The mission of COCIC is to acquire properties in order to improve the quality of neighborhoods, increase property values and return unproductive properties to contributing, tax-paying status, and create diverse housing and business opportunities by leveraging resources to promote and facilitate the reclamation, rehabilitation and reutilization of vacant, abandoned, tax-foreclosed, or other real property in the County.

REMOVE. REUSE. REBUILD.
Build Upon Success of Prior Lot Sales

- Recent market for new house construction, particularly in neighborhoods such as the Near East, Weiland Park, and Southside.
- Great increase in property values, current new houses have sold for $390K and above.
In partnership with COCIC, the City of Columbus has published three RFPs over the last year for urban infill development on post-demo NIP and other vacant lots:

- **Milo-Grogan**
  - September 2017

- **Woodland Park (PACT area)**
  - April 2018

- **Near East**
  - May 2018
Purpose & Composition of the RFPs

• Strategically assemble lots in target neighborhoods to attract developers and private investment
• Allow developers to build at scale
• Seeking market rate residential product
• Proposals must be consistent with existing neighborhood and area plans, and complement current or planned development projects
• Open to proposals from developers or individual buyers for homeownership – willing to award to multiple applicants
• Deed restrictions require construction within one year from transfer
Milo-Grogan RFP

• 23 vacant lots (10 NIP lots)
• Area anchored by new Rogue Fitness headquarters (500+ employees)
• Easy access to I-71, Cleveland Ave, 5th Street, downtown, Ohio State, Italian Village, and Columbus State
• In 2017, Columbus approved 15-year, 100% tax abatements for new residential construction and large renovation projects in the neighborhood
• Homeport currently building 33 affordable homes in Milo-Grogan

The Results!

• Two developers’ proposals were selected for new single family homeownership products. Half of the lots optioned to each developer.
• Both will build two-story homes with detached garages and varying finishes
• Expected list prices: $250,000 - $330,000
Milo-Grogan neighborhood gets tax breaks on new, renovated homes

By Mark Parkinson
The Columbus Dispatch

Posted Aug 9, 2017 at 6:39 AM
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The Milo-Grogan neighborhood just north of Downtown, which has struggled with crime, poverty and blight for years, has been approved by the city for 10-year, 100 percent tax abatements on new residential construction and large renovation projects.
Near East RFP

• 10 vacant lots (4 NIP lots)
• Includes the Franklin Park, Olde Towne East, and King-Lincoln neighborhoods
• Anchored by Franklin Park Conservatory and several institutions
• RFP lots are near two commercial land bank projects on Long Street: Franklin Park Medical Center & the Edna Building
• #1 on the Top 10 list of trending urban areas in Ohio that are attracting millennials
• Land banks helping to create a balance of affordable & market rate housing here

The Results!

• 4 developers selected, plus one individual wishing to build their own house
• They will build two-story homes with detached garages and varying finishes
• Expected list prices: $300,000 to $400,000
Near East RFP

Franklin Park Medical Center

The Edna Building (rendering)
Woodland Park RFP (PACT Area)

- 12 vacant lots (8 NIP lots)
- Neighborhood is part of the wider Near East Area, anchored by OSU East
- PACT is implementing their Blueprint Community Plan in the Near East
- #7 on the Top 10 list of trending urban areas in Ohio for millennials
- The land banks helped demolish nearby Poindexter Tower in 2012

The Results!

- 3 developers selected
- They will build two-story homes with detached garages and varying finishes
- Expected list prices: $275,000 to $350,000
Woodland Park RFP

Lincoln Theater

Poindexter Tower demolition