaining affordable housing long-term should be a priority

Services Offered

- Holistic plan for residents is a must and is much-appreciated

Other

- Renewable energy should be included
- Sounds like the developer really cares about the community
- Only group that disclosed pricing
- Love the project and partnership
- Rent costs appear to be low and very affordable
- Sounds like a solid plan with the community's best interests in mind
- This is the best one
- I trust the investments of Finance Fund partners in the neighborhood

1992 Franklinton Plan

Excerpt: Housing Section, pages 23 through 27 of the 1992 document.

GOALS

- Encourage the development of a mix of housing opportunities for all income levels in the population.
- Preserve and improve the condition and stability of existing housing.
- Encourage and facilitate the care and maintenance of existing housing.
- Develop single unit strategies to address infill housing and the conversion of sound non-residential structures into housing.
- Coordinate housing and health and human services efforts for the benefit of the Franklinton community.



CURRENT CONDITIONS

The condition of the housing stock in Franklinton, the majority of which was built prior to 1939, has been a concern for some time. A major goal of the 1974 Franklinton Area Community Development Plan called for "...the conservation of the greater part of the housing stock presently standing in this community [and] the construction of new housing units to replace the large number of units lost already." The policies of the Franklinton Area Commission in the **1983 Supplement to the Area Plan** supported maintaining the residential character of the neighborhoods, improving the housing conditions, increasing housing supply and increasing housing alternatives such as the re-use of old manufacturing buildings for housing.

Efforts to substantially rehabilitate and construct new housing have been scarce due to virtually all of Franklinton's land being situated within the floodplain. The Columbus Zoning Code requires new construction and substantial rehabilitation (incurring costs of over 50% of the structure's market value) of residential units in a floodplain must meet standards to mitigate the hazards of potential flooding. These restrictions state that the lowest floor of the residential structure be raised to a height that is at or above flood protection level, or flood-proofing will be required. As a result, the costs of residential rehabilitation or new construction have proven to be out of reach of many property owners. A measure of the floodplain's impact may be found in the number of residential building permits issued in the Franklinton planning area—only one permit was issued between 1986 and 1989. Thus, the construction of the floodwall, enabling Franklinton to be lifted from the floodplain restrictions, becomes a critical element in realizing the goals set by the Franklinton community.

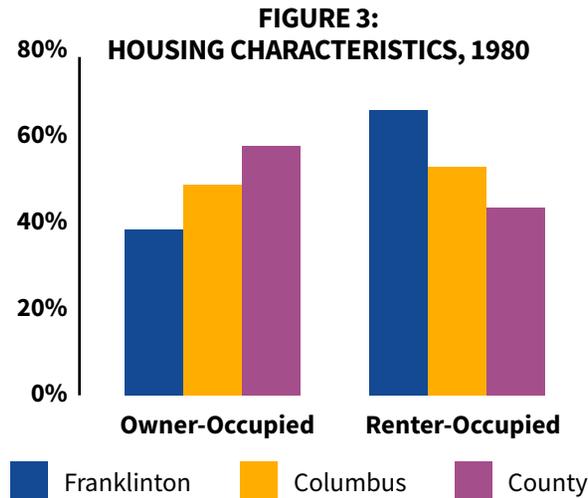
Concerns about the quality of existing housing have not been neglected in Franklinton. The City has responded to the need to address housing conditions in Franklinton. In recent years, two areas have been designated as target areas for Community Development Block Grant funds for housing rehabilitation. The North of Broad Target Area received assistance from 1978 to 1982 and in 1990 and the Bellows area from 1982 to 1988.

Concern over deteriorating housing conditions led to the formation of the Franklinton Housing Partnership in April of 1987. The Partnership, made up of representatives of Franklinton institutions and social service agencies, is committed to the rehabilitation and stabilization of existing housing stock and the construction of replacement units within the Franklinton area.

Member organizations include the Columbus Neighborhood Housing Services (CNHS), Mount Carmel Health, Franklinton Area Commission, Gladden Community House, Franklinton Board of Trade, Netcare Corporation, Volunteers of America and the Franklinton Ministerial Association. CNHS is funded through multiple sources, including local corporations and government programs. It also receives financial support and other resources from several charitable foundations and Franklinton community-based organizations.

Housing types and conditions vary by neighborhood. A recent single family property deed transfer analysis indicates that the two target neighborhoods, North of Broad and Bellows, show the greatest increase in property values for single family houses between 1984 and 1988. Factors in addition to the condition of the housing, such as location and the size of the property, seem to influence property values. The analysis also showed an overall (all of Franklinton) increase in single family property values between 1984 and 1988 of 22.6 percent. For comparison, the value of single family homes throughout all of Franklin County rose 29.3% in the corresponding years.

The 1980 census indicates that just over 1/3 of Franklinton's housing is owner-occupied. The breakdown by neighborhood varies from 55% in Bellows to 2% in Sullivant Gardens area. Figure 4 represents the percentage of owner occupied and renter occupied housing in Franklinton as it relates to the rest of Columbus and Franklin County. The Columbus Metropolitan Housing Authority has six communities in Franklinton encompassing 1075 households. They are as follows: Sullivant Gardens (362 family units), Sunshine Terrace/Annex (309 elderly units), Canoby Court (50 family units), Riverside-Bradley Homes (128 family units) and Worley Terrace (226 elderly units).



ISSUES

ISSUE

Deteriorated housing conditions

POLICY

Upgrade and stabilize existing housing stock

STRATEGIES

- Encourage the Columbus Development Department and Department of Human Services to upgrade the housing stock through programs offering rehabilitation, grants, low interest loans, various tax incentives and other means of funding that support private and public initiatives.*
- Encourage private financial institutions to assist homeowners in upgrading the housing stock through the provision of low interest loans and financial counseling needs.*
As preventative measures:
- Provide property maintenance workshops for homeowners and landlords.
- Develop a homeowner maintenance program whereby a portion of a mortgage payment is put into an escrow account for necessary large home repair projects
- Aggressively enforce the Columbus building code.*
- NOTE: Financial assistance programs must occur simultaneously with code enforcement to avoid loss of housing stock and resident displacement.

*Franklinton Area Commission, *Residential Housing Issues and Conditions: Action Guidelines for Specific Neighborhood Areas*, July 1990.

ISSUE

High numbers of rental housing units in Franklinton, associated with diminished neighborhood stability and cohesiveness, and increase occurrence of property neglect

POLICY

Increase home ownership opportunities for all income levels

STRATEGIES

- Encourage the use of existing government programs that assist in the purchase of a home:
 - > Ohio Single Family Mortgage Revenue and the Ohio Single Family Mortgage Credit Certificate Program targeted at first time home buyers.
- Establish innovate programs for home purchase assistance:
 - > For instance, loan programs that enable “sweat equity” to be offered as a down payment.
- Ensure that private funding mechanisms are available when credit qualifications have been met
- Increase the supply of owner-occupancy housing stock:
- Where feasible, encourage:
 - > the conversion of rental units to condominiums, with the current resident offered the first option and financial assistance, if needed.
 - > the conversion of vacant warehousing/ manufacturing facilities into condominiums
 - > the placement of Manufactured Housing Development (MHD) districts

ISSUE

Large numbers of vacant lots in residential areas.

POLICY

Encourage infill housing

STRATEGIES

- Maintain property listings of vacant land and encourage their purchase.
- Encourage the construction of conventional housing.
- Seek creative forms of housing as infill units:
 - > Evaluate the potential placement of Manufactured Housing Development (MHD) districts in selected neighborhoods. The Bellows Area should be studied as a potential site.
- Promote housing design that is compatible with the surrounding neighborhood.

ISSUE

The potential displacement of individuals and families from their homes and their neighborhoods as a result of redevelopment pressures associated with the completion of the West Columbus Local Protection Project (Franklinton Flood Control Project)

POLICY

Utilize existing programs and develop new programs that will enable lower income residents to retain their homes and neighborhoods

STRATEGIES

- Encourage the utilization of government programs that can stabilize the cost of renting or owning a home in Franklinton. Programs are currently available that:
 - > stabilize the costs of existing housing, such as the Urban Homesteading Program;
 - > provide for affordable replacement housing, such as the Low Income Tax Credit incentives.
- Consider a special financing program that will enable current residents to upgrade their homes and remain in their neighborhoods.
- Designate the Gladden Community House and Columbus Neighborhood Housing Services (CNHS) as the agencies responsible for compiling and disseminating this information to affected Franklinton residents.
- Designate the Columbus Metropolitan Housing Authority in cooperation with Gladden Community House and CNHS as the agency responsible for providing vouchers and/or replacement low-income housing for federally-preferred displaced residents.



ISSUE

Historic housing resources threatened by neglect, development pressures

POLICY

Subsidize and preserve Franklinton's historic structures as both valuable community assets and as offering affordable housing opportunities

STRATEGIES

- Pursue listing of the historic housing resources on the Columbus Register of Historic Properties and/or the National Register of Historic Places; Encourage the utilization of the Secretary of Interior Standards for Rehabilitation.
- Identify areas in which a significant number of historic structures exist, establish these areas as a conservation district and encourage the preservation of these structures.
- Move historic structures not located in these districts that are threatened by redevelopment to these conservation districts as infill housing.
- Educate the general community and the owners of historic properties, in particular, on the importance of preservation and of continuous building maintenance.
- Discourage the removal or alteration of any historic material or distinctive architectural features; Encourage the preservation of the original quality or character of the building.
- Encourage infill housing that is compatible with the historic character of the surrounding neighborhood.

ISSUE

While the community's objective is to diminish the incidence of displacement, a high percentage of existing stock is occupied by low income households

POLICY

Provide housing opportunities that will attract a more diverse mixture of income levels, providing a more stable and economically viable community

STRATEGIES

- East of Route 315, encourage mixed income housing, preserving existing units where practical; when new construction is necessary, such projects should consist of middle and higher income units.
- West of Route 315, encourage new housing construction targeted at the moderate and middle income population and the rehabilitation of existing housing for low and moderate income.

ISSUE

The lack of quality housing for the very low income population

POLICY

Upgrade public housing facilities

STRATEGIES

- Support the Columbus Metropolitan Housing Authority in their efforts to obtain funding for the rehabilitation of units and redesign of public space at Sullivant Gardens to a quality comparable with the of Riverside-Bradley Homes.
- Seek public housing programs that will foster personal pride and neighborhood ownership.

ISSUE

The high percentage of subsidized units

POLICY

Decrease the number of subsidized units by increasing affordable rental and home ownership opportunities

STRATEGIES

- The Columbus Department of Human Services and the Columbus Metropolitan Housing Authority should promote programs that encourage the movement of residents into non-subsidized units*
- Monitor Franklinton's vacancy rates and changes in ownership in order to maintain up-to-date housing information.*

*Franklinton Housing Partnership

APPLICABLE CITY POLICIES

In addition to the specific housing issues, policies and strategies previously identified, the Plan recognizes the following City of Columbus policies as applicable to the area:

- Discourage demolition of housing with rehabilitation potential if it does not represent a threat to the public or is not needed for new development which will contribute substantially to the quality of life in the neighborhood.
- Preserve and expand central city housing with special attention to rehabilitation of vacant/ abandoned properties and new construction.
- Provide incentives to encourage rehabilitation of deteriorated single family and multi-family housing units.
- Provide economic incentives for purchase and rehabilitation of single family and multi-family housing units for owner-occupancy.
- Provide incentives for development of new housing on vacant sites.
- Foster expansion of affordable housing through new construction and rehabilitation of existing structures.
- Enhance the capability of homeowners and renters to perform basic home maintenance and housekeeping through tool loan and technical assistance.
- Encourage and provide support to existing and expanding programs offering shelter and service to the homeless.
- Expand housing opportunities relative to need, desire and affordability for all community residents, including the handicapped, senior citizens, those in need of transitional housing and others with special needs.



AERIAL PHOTOGRAPH of FRANKLINTON AREA, 1994. Source: Google Earth Pro.

2003 Franklinton Plan

Excerpt: Housing Section, pages 22 through 29 of the 2003 document.

GOALS

- Promote a mix of housing opportunities for all income levels.
- Preserve and improve the condition and stability of existing housing.
- Develop a housing strategy to address infill and adaptive reuse housing.
- Coordinate housing and health and human services efforts.

CURRENT CONDITIONS

According to the 2000 US Census, Franklinton has a total of 5,444 housing units. Approximately 1,000 of those housing units (18.4%) are vacant. Only 29.2% of the housing units are owner-occupied. Columbus Metropolitan Housing authority has five communities within Franklinton, which accounts for 713 housing units, of 13.1% of the total housing within the community.

The condition of housing stock in Franklinton is mixed. Portions of the planning area have a high number of deteriorated and/or vacant housing units. These areas also have a large number of vacant residential parcels.

Since 1983 (the year Franklinton was declared a floodplain), there has been little rehabilitation or new construction of housing units. This is because to qualify for participation in the National Flood Insurance Program, it is required that new construction and substantial rehabilitation (defined as incurring costs of over 50% of the structure's market value) meet standards to minimize the hazards of potential flooding. These restrictions require either raising the lowest flood of the residential structure to a height that is at or above flood protection level or flood proofing the building.

Concern over deteriorating housing conditions led to the formation of the Franklinton Housing Partnership in April 1987 (later renamed the Franklinton Development Association). Consisting of residents and representatives from Franklinton institutions including the Gladden Community Housing, the development association's focus is the rehabilitation and stabilization of existing housing stock and the construction of replacement units in the Franklinton area.

ISSUES/POLICIES/STRATEGIES

ISSUE

Prevalence of deteriorated housing throughout the planning area.

POLICY

Stabilize and improve existing housing stock.

STRATEGIES

- Promote the rehabilitation/improvement of housing through grants, low interest loans, and tax incentives offered by the City of Columbus.
- Encourage private financial institutions to assist homeowners through provision of low interest loans and financial counseling.
- Enforce the zoning, health, housing and building codes of the City of Columbus.
- Facilitate greater awareness of available resources and programs through community-based initiatives.
- Provide information on financial assistance programs concurrent with code enforcement to avoid displacement of residents.

ISSUE

Large numbers of vacant lots in residential areas.

POLICY

Encourage infill housing throughout Franklinton.

STRATEGIES

- Foster cooperation between the city's Land Management Office and the Franklinton Development Association to acquire and land bank vacant lots for future use as infill housing, where appropriate.
- Encourage the construction of new housing on scattered vacant lots, where appropriate.
- Promote housing design that is compatible with the surrounding neighborhood.

ISSUE

The ever-increasing number of neglected residential properties, particularly with vacant units and rental units owned by absentee landlords.

POLICY

Hold property owners responsible for the upkeep of their property.

STRATEGIES

- Aggressively enforce the Columbus zoning, health, housing and building codes.
- Encourage landlord registration and certificates of occupancy.

ISSUE

Low percentage of owner-occupied housing in Franklinton.

POLICY

Increase homeownership opportunities for all income levels.

STRATEGIES

- Encourage the use of existing government programs that assist in the purchase of a home.
- Foster cooperation between the city's Housing Division, the Neighborhood Pride Center and the Franklinton Development Association to create programs for those renting in Franklinton who wish to remain in the community and purchase a home.
- Collaborate with private lending institutions to educate and provide assistance to potential homeowners.

POLICY

Increase the number of housing units available for ownership.

STRATEGIES

- Support the rehabilitation of vacant housing units and development of vacant residential lots.
- Increase the capacity of Franklinton Development Association to buy homes or vacant lots for sale to homebuyers.
- Encourage the conversion of rental units to condominiums, residential or commercial, offering current residents the first option to purchase the unit.
- When feasible, convert vacant warehouse buildings into residential use.

ISSUE

Low-income households occupy a disproportionate amount of existing housing stock.

POLICY

Provide housing opportunities that will attract a more diverse mix of income levels, providing a more stable and economically viable community without forcing the removal of existing residents.

STRATEGY

- Encourage and support residential development (rehabilitation and new construction) that provides housing opportunities for all income levels.

ISSUE

Neglect and/or development pressures threaten historic housing resources.

POLICY

Stabilize and preserve historic structures as both valuable community assets and affordable housing resources.

STRATEGIES

- Pursue the listing of historic housing resources on the Columbus Register of Historic Properties and/or the National Register of Historic Places.
- Regulate the demolition of historically significant housing units by designating Franklinton a conservation district.
- Allow for the relocation of historic residential structures, especially if a 'village', or cluster, of historic buildings is established for Franklinton.
- Educate the general public and the owners of historic properties, in particular, on the importance of preservation and building maintenance.
- Discourage the removal or alteration of any historic material or distinctive architectural feature that will alter the original character of a house.
- Encourage infill housing that is compatible with the historic character of the surrounding neighborhood.

ISSUE

Potential displacement of residents resulting from redevelopment pressures following completion of the floodwall.

POLICY

Use existing programs and develop new programs that will enable low-income residents to continue to live in Franklinton.

STRATEGIES

- Encourage the use of government programs that can stabilize the cost of renting or owning a home in Franklinton.
- Work with the city's Housing Division to identify and develop financing programs that will enable residents to update their homes and remain in Franklinton.
- Inform Franklinton residents about programs, utilizing the Franklinton Pride Center, Gladden Community House, Franklinton Development Association and Columbus Neighborhood Housing Services (CNHS)
- Favor financing through Partnership for America's 21st Century City for renters considering home purchase.

ISSUE

Disproportionate number of subsidized housing units as compared with the rest of Columbus.

POLICY

Decrease the number of subsidized units by increasing affordable rental and home ownership opportunities.

STRATEGIES

- Encourage housing development that provides opportunities for individuals at all income levels.
- Promote programs (Columbus Department of Development and CMHA) that encourage the movement of Franklinton residents into non-subsidized units.
- Monitor Franklinton's vacancy rates and changes in ownership in order to maintain up-to-date housing information.
- Support the Franklinton Homeowner's Association as an advocacy group to address housing issues in Franklinton.

ISSUE

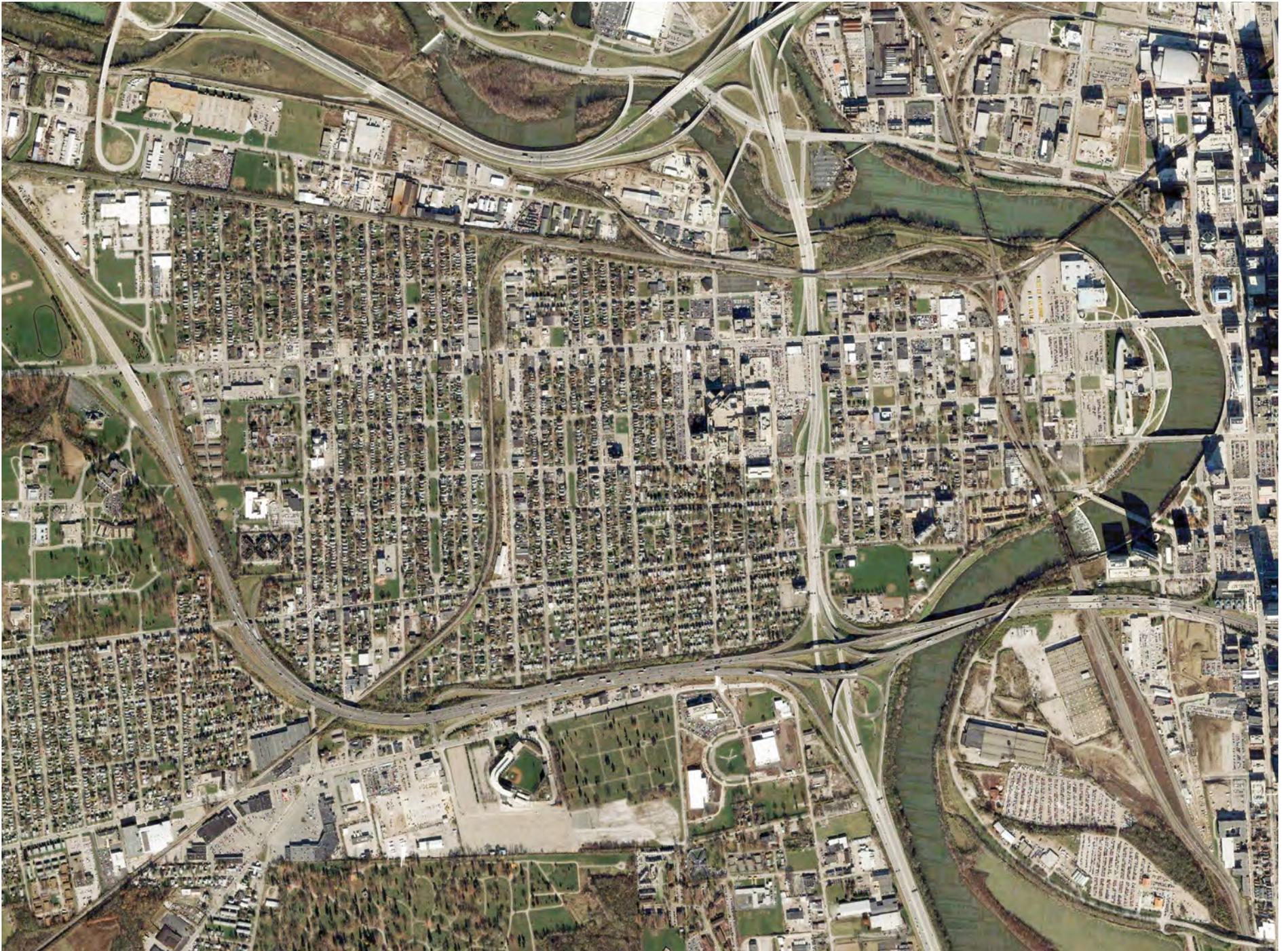
Lack of good quality housing for the very low income population.

POLICY

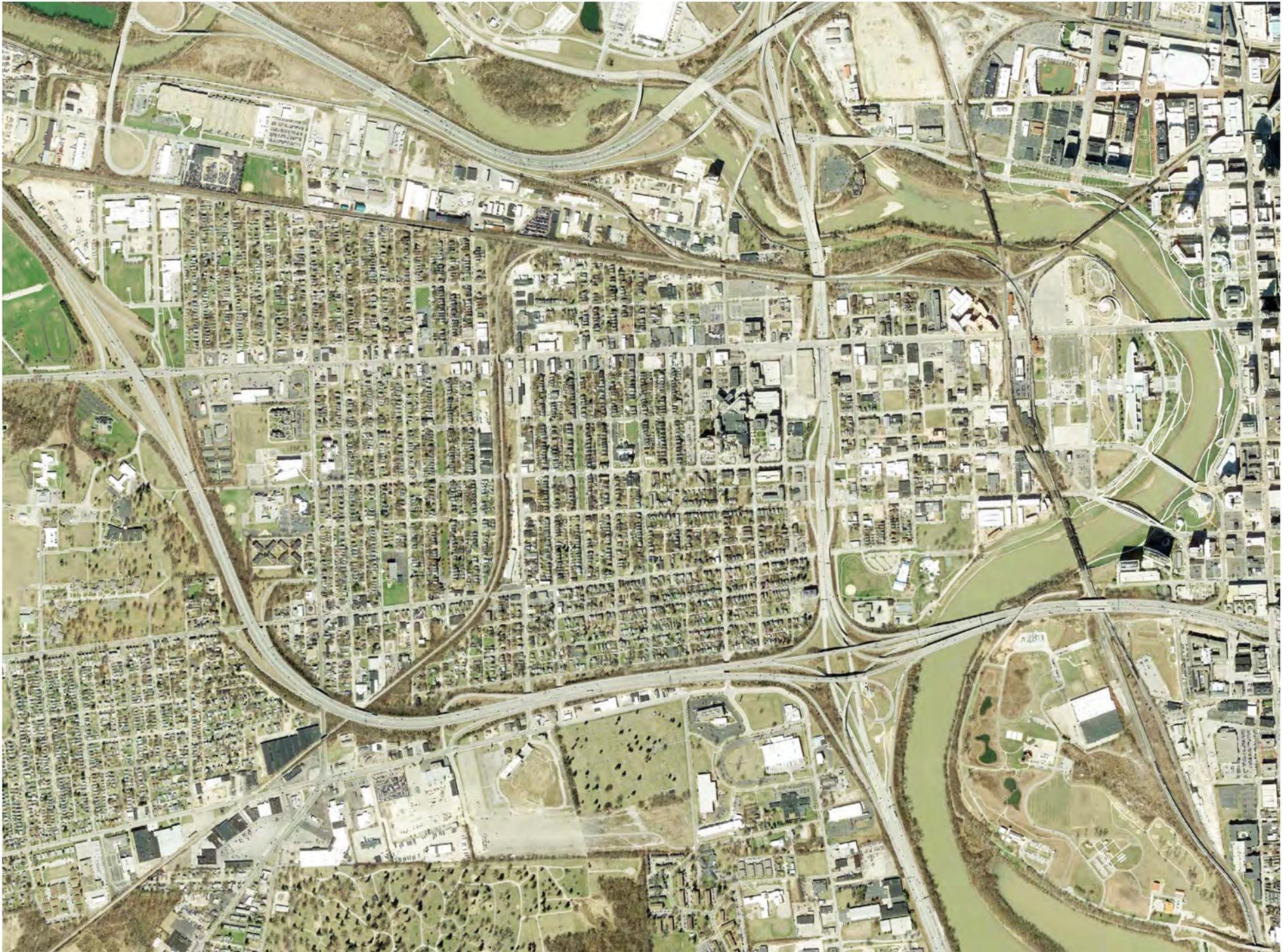
Upgrade public housing facilities.

STRATEGIES

- Foster collaboration between CMHA and the Franklinton community to develop programs that promote neighborhood pride.
- Encourage scattered site housing development for moderate-income families.
- Foster collaboration between CMHA, city of Columbus, and Franklinton community to determine the future use of any vacated CMHA properties.
- Work with CMHA to set aside a portion of housing in any new developments for moderate-income (or mixed income) housing.



AERIAL PHOTOGRAPH of FRANKLINTON AREA, 2003. Source: Google Earth Pro.



AERIAL PHOTOGRAPH of FRANKLINTON AREA, 2018. Source: Google Earth Pro.

