



Department Description

The Department of Development serves to cultivate equitable, smart growth that creates prosperity for all Columbus residents. The department provides a range of services through its divisions and administrative office: the Administration Division, the Division of Economic Development, Division of Planning, Division of Housing, and the Division of Land Redevelopment. The department coordinates key development projects and provides resources through its financing and technical assistance programs.

Department Mission

To foster economic growth and guide community investment to create stability, opportunity, and prosperity for all residents.

The **Administration Division** provides overall coordination and policy direction for the department’s fiscal, human resources, public information, contract administration, and legislative processing functions. These areas provide the administrative support needed to execute the core missions of the department.

The **Division of Economic Development** assists local businesses and provides information to companies looking to expand or relocate to Columbus. The division is committed to ensuring businesses can expand and reach their highest potential by offering incentives, loans, and grants.

Working in partnership with Columbus residents, the **Division of Planning** develops long-range plans that address land use, urban design, and capital improvements. The Division of Planning is responsible for neighborhood planning as well as commercial overlays, historic preservation, annexation, and public art.

The department’s **Division of Housing** serves Columbus by preserving and producing equitable and inclusive housing that helps build strong, distinct, and vibrant neighborhoods, that offer programs to assist homeowners, housing developers, and rental property owners.

Budget Summary				
Fund	2022	2023	2024	2025
	Actual	Actual	Budget	Proposed
General Fund	\$ 40,632,946	\$ 41,919,131	\$ 34,474,448	\$ 33,576,116
Emergency Human Services Fund	2,111,000	2,919,000	3,235,000	3,492,000
Department Total	\$ 42,743,946	\$ 44,838,131	\$ 37,709,448	\$ 37,068,116

Development

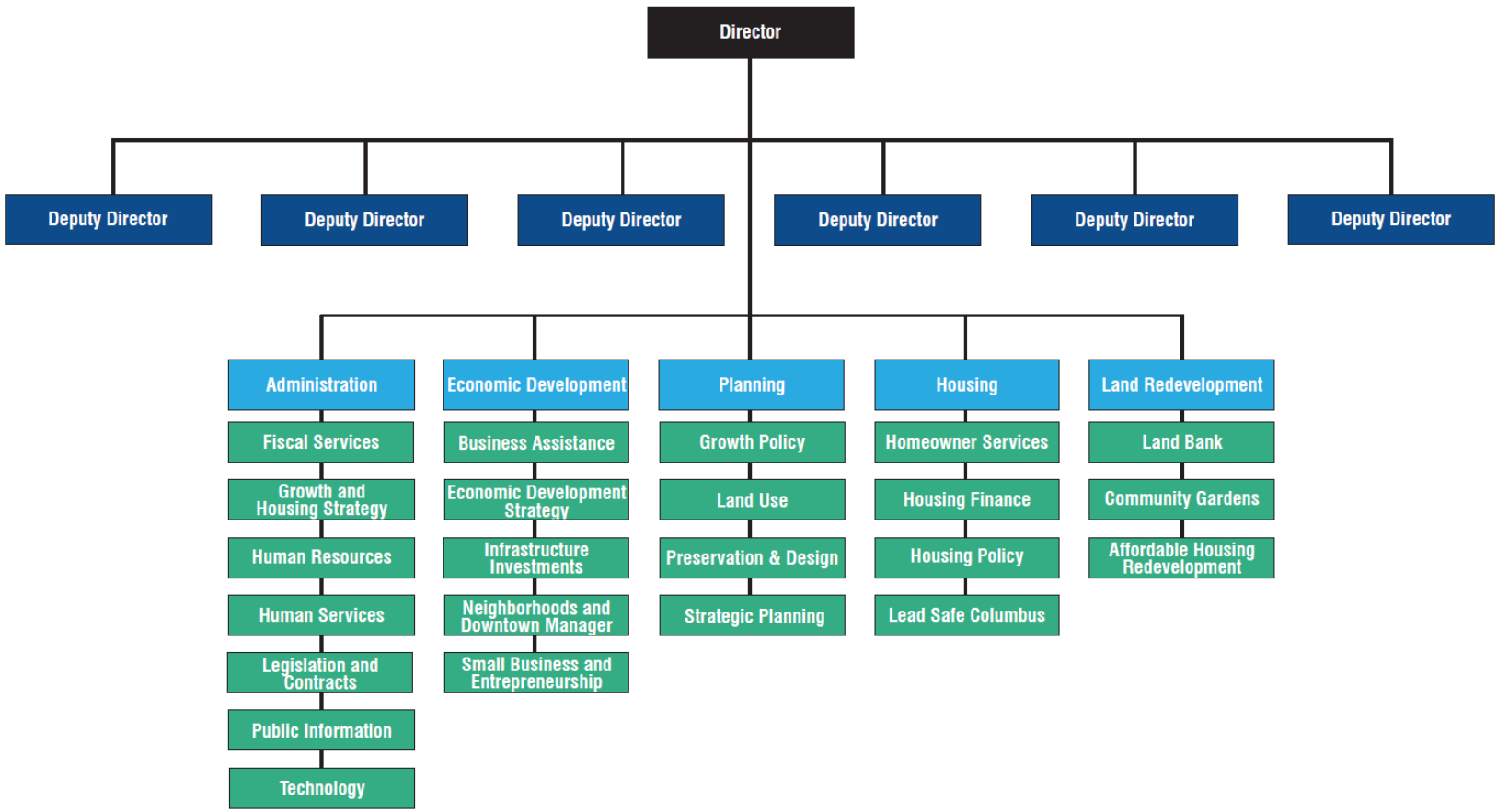
The Columbus Land Bank was established in 1994 to improve Columbus neighborhoods by returning vacant, abandoned, and underutilized residential and commercial properties into productive community assets. The **Division of Land Redevelopment** was created as a stand-alone division in 2017 and manages all activities of the land bank.



Before Land Redevelopment

After Land Redevelopment

Development



2025 BUDGET NOTES

ADMINISTRATION

Total support for social service agencies in 2025 is \$10 million, and is comprised of \$6.5 million in general fund support and \$3.5 million in emergency human services funds. This funding provides assistance to various community service agencies offering a range of services that include workforce development programs, financial life skills, substance abuse recovery, immigrant and refugee services, and funding to food pantries. In addition:

- The Administration Division has allocated \$5.7 million to support homeless prevention.
- Funding continues to support the advancement of affordable housing initiatives in Columbus.

ECONOMIC DEVELOPMENT

The Division of Economic Development will continue its work to advance economic opportunity and shared prosperity, to further strengthen Columbus neighborhoods by creating jobs and increasing wages. The division will focus its efforts on the retention and expansion of existing Columbus businesses, the attraction of new businesses to Columbus, and the creation of new business opportunities from local research institutions and community entrepreneurs. In addition:

- The division will increase its support of Accelerate Columbus with an additional \$250,000 in funding.
- The division has budgeted \$700,000 to assist in the economic development efforts being put forth by One Columbus, which include increasing jobs and encouraging private investment in the city.
- Additional economic development activities include \$150,000 for Sister Cities.

PLANNING

The general fund supports 21 full-time equivalent positions in 2025. The Planning Division works to ensure that the city-built environment fosters vibrancy, safety, and investment. Under the guidance of Columbus Citywide Planning Policies, the Planning Division staff reviews proposed projects to promote development that creates healthy communities, conserves economic and environmental resources, invites investment, creates opportunity, and preserves the character of Columbus neighborhoods. In addition, funding of \$633,539 is included for public art.

HOUSING

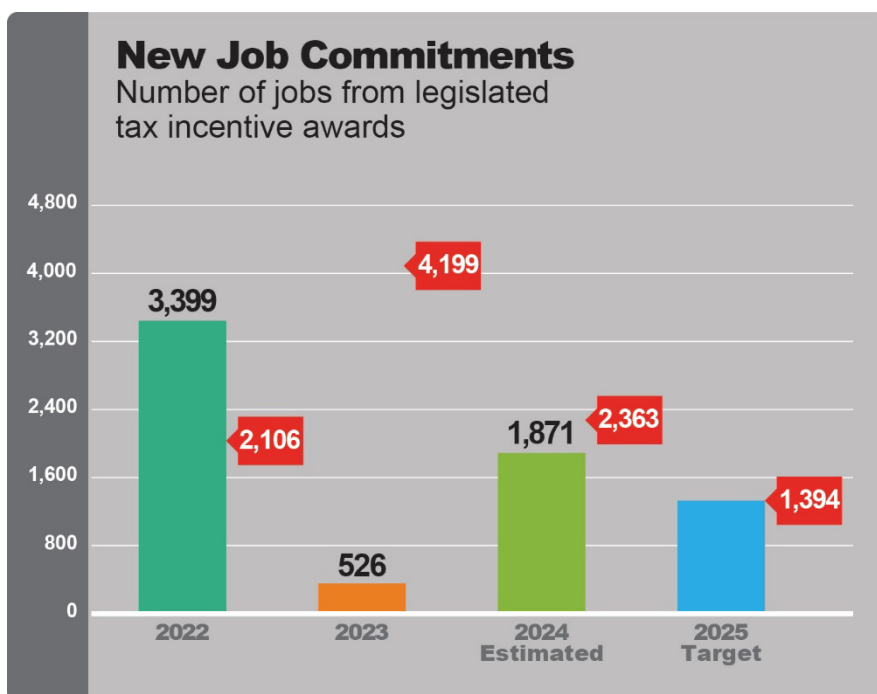
Housing is the department's highest priority; with continued support for policies and initiatives that further the development of housing all Columbus residents can afford. In addition:

- Funding of \$250,000 is included to provide homebuyer counseling and other support services to help keep residents in their homes.
 - The Affordable Housing Trust (AHT) fund, administered through the Affordable Housing Trust for Columbus and Franklin County, was formed in 2000 to address the housing shortage affecting working families. The AHT fund was seeded with \$2.0 million in Urban Development Action Grant (UDAG) repayments and receives annual deposits of 8.43 percent of the city's portion of the hotel/motel tax fund revenues. City support for AHT programs is estimated at \$2.5 million in 2025.
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LAND REDEVELOPMENT

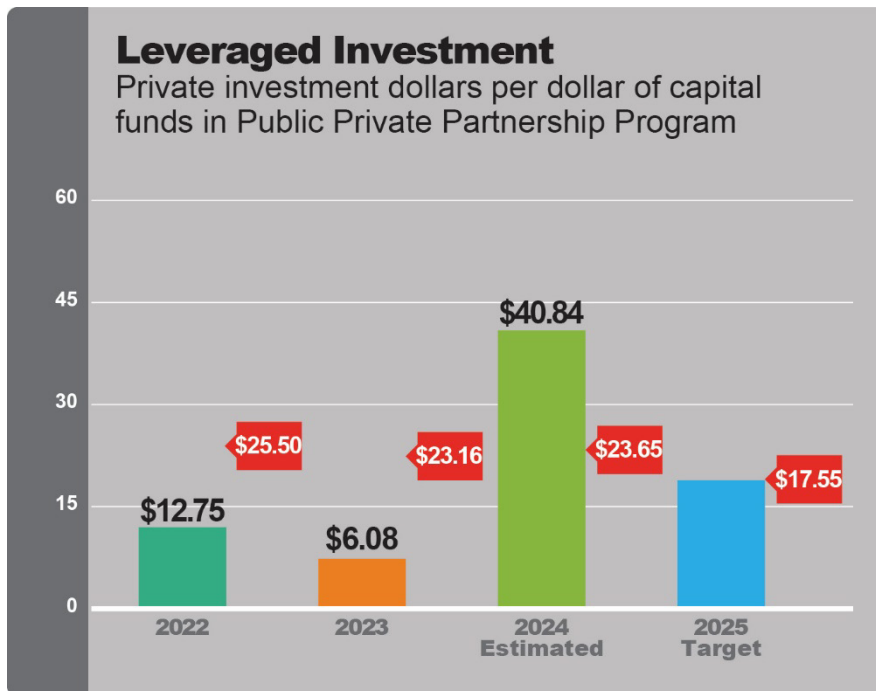
The Division of Land Redevelopment was created in 2017 to better track services provided by the Land Redevelopment Office which previously reported under the Division of Administration. The division improves Columbus neighborhoods by returning vacant, abandoned, and underutilized residential and commercial properties to productive community assets. The budget for land redevelopment is \$1,290,986 and will support ten full-time positions in 2025.

PERFORMANCE MEASURES

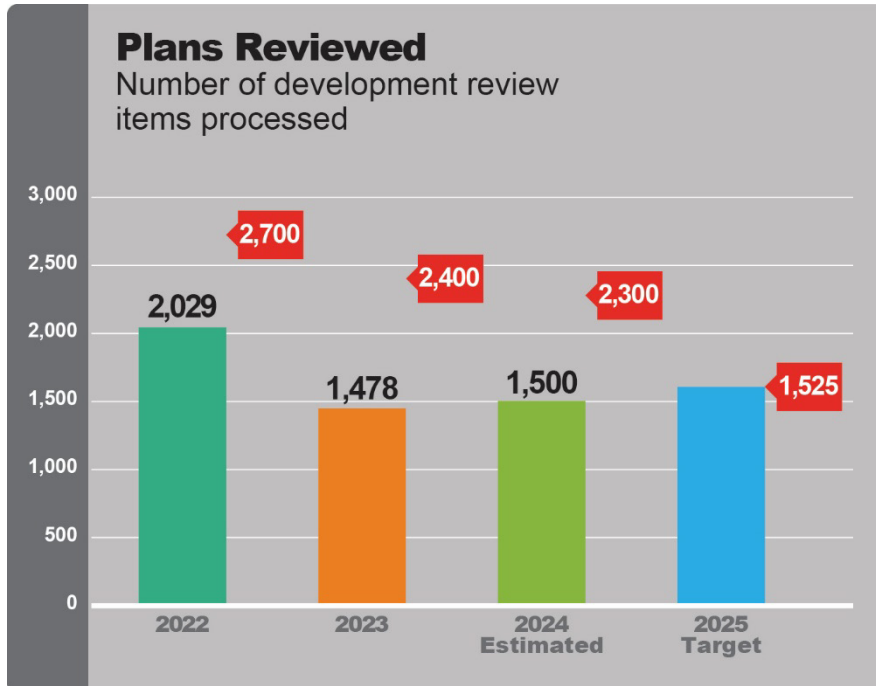


This measure represents the annual number of new committed jobs from incentives awarded by the city through legislation. Incentive recipients have a three-year window to fulfill their job commitments. Variability and fluctuation of job commitments from incentives occur from year to year, and the targets for each year are based on an average of the previous five years. Based on current information through 2024, the target for job commitments for 2025 is 1,394.

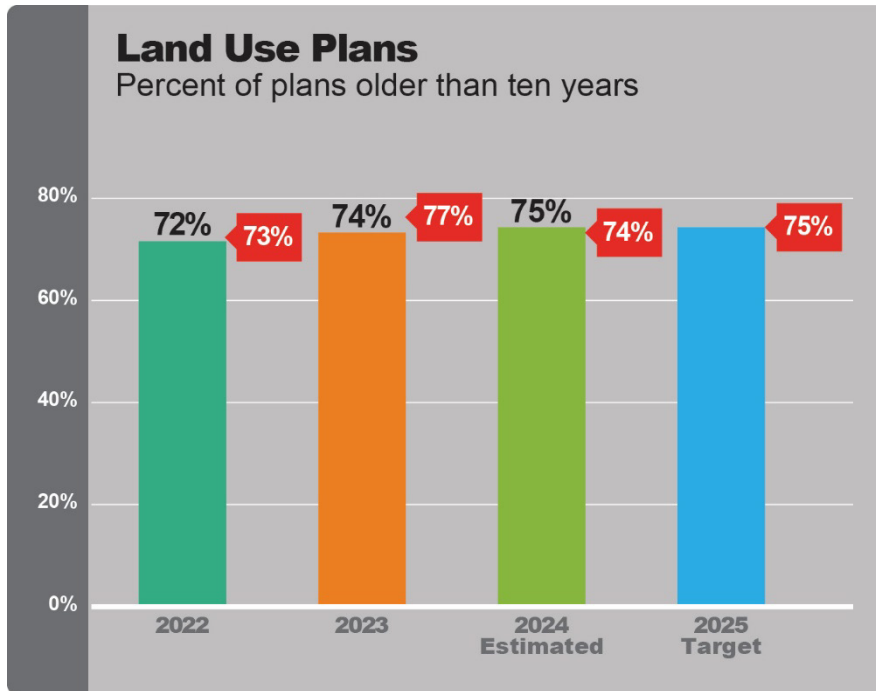
Development



The department makes targeted infrastructure investments that leverage private investment to support the city's economic development efforts through the Public Private Partnership Program. These projects create new employment centers, revitalize neighborhoods, and spur job creation throughout Columbus. The targets each year are based on the average of the previous five years of private investment dollars leveraged per dollar of public infrastructure and investment. The 2025 target is \$17.55.



The Planning Division works to ensure property development planning is completed in a timely manner. Through its high-quality customer service, the division projects to review approximately 1,500 plans in 2024. The target is 1,525 for 2025.



The Planning Division produces land use plans for the City of Columbus. It works to ensure that these plans are continuously reviewed and updated to strive to reduce the number of plans older than ten years.

Financial Summary by Fund					
Fund	2022 Actual	2023 Actual	2024 Budget	2024 Projected	2025 Proposed
General Fund					
Administration	\$ 10,984,913	\$ 14,360,125	\$ 19,585,059	\$ 25,406,924	\$ 18,307,400
Economic Development	19,225,723	16,124,342	6,668,375	15,797,595	6,821,630
Planning	1,678,893	2,161,936	2,334,679	2,369,419	2,880,254
Housing	8,157,995	8,674,751	4,606,665	4,528,110	4,275,846
Land Redevelopment	585,422	597,977	1,279,670	1,282,682	1,290,986
General Fund Subtotal	40,632,946	41,919,131	34,474,448	49,384,730	33,576,116
Emergency Human Services Fund					
Administration	2,111,000	2,919,000	3,235,000	3,235,000	3,492,000
Emergency Human Services Fund Subtotal	2,111,000	2,919,000	3,235,000	3,235,000	3,492,000
Department Total	\$ 42,743,946	\$ 44,838,131	\$ 37,709,448	\$ 52,619,730	\$ 37,068,116

Development

Financial Summary by Area of Expense					
Division	2022 Actual	2023 Actual	2024 Budget	2024 Projected	2025 Proposed
Administration					
General Fund					
Personnel	\$ 3,497,896	\$ 4,140,740	\$ 4,494,035	\$ 4,499,900	\$ 4,922,700
Materials & Supplies	19,248	21,100	37,100	45,439	42,100
Services	6,987,502	662,279	2,748,224	1,606,379	1,293,900
Other	480,266	9,536,005	12,305,700	19,255,206	12,048,700
General Fund Subtotal	10,984,913	14,360,125	19,585,059	25,406,924	18,307,400
Emergency Human Services Fund					
Services	2,111,000	2,919,000	3,235,000	3,235,000	3,492,000
Emergency Human Services Fund Subtotal	2,111,000	2,919,000	3,235,000	3,235,000	3,492,000
Administration Subtotal	13,095,913	17,279,125	22,820,059	28,641,924	21,799,400
Economic Development					
General Fund					
Personnel	1,407,587	1,466,653	1,910,095	1,518,431	1,950,756
Materials & Supplies	4,499	5,400	5,400	6,000	5,400
Services	3,726,380	3,612,834	3,156,880	4,273,067	3,924,474
Other	14,087,256	11,039,455	1,596,000	10,000,097	941,000
Economic Development Subtotal	19,225,723	16,124,342	6,668,375	15,797,595	6,821,630
Planning					
General Fund					
Personnel	1,618,300	1,885,403	2,191,803	2,203,969	2,306,933
Materials & Supplies	9,162	7,000	7,000	3,500	7,000
Services	51,431	269,534	134,876	161,950	565,321
Other	-	-	1,000	-	1,000
Planning Subtotal	1,678,893	2,161,936	2,334,679	2,369,419	2,880,254
Housing					
General Fund					
Personnel	2,283,074	2,470,539	3,846,314	3,140,329	3,352,028
Materials & Supplies	19,938	6,663	8,500	7,500	13,000
Services	5,803,125	6,160,795	721,851	1,109,651	856,818
Other	51,858	36,754	30,000	270,630	54,000
Housing Subtotal	8,157,995	8,674,751	4,606,665	4,528,110	4,275,846
Land Redevelopment					
General Fund					
Personnel	585,083	597,641	1,278,670	1,281,682	1,289,986
Services	339	336	1,000	1,000	1,000
Land Redevelopment Subtotal	585,422	597,977	1,279,670	1,282,682	1,290,986
Department Total	\$ 42,743,946	\$ 44,838,131	\$ 37,709,448	\$ 52,619,730	\$ 37,068,116

Department Personnel Summary								
Fund	2022 Actual		2023 Actual		2024 Budget		2025 Proposed	
	FT	PT	FT	PT	FT	PT	FT	PT
General Fund								
Administration	29	0	31	0	32	0	33	0
Economic Development	10	0	12	0	16	0	16	0
Planning	15	0	20	0	21	0	21	0
Housing	31	0	33	0	35	0	31	0
Land Redevelopment	6	0	5	1	10	1	10	1
Total	91	0	101	1	114	1	111	1

Operating Budget by Program				
Program	2024	2024	2025	2025
	Budget	FTEs	Proposed	FTEs
Administration	\$ 12,984,046	62	\$ 9,308,676	57
Fiscal	911,250	7	1,142,153	8
Human Resources	357,664	3	386,356	3
Internal Services	49,831	0	62,364	0
Social Services	10,000,000	0	10,000,000	0
Job Creation & Expansion	5,738,129	16	3,350,786	15
Small Business Investments	874,000	0	2,791,670	1
Homeless Prevention	4,502,000	0	5,964,700	0
Homeownership Assistance	-	0	323,300	0
Lead Abatement	-	0	19,000	0
Land Banking	643,465	10	1,289,986	10
Historic Preservation	564,495	5	606,025	5
Neighborhood Planning	1,084,568	11	1,189,561	11
Public Art	-	0	633,539	1
Department Total	\$ 37,709,448	114	\$ 37,068,116	111

For additional financial information related to the Department of Development, please refer to the emergency human services (EHS) fund contained within the All Funds Summary section.



2025 PROGRAM GUIDE

ADMINISTRATION

To manage day-to-day operations and provide policy direction, as well as serving as a point of contact for citizens, council, other agencies, jurisdictions, and stakeholders.

FISCAL

To ensure that department resources are managed and accounted for in a timely and accurate manner.

HUMAN RESOURCES

To provide quality services in the areas of employee relations, benefits, recruitment and retention, and organizational development.

INTERNAL SERVICES

To account for the internal service charges of the department necessary to maintain operations.

SOCIAL SERVICES

To provide support in the areas of homelessness, workforce development, youth, and other programs to Columbus's residents and neighborhoods.

JOB CREATION AND EXPANSION

To leverage city assets to help businesses of all sizes grow and thrive in Columbus.

SMALL BUSINESS INVESTMENTS

To serve as a proactive partner and catalyst in expanding our city's economic stability. The Office of Small Business and Entrepreneur Development offers a variety of economic development tools to help local businesses grow and thrive, and to aid in the revitalization efforts in our community.

HOMELESS PREVENTION

To provide funding to meet the housing, homelessness, and supportive service needs for homeless men, women, and families.

HOMEOWNERSHIP ASSISTANCE

To assist individuals and families to remain in their homes and live independently in a safe and sound environment by using local and federal funds to aid low-income homeowners in maintaining their homes.

LEAD ABATEMENT

To provide funding to eligible property owners for lead-based paint hazard control and address healthy home hazards in tenant and owner-occupied units.

LAND BANKING

To improve Columbus neighborhoods by returning abandoned and underutilized residential and commercial properties to productive community assets.

HISTORIC PRESERVATION

To provide staff support to five architectural review commissions with approval authority for projects falling within the city's historic districts or listed individually on the Columbus Register of Historic Properties. The section conducts Section 106 reviews in partnership with the State Historic Preservation Office and provides technical assistance to property owners and potential buyers who would like to purchase historic properties.

NEIGHBORHOOD PLANNING

To work in partnership with Columbus residents to develop and implement long range plans that address land use, urban design, and capital improvements. Plan implementation activities include undertaking development review, working with the Urban Infrastructure Recovery Fund Program, and providing staff support of the East Franklinton Review Board, Rocky Fork, and Big Darby panels. The section also manages the annexation program and provides direct support to CelebrateOne, the city's effort to lower the infant mortality rate.

PUBLIC ART

To invest in public art on the City Hall Campus and city neighborhoods to transform the landscape and fully celebrate the diversity of our city.

Development

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