



AGENDA
CUYAHOGA COUNTY COMMUNITY DEVELOPMENT COMMITTEE MEETING
MONDAY, JANUARY 22, 2024
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
10:00 AM

Committee Members:

Cheryl L. Stephens, Chair – District 10
Pernel Jones Jr., Vice Chair – District 8
Sunny M. Simon - District 11
Michael J. Gallagher - District 5
Patrick Kelly - District 1

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES FROM THE NOVEMBER 20, 2023 MEETING [See Page 3]**
- 5. MATTERS REFERRED TO COMMITTEE**
 - a) **R2023-0350**: A Resolution awarding a total sum, not to exceed \$100,000, to the Jennings Center for Older Adults for the Hazelwood Court senior housing project from the District 8 ARPA Community Grant Fund and rescinding the award made pursuant to Resolution No. R2023-0232 to Hazelwood Court, LLC; and declaring the necessity that this Resolution become immediately effective. [See Page 5]
 - b) **R2023-0368**: A Resolution awarding a total sum, not to exceed \$500,000, to the Northwest Neighborhoods CDC d.b.a. W80 Senior Limited Partnership for the Karam Senior Living Development Project

from the District 3 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective. [See Page 14]

- c) R2023-0369: A Resolution awarding a Community Development Grant in a total amount not to exceed \$600,000.00, to the City of Fairview Park for the purchase of real property located at 21125-21139 Lorain Road in the City of Fairview Park; and declaring the necessity that this Resolution become immediately effective. [See Page 23]
- d) R2024-0004: A Resolution awarding a total sum, not to exceed \$3,000, to the Sigma Gamma Rho Sorority, Inc. for the Swim 1922 Program from the District 9 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective. [See Page 28]
- e) R2024-0012: A Resolution awarding a total sum, not to exceed \$50,000, to Community Housing Solutions for the Home Repair Program from the District 11 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective. [See Page 41]

6. MISCELLANEOUS BUSINESS

7. ADJOURNMENT

**Complimentary parking for the public is available in the attached garage at 900 Prospect. A skywalk extends from the garage to provide additional entry to the Council Chambers from the 5th floor parking level of the garage. Please see the Clerk to obtain a complimentary parking pass.*

***Council Chambers is equipped with a hearing assistance system. If needed, please see the Clerk to obtain a receiver.*



MINUTES

CUYAHOGA COUNTY COMMUNITY DEVELOPMENT COMMITTEE MEETING
MONDAY, NOVEMBER 20, 2023
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
10:00 AM

1. CALL TO ORDER

Chairwoman Stephens called the meeting to order at 10:07 a.m.

2. ROLL CALL

Ms. Stephens asked Assistant Deputy Clerk Georgakopoulos to call the roll. Committee members Stephens, Gallagher and Kelly were in attendance and a quorum was determined. Committee members Jones and Simon were absent.

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE OCTOBER 30, 2023 MEETING

A motion was made by Ms. Stephens, seconded by Mr. Kelly, and approved by unanimous vote to approve the minutes from the October 30, 2023 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2023-0311: A Resolution awarding a total sum, not to exceed \$10,000, to the NAACP, Cleveland Branch for a community series on criminal legal reform from the District 9 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

Mr. Edwin Hubbard, Jr., Executive Director of the NAACP, Cleveland Branch, addressed the Committee regarding Resolution No. R2023-0311. Discussion ensued.

Committee members asked questions of Mr. Hubbard pertaining to the item, which he answered accordingly.

On a motion by Mr. Gallagher with a second by Mr. Kelly, Resolution No. R2023-0311 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- b) R2023-0316: A Resolution authorizing a contract with Frank Ford Consulting, LLC in the total amount not to exceed \$58,500 for the provision of Mortgage Lending Research and Technical Assistance to Cuyahoga County Council for the period 10/1/2023 – 4/5/2024; authorizing the County Executive to execute the contract and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

Ms. Cynthia Mason, Policy Advisor for County Council, addressed the Committee regarding Resolution No. R2023-0316. Discussion ensued.

Committee members asked questions of Ms. Mason pertaining to the item, which she answered accordingly.

On a motion by Ms. Stephens with a second by Mr. Kelly, Resolution No. R2023-0316 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

With no further business to discuss, Chairwoman Stephens adjourned the meeting at 10:16 a.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2023-0350

Sponsored by: Council President Jones	A Resolution awarding a total sum, not to exceed \$100,000, to the Jennings Center for Older Adults for the Hazelwood Court senior housing project from the District 8 ARPA Community Grant Fund and rescinding the award made pursuant to Resolution No. R2023-0232 to Hazelwood Court, LLC; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, Cuyahoga County received \$239,898,257 from the Federal Government through the American Rescue Plan Act (“ARPA”); and

WHEREAS, Cuyahoga County calculated 100% of the ARPA dollars as loss revenue under the U.S. Department of the Treasury Final Rule; and

WHEREAS, since all the ARPA dollars have been calculated as loss revenue, the ARPA dollars have been deposited in the County’s General Fund; and

WHEREAS, the County Executive and County Council have authorized \$86 million of the ARPA dollars for community grants to benefit the residents of Cuyahoga County (the “ARPA Community Grant Fund”); and

WHEREAS, of the \$86 million for community grants, \$66 million have been encumbered for equal distribution to each County Council District; and

WHEREAS, the Cuyahoga County Council desires to provide funding from the District 8 ARPA Community Grant Fund in the amount of \$100,000 to the Jennings Center for Older Adults for the Hazelwood Court senior housing project; and

WHEREAS, the Jennings Center for Older Adults estimates approximately 53 people will be served annually through this award; and

WHEREAS, the Jennings Center for Older Adults estimates approximately three permanent and temporary jobs will be created or retained through this project; and

WHEREAS, the Jennings Center for Older Adults estimates the total cost of the project is \$13,951,322; and

WHEREAS, the Jennings Center for Older Adults indicates the other funding source(s) for this project includes:

- A. \$750,000 from a 1st Mortgage from Key;
- B. \$120,588 from a Key B Note Loan;
- C. \$10,668,933 from KCDC LIHTC Equity;
- D. \$1,000,000 from AHP-FHLB Cincinnati;
- E. \$450,000 from Cuyahoga County HOME program;
- F. \$1,000 from AHP Member/Sponsor Grants
- G. \$298,301 from Other Sources/GP Capital Contribution;
- H. \$662,500 from Deferred Fees; and

WHEREAS, the Jennings Center for Older Adults is estimating the start date of the project will be September 2022 and the project will be completed by December 2023; and

WHEREAS, the Jennings Center for Older Adults requested \$100,000 from the District 8 ARPA Community Grant Fund to complete this project; and

WHEREAS, the Cuyahoga County Council desires to provide funding in the amount of \$100,000 to the Jennings Center for Older Adults to ensure this project is completed; and

WHEREAS, the Cuyahoga County Council desires to rescind the award not-to-exceed \$100,000 made pursuant to Resolution No. R2023-0232 to Hazelwood Court, LLC to ensure ARPA Community Grant Fund dollars are distributed to not-for-profit grantees; and

WHEREAS, this Council by a vote of at least eight (8) members determines that it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue to provide for the usually, daily operations of the County.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. That the Cuyahoga County Council hereby awards a not-to-exceed amount of \$100,000 to the Jennings Center for Older Adults from the General Fund made available by the American Rescue Plan Act revenue replacement provision for the Hazelwood Court senior housing project.

SECTION 2. The Cuyahoga County Council hereby rescinds the award not-to-exceed \$100,000 made pursuant to Resolution No. R2023-0232 to Hazelwood Court, LLC.

SECTION 3. If any specific appropriation is necessary to effectuate this agreement, the Director of the Office of Budget and Management is authorized to

submit the requisite documentation to financial reporting to journalize the appropriation.

SECTION 4. That the County Council staff is authorized to prepare all documents to effectuate said award.

SECTION 5. That the County Executive is authorized to execute all necessary agreements and documents consistent with said award and this Resolution.

SECTION 6. If requested or necessary, the Agency of the Inspector General or Department of Internal Audit is authorized to investigate, audit, or review any part of this award.

SECTION 7. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution.

SECTION 8. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 9. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by _____, seconded by _____, the foregoing Resolution was duly adopted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: November 28, 2023

Committee(s) Assigned: Community Development

Journal _____

_____, 20____



Cuyahoga County Council

2079 East 9th Street, 8th Floor • Cleveland Ohio 44115
(216) 698-2010

COUNTY AMERICAN RESCUE PLAN ACT APPLICATION

APPLICANT INFORMATION:	
Name of Requesting Entity (City, Business, Non-Profit, etc.):	
Hazelwood Court LLC / <u>C/O Jennings</u>	
Address of Requesting Entity:	
c/o PIRHL Hazelwood Court LLC <u>Jennings</u> 800 West St. Clair Avenue, 4th Floor <u>10204 Granger Road</u> Cleveland, OH 44114 <u>Garfield Heights, OH 44125</u> Attn: David A. Burg <u>Allison Salopec</u>	
County Council District # of Requesting Entity:	
8	
Address or Location of Project if Different than Requesting Entity:	
5500 Beacon Court Maple Heights, OH 44137	
County Council District # of Address or Location of Project if Different than Requesting Entity:	
Contact Name of Person Filling out This Request:	
MaryEllen Melcher PIRHL Developers, LLC	
Contact Address if different than Requesting Entity:	
Email: mmelcher@pirhl.com	Phone: 216-544-1168
Federal IRS Tax Exempt No.: 87-1721544 (<u>Hazelwoods</u>) <u>34-0714679 (Jennings)</u>	Date: 08/18/2023

PROJECT DESCRIPTION

REQUEST DESCRIPTION (include the project name, a description of the project, why the project is important or needed, and timeline of milestones/tracking of the project):

Jennings and PIRHL Developers have partnered to propose Beacon Grove aka Hazelwood Court, a 53-unit senior community that will serve Maple Heights' independent seniors 62 and older who have incomes between 30% and 60% of AMI.

Maple Heights has an aging population and limited affordable rental housing with supportive services to assist residents age in their community. In addition to the overall limited supply of housing with services, the type of senior service provision available at Hazelwood Court is not widely available at an affordable rate in the Maple Heights area. All typical senior affordable housing developments nearby are 100% occupied, and the combined waiting lists for these properties currently have over 250 households. Jennings currently has 275 of inquiries for individuals who are interested in living at Beacon Grove.

Hazelwood Court, which is a 53-unit 3-story apartment building, is located within one mile of the Maple Heights Senior Center and near services, retail, and healthcare. Residents will also have access to a suite of on-site supportive services and will be connected with numerous community-based services through the assistance of an on-site service coordinator. The building will incorporate green design and operating features to achieve NGBS Silver certification.

Hazelwood Court is going to address the need for quality affordable housing for seniors and won the support of the City of Maple Heights, which donated 17 parcels of vacant land that comprise the development site.

It should be noted that Jennings and PIRHL decided to move forward with construction in the fall of 2022 despite a large funding gap to ensure the delivery of critically needed affordable, accessible senior housing to Maple Heights. Without additional resources, however, the project was set up for financial challenges. As it was, an additional \$1 million in affordable housing tax credits from the Ohio Housing Finance Agency (which translated to \$960,000 in additional equity from KeyBank) was required to create enough liquidity to even close the project. Ensuing construction cost increases and interest rate increases have only brought more pressure to bear.

One significant element that sets Hazelwood Court apart from most other affordable housing projects is that the development team is constructing a new public roadway and associated utilities to access the site. This new roadway, named Beacon Court, is approximately 325 feet long and adds \$547,400 to the project budget. As a spillover benefit, this new roadway also opens two previously inaccessible lots for development—these lots are not owned by the project team and will be available for spin-off private development by another party. The parcels, numbers 781-19-052 and 781-19-053, are currently tax delinquent and may be in the tax foreclosure process.

Additionally, Hazelwood Court will be wired for broadband internet access and will provide basic wifi at no charge for all residents. We know that increasing internet access is a county priority, and it is often the case that seniors, and especially those of lower income, struggle to afford quality internet access. With the move to telehealth and online benefits management, stable, reliable, affordable internet access is a critical piece of wellbeing. The addition of the broadband and wifi systems alone contributes approximately \$50,000 to the project budget.

The project is expected to be complete with construction at the end of 2023, we will begin to lease-up immediately after construction is complete.

Project Start Date:

9/21/2022

Project End Date:

12/15/2023

IMPACT OF PROJECT:

Who will be served:

Beacon Grove, aka Hazelwood Court, will serve independent seniors age 62 and older, who have incomes between 30% and 60% AMI. The unit mix will include 46 (1) one-bedroom units and seven (7) two-bedroom units.

How many people will be served annually:

53

Will low/moderate income people be served; if so how:

The project will serve 53 units of affordable senior housing for low- and moderate-income persons. Eight (8) units will be set aside for individuals who earn at or below 30% AMI, twenty-four (24) units will be set aside for individuals who earn at or below 50% AMI, and twenty-one (21) units will be set aside for individuals who earn at or below 60% AMI.

How does the project fit with the community and with other ongoing projects:

The project is adding much needed affordable housing for seniors within the community.

If applicable, how many jobs will be created or retained (specify the number for each) and will the jobs be permanent or temporary:

Three (3) permanent jobs will be created as part of this new community.

If applicable, what environmental issues or benefits will there be:

The Beacon Grove development sits within a wooded area of Maple Heights. The location of the property does protect the wetlands located on the property from future disturbance.

If applicable, how does this project serve as a catalyst for future initiatives:

This project shows a commitment to the residents of Maple Heights that as they age, they can continue to live in Maple Heights in an environment that supports their aging needs without vacating the city and/or county. This project serves as a catalyst to aging friendly communities and future initiatives to support that initiative in Cuyahoga County. Additionally, it appears that a new single-family home subdivision is now moving forward on adjacent land, which will include public right-of-way improvements.

FINANCIAL INFORMATION:**Total Budget of Project:**

\$13,951,322

Other Funding Sources of Project (list each source and dollar amount separately):**Beacon Grove - Funding Sources**

(1)	1st Mortgage: Key	6.70%	\$ 750,000
(2)	Other Perm Loan: Key B Note	6.70%	\$ 120,588
(3)	KCDC LIHTC Equity (9%)		\$ 10,668,933
(4)	AHP - FHLB Cincinnati		\$ 1,000,000
(5)	Cuyahoga County HOME		\$ 450,000
(6)	AHP Member / Sponsor Grants		\$ 1,000
(7)	Other Source / GP Capital Contribution		\$ 298,301
(8)	Deferred Fee		\$ 662,500
	Total Sources		\$ 13,951,322

Total amount requested of County Council American Resource Act Dollars:

Beacon Grove is requesting \$100,000 in County Council American Resource Act funding.

Since these are one-time dollars, how will the Project be sustained moving forward:

The project will be able to complete construction and provide quality affordable housing for seniors in the City of Maple Heights.

DISCLAIMER INFORMATION AND SIGNATURE:

Disclaimer:

I HEREBY CERTIFY that I have the authority to apply for financial assistance on behalf of the entity described herein, and that the information contained herein and attached hereto is true, complete, and correct to the best of my knowledge.

I acknowledge and agree that all County contracts and programs are subject to Federal Guidelines and Regulations, the Ohio Revised Code, the Cuyahoga County Charter, and all County Ordinances including all information submitted as part of this application is a public record.

I understand that any willful misrepresentation on this application or on any of the attachments thereto could result in a fine and/or imprisonment under relevant local, state, and/or federal laws or guidelines.

I agree that at any time, any local, state, or federal governmental agency, or a private entity on behalf of any of these governmental agencies, can audit these dollars and projects.

Printed Name:

MaryEllen Melcher

Signature:

Date:

8/18/2023

Additional Documents

Are there additional documents or files as part of this application? Please list each documents name:

County Council of Cuyahoga County, Ohio

Resolution No. R2023-0368

Sponsored by: Councilmember Sweeney	A Resolution awarding a total sum, not to exceed \$500,000, to the Northwest Neighborhoods CDC d.b.a. W80 Senior Limited Partnership for the Karam Senior Living Development Project from the District 3 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, Cuyahoga County received \$239,898,257 from the Federal Government through the American Rescue Plan Act (“ARPA”); and

WHEREAS, Cuyahoga County calculated 100% of the ARPA dollars as loss revenue under the U.S. Department of the Treasury Final Rule; and

WHEREAS, since all the ARPA dollars have been calculated as loss revenue, the ARPA dollars have been deposited in the County’s General Fund; and

WHEREAS, the County Executive and County Council have authorized \$86 million of the ARPA dollars for community grants to benefit the residents of Cuyahoga County (the “ARPA Community Grant Fund”); and

WHEREAS, of the \$86 million for community grants, \$66 million have been encumbered for equal distribution to each County Council District; and

WHEREAS, the Cuyahoga County Council desires to provide funding from the District 3 ARPA Community Grant Fund in the amount of \$500,000 to the Northwest Neighborhoods CDC for the Karam Senior Living Development Project; and

WHEREAS, the Northwest Neighborhoods CDC estimates approximately 104 seniors will be served annually through this award; and

WHEREAS, the Northwest Neighborhoods CDC estimates approximately 70 permanent and temporary jobs will be created or retained through this project; and

WHEREAS, the Northwest Neighborhoods CDC estimates the total cost of the project is \$14,112,459; and

WHEREAS, the Northwest Neighborhoods CDC indicates the other funding source(s) for this project includes:

- A. \$10,230,000 from Enterprise LIHTC Equity
- B. \$266,176 from NNCDC Deferred Developer Fee
- C. \$720,000 from OHFA MLP (Loan 1);
- D. \$165,152 from OHFA MLP (Loan 2);
- E. \$47,750 from Predevelopment Grant;
- F. \$600,000 from City of Cleveland Housing Trust Fund (HOME);
- G. \$500,000 from Sponsor Loan;
- H. \$500,000 from Federal Home Loan Bank of Boston AHP; and

WHEREAS, the Northwest Neighborhoods CDC indicates that the start date of the project was September 2021 and the project will be completed September 2023; and

WHEREAS, the Northwest Neighborhoods CDC requested \$1,000,000 from the District 3 ARPA Community Grant Fund to complete this project; and

WHEREAS, the Cuyahoga County Council desires to provide funding in the amount of \$500,000 to the Northwest Neighborhoods CDC to ensure this project is completed; and

WHEREAS, this Council by a vote of at least eight (8) members determines that it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue to provide for the usually, daily operations of the County.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. That the Cuyahoga County Council hereby awards a not-to-exceed amount of \$500,000 to the Northwest Neighborhoods CDC from the General Fund made available by the American Rescue Plan Act revenue replacement provision for the Karam Senior Living Development Project.

SECTION 2. If any specific appropriation is necessary to effectuate this agreement, the Director of the Office of Budget and Management is authorized to submit the requisite documentation to financial reporting to journalize the appropriation.

SECTION 3. That the County Council staff is authorized to prepare all documents to effectuate said award.

SECTION 4. That the County Executive is authorized to execute all necessary agreements and documents consistent with said award and this Resolution.

SECTION 5. If requested or necessary, the Agency of the Inspector General or Department of Internal Audit is authorized to investigate, audit, or review any part of this award.

SECTION 6. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution.

SECTION 7. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 8. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by _____, seconded by _____, the foregoing Resolution was duly adopted.

Yeas:

Nays:

County Council President

Date

County Executive

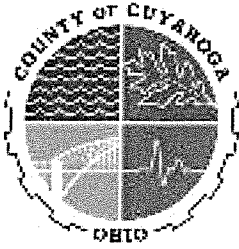
Date

Clerk of Council

Date

First Reading/Referred to Committee: December 5, 2023
Committee(s) Assigned: Community Development

Journal _____
_____, 20____



**Cuyahoga County
Council**

2079 East 9th Street, 8th Floor • Cleveland Ohio 44115
(216) 698-2010

COUNTY AMERICAN RESCUE PLAN ACT APPLICATION

APPLICANT INFORMATION:	
Name of Requesting Entity (City, Business, Non-Profit, etc.): Northwest Neighborhoods CDC dba W80 Senior Limited Partnership	
Address of Requesting Entity: 6516 Detroit Avenue, Suite 1, Cleveland, Ohio 44102	
County Council District # of Requesting Entity: 3	
Address or Location of Project if Different than Requesting Entity: 7918 Detroit Avenue, Cleveland, Ohio 44102	
County Council District # of Address or Location of Project if Different than Requesting Entity: 3	
Contact Name of Person Filling out This Request: Adam Stalder	
Contact Address if different than Requesting Entity:	
Email: astalder@nwneighborhoods.org	Phone: (216)-961-4242 ext. 209
Federal IRS Tax Exempt No.: 23-7376130	Date: MAY 6, 2022

PROJECT DESCRIPTION

REQUEST DESCRIPTION (include the project name, a description of the project, why the project is important or needed, and timeline of milestones/tracking of the project):

Northwest Neighborhoods CDC (NNCDC), formerly known as Detroit Shoreway Community Development Organization, is embarking on a \$14.1M project that will create a 55,515 square foot affordable senior development within the Detroit Shoreway neighborhood. The project will serve seniors ages 55 and older making at or below 60% of Area Median Income.

Karam Senior Living addresses the need for quality affordable senior housing while simultaneously creating a new service-enriched community hub via the new Walz Branch of the Cleveland Public Library (CPL), planned to occupy part of the ground level and first floor of the building. The project incorporates policy driven values and will create an additional 51 (fifty-one) units of critical affordable senior housing into the west side of Cleveland. Karam Senior Living elevates the quality of affordable housing by serving as a synergistic community asset where a public library enhances the lives of the senior residents and the neighborhood as a whole. The project's prime location adjacent to an existing health campus has the potential to be a driver of community integration and change.

NNCDC will deliver & coordinate comprehensive resident services offered both on and off site by local health and social service agencies, such as the adjacent Catholic Charities St. Augustine Health Campus. Karam Senior Living will be owned and managed by NNCCDC and will feature:

- Community room with kitchen
- Laundry facilities
- Interior access to the CPL Walz Branch, located on the ground and first floors
- Wellness center with on-site service coordination
- On-site parking
- Accessible units featuring hand rails, intercom systems, and air conditioning.

Project Updates

- As of February 11, the project has secured \$13 million of financing, leaving a gap of just over \$1M.
 - Rising construction costs and overall market instability has led to this unforeseen project gap
- Construction documents are complete and the project is currently out to bid
- We project a 12-month construction schedule and are hoping to break ground in summer 2022.
- The project has completed the Environmental Review process with the city of Cleveland and plans to demolish the existing Detroit Chateau in May or June of 2022. CPL will be completing the demo of their existing Walz Branch simultaneously.
 - All former Detroit Chateau residents have been relocated, utilizing the Uniform Relocation Act guidelines

Project Start Date: 9/1/2022

Project End Date: 9/31/2023

IMPACT OF PROJECT:

Who will be served:

The Karam Senior Living project is serving seniors aged 55+ making at or below 60% of the Area Median Income. By 2030, one-third of Cuyahoga County's population will be aged 55 and over, with 25% of the NNCDC service area already meeting the definition of senior.

How many people will be served annually:

Karam Senior Living will provide approximately 104.5 seniors making at or below 60% of AMI with safe, adaptable, and service enriched affordable housing, which will elevate their quality of life and allow them to age gracefully within their community. This calculation is based off the total number of housing units planned for Karam Senior Living, the number of bedrooms within those units, and the maximum allowable occupancy per bedroom.

Will low/moderate income people be served; if so how:

Service area-wide, 37% of our residents live in poverty, over 69.8% rent instead of own, and more than 42.4% of households make less than \$25,000 annually. While Karam Senior Living will directly serve seniors aged 55+ making at or below 60% of Area Median Income, the project will also serve the NNCDC service area and surrounding neighborhoods both as an affordable housing opportunity for area seniors but also as a vibrant new Cleveland Public Library branch that will be open and available to the public.

How does the project fit with the community and with other ongoing projects:

In the NNCDC service area, 45% of all families devote more than 30% of their income – the national benchmark on housing affordability – towards housing costs. This burden is often intensified for seniors. This project will produce fifty-one units of much needed affordable housing in an area where rents are on the rise and market rate housing is being built on every corner. The inclusion of the new Walz Branch of the Cleveland Public library yields an additional public benefit that will provide further service to the residents of the surrounding neighborhood.

If applicable, how many jobs will be created or retained (specify the number for each) and will the jobs be permanent or temporary:

Approximately 70 construction jobs will be temporarily created and 1 permanent property management job will be created as a result of this project.

If applicable, what environmental issues or benefits will there be:

The project will take a currently vacant and underutilized site and bring it back to productive use. Current environmental issues present in both the existing Detroit Chateau building and current Walz Branch will be remediated as a result of this project. Storm water management systems will be implemented on site and the landscaping will include native plant species.

If applicable, how does this project serve as a catalyst for future initiatives:

Karam Senior Living will turn a currently vacant and underutilized site into a catalytic new housing development and public library. With more eyes on the street, the safety and security of the area will greatly improve. The perception of improved safety in the West 80s neighborhood and the influx of new residents and library patrons will spur further investment and improvement in this neighborhood while ensuring Detroit Shoreway remains income-diverse. Additionally, this project is the first within the region to combine affordable housing with library services. We hope to model how public entities such as Cleveland Public Library can co-locate with affordable housing to amplify community impact.

FINANCIAL INFORMATION:**Total Budget of Project:**

\$14,112,459

Other Funding Sources of Project (list each source and dollar amount separately):

Enterprise LIHTC Equity	\$10,230,000
NNCDC Deferred Developer Fee	\$266,176
Ohio Housing Finance Agency MLP (Loan 1)	\$720,000
Ohio Housing Finance Agency MLP (Loan 2)	\$165,152
Predevelopment Grant	\$47,750
City of Cleveland Housing Trust Fund (HOME)	\$600,000
Sponsor Loan	\$500,000
Federal Home Loan Bank of Boston AHP	\$500,000
Gap	\$1,083,381

Total amount requested of County Council American Resource Act Dollars:

\$1,000,000

Since these are one-time dollars, how will the Project be sustained moving forward:

This allocation of ARPA funds will close the project's current financing gap and allow the project to move forward to construction. Funding will support hard construction and soft costs associated with the project. This one-time allocation of funds is all that is needed to bring this catalytic project to fruition. The project will maintain a positive cash flow through the 15 year compliance period.

DISCLAIMER INFORMATION AND SIGNATURE:

Disclaimer:

I HEREBY CERTIFY that I have the authority to apply for financial assistance on behalf of the entity described herein, and that the information contained herein and attached hereto is true, complete, and correct to the best of my knowledge.

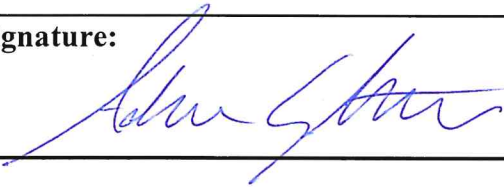
I acknowledge and agree that all County contracts and programs are subject to Federal Guidelines and Regulations, the Ohio Revised Code, the Cuyahoga County Charter, and all County Ordinances including all information submitted as part of this application is a public record.

I understand that any willful misrepresentation on this application or on any of the attachments thereto could result in a fine and/or imprisonment under relevant local, state, and/or federal laws or guidelines.

I agree that at any time, any local, state, or federal governmental agency, or a private entity on behalf of any of these governmental agencies, can audit these dollars and projects.

Printed Name: Adam Stalder

Signature:



Date:

05/06/2022

Additional Documents

Are there additional documents or files as part of this application? Please list each documents name:

Walz-Karam Presentation
KSL ARPA Brief 4.2022
KSL Project Proforma

County Council of Cuyahoga County, Ohio

Resolution No. R2023-0369

Sponsored by: Councilmember Kelly	A Resolution awarding a Community Development Grant in a total amount not to exceed \$600,000.00, to the City of Fairview Park for the purchase of real property located at 21125-21139 Lorain Road in the City of Fairview Park; and declaring the necessity that this Resolution become immediately effective.
--	---

WHEREAS, the Cuyahoga County Community Development Fund is funded by the gross casino revenues distributed to Cuyahoga County; and

WHEREAS, the City of Fairview Park seeks to enter into a Purchase Agreement to purchase the real property located at 21125-21139 Lorain Road, Fairview Park, Ohio with Permanent Parcel Numbers 321-34-005 and 321-34-006 (the “Property”); and

WHEREAS, the City of Fairview Park has indicated acquisition of the Property is necessary to eliminate a blighted, non-productive eye sore that sits in front of the City’s Gemini Center; and

WHEREAS, the City of Fairview Park intends to seek brownfield development funding from the State of Ohio via the Ohio Department of Development and the Cuyahoga County Land Reutilization Corporation to help cover costs of asbestos removal, demolition of the buildings and other matters needed to put the Property back into productive use; and

WHEREAS, the Community Development Fund has available proceeds to fund projects that better Cuyahoga County, and Council has determined the Project is an appropriate use of the County’s Community Development Fund resources; and

WHEREAS, this Council by a vote of at least eight (8) members determines that it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. That the Cuyahoga County Council hereby awards a Community Development Grant in an amount not to exceed \$600,000.00 to the City of Fairview Park seeks to enter into a Purchase Agreement to purchase the real property located at 21125-21139 Lorain Road, Fairview Park, Ohio with Permanent Parcel Numbers 321-34-005 and 321-34-006.

SECTION 2. The County Executive and/or the Director of Development are hereby authorized to execute all documents consistent with said loan and this Resolution.

SECTION 3. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health, or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, this Resolution shall become immediately effective.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by _____ seconded by _____, the foregoing Resolution was duly adopted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: December 5, 2023
Committee(s) Assigned: Community Development

Journal _____
_____, 20__



MEMORANDUM

TO: Council President Kilbane and Members of City Council

FROM: Mayor Patrick J. Cooney

RE: Purchase of Real Property located at 21125-21139 Lorain Road

DATE: November 14, 2023

23- AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE 3DS RETIREMENT, LLC FOR THE PURCHASE OF THE REAL PROPERTY LOCATED AT 21125-21139 LORAIN ROAD, FAIRVIEW PARK, OHIO, AND DECLARING AN EMERGENCY

The City of Fairview Park (the City) seeks to enter into a Purchase Agreement to purchase the real property located at 21125-21139 Lorain Road, Fairview Park, Ohio with Permanent Parcel Numbers 321-34-005 and 321-34-006 (the Property) for \$900,000 for numerous reasons.

First and foremost, the Property is blighted and an eye sore that sits in front of the City's greatest asset, the Gemini Center. Due to its blighted condition the Property produces little income via real property or income taxes for the City.

Secondly, due to the overall condition of the Property, especially the buildings on the Property, and the impact their removal will have on the community, the City is eligible for a Community Development Grant from the Cuyahoga County Department of Development. The grant, which is funded through casino tax revenue, has to be approved by Cuyahoga County Council. The City has had discussions with Cuyahoga County Councilman Pat Kelly who will be sponsoring legislation asking that a grant of \$600,000 be applied towards the purchase of the Property.

The State of Ohio has recently allocated a large amount of funds for Brownfield development. The City has had discussions with representatives of the Ohio Environmental Protection Agency, Ohio Department of Development, the Cuyahoga County Land Bank and other agencies about applying for funds to help with the costs of asbestos removal, demolition of the buildings and other matters needed to prepare the Property for a much more productive use.

20777 Lorain Road
Fairview Park, Ohio 44126



Patrick J. Cooney
Mayor

Due to the Property's location, it has potential for commercial development, can be used to provide more space for the Gemini Center be it for programming and/or parking, and many other options that can involve the City's input and direction provided it is the owner of the Property. For these reasons it is requested that the purchase be approved by City Council.

The Administration will be able to answer additional questions about the purchase and the potential for redevelopment of the Property from the community as requested.

Thank you.

cc: Mary Kay Costello, Director of Public Service and Development
Timothy J. Riley, Director of Law
Jennifer Pae, Finance Director
Liz Westbrooks, City Council Clerk

County Council of Cuyahoga County, Ohio

Resolution No. R2024-0004

Sponsored by: Councilmember Turner	A Resolution awarding a total sum, not to exceed \$3,000, to the Sigma Gamma Rho Sorority, Inc. for the Swim 1922 Program from the District 9 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.
---	--

WHEREAS, Cuyahoga County received \$239,898,257 from the Federal Government through the American Rescue Plan Act (“ARPA”); and

WHEREAS, Cuyahoga County calculated 100% of the ARPA dollars as loss revenue under the U.S. Department of the Treasury Final Rule; and

WHEREAS, since all the ARPA dollars have been calculated as loss revenue, the ARPA dollars have been deposited in the County’s General Fund; and

WHEREAS, the County Executive and County Council have authorized \$86 million of the ARPA dollars for community grants to benefit the residents of Cuyahoga County (the “ARPA Community Grant Fund”); and

WHEREAS, of the \$86 million for community grants, \$66 million have been encumbered for equal distribution to each County Council District; and

WHEREAS, the Cuyahoga County Council desires to provide funding from the District 9 ARPA Community Grant Fund in the amount of \$3,000 to Sigma Gamma Rho Sorority, Inc. for the Swim 1922 Program; and

WHEREAS, Sigma Gamma Rho Sorority, Inc. estimates approximately 100 people will be served annually through this award; and

WHEREAS, Sigma Gamma Rho Sorority, Inc. estimates the total cost of the project is \$5,000; and

WHEREAS, Sigma Gamma Rho Sorority, Inc. indicates the other funding source(s) for this project includes \$2,000 from the Sigma Gamma Rho Alpha Lambda Sigma Chapter Budget Allocation; and

WHEREAS, Sigma Gamma Rho Sorority, Inc. is estimating the date of the project will be May 4, 2024; and

WHEREAS, Sigma Gamma Rho Sorority, Inc. requested \$3,000 from the District 9 ARPA Community Grant Fund to complete this project; and

WHEREAS, the Cuyahoga County Council desires to provide funding in the amount of \$3,000 to Sigma Gamma Rho Sorority, Inc. to ensure this project is completed; and

WHEREAS, this Council by a vote of at least eight (8) members determines that it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue to provide for the usually, daily operations of the County.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. That the Cuyahoga County Council hereby awards a not-to-exceed amount of \$3,000 to Sigma Gamma Rho Sorority, Inc. from the General Fund made available by the American Rescue Plan Act revenue replacement provision for the Swim 1922 Program.

SECTION 2. If any specific appropriation is necessary to effectuate this agreement, the Director of the Office of Budget and Management is authorized to submit the requisite documentation to financial reporting to journalize the appropriation.

SECTION 3. That the County Council staff is authorized to prepare all documents to effectuate said award.

SECTION 4. That the County Executive is authorized to execute all necessary agreements and documents consistent with said award and this Resolution.

SECTION 5. If requested or necessary, the Agency of the Inspector General or Department of Internal Audit is authorized to investigate, audit, or review any part of this award.

SECTION 6. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution.

SECTION 7. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga

County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 8. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by _____, seconded by _____, the foregoing Resolution was duly adopted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: January 9, 2024

Committee(s) Assigned: Community Development

Journal _____

_____, 20 _____



Cuyahoga County Council

2079 East 9th Street, 8th Floor • Cleveland Ohio 44115
(216) 698-2010

COUNTY AMERICAN RESCUE PLAN ACT APPLICATION

APPLICANT INFORMATION:
Name of Requesting Entity (City, Business, Non-Profit, etc.): Sigma Gamma Rho Sorority, Inc.
Address of Requesting Entity: P.O. Box 210133 South Euclid, Ohio 44121
County Council District # of Requesting Entity: Cuyahoga County Council District 9
Address or Location of Project if Different than Requesting Entity: Cleveland State University Robert F. Busbey Natatorium 2451 Euclid Avenue Cleveland, Ohio 44115
County Council District # of Address or Location of Project if Different than Requesting Entity: Cuyahoga County District 3
Address of Entity:
Contact Name of Person Filling out This Request: Angela Toney
Contact Address if different than Requesting Entity: 19505 Fairway Avenue Maple Heights, OH 44137

Email: mstone1922@gmail.com	Phone: 216-832-0803
Federal IRS Tax Exempt No.: 34-6595469	Date: 11/29/2023

PROJECT DESCRIPTION

REQUEST DESCRIPTION (include the project name, a description of the project, why the project is important or needed, and timeline of milestones/tracking of the project):

The project name is SWIM1922.

Importance:

Sigma Gamma Rho Sorority Incorporated Alpha Lambda Sigma Chapter would like to implement one of our National programs Swim 1922. Swim 1922 was created to address the unfortunate truth that according to the CDC, approximately 10 people drown every day in the U.S.A. Approximately 70 percent of African American children and 60 percent of Hispanic children in the U.S. do not know how to swim. Additionally, African American children are three times more likely to drown than Caucasian children. With the grant, we would be able to implement a swim clinic that provides swimming lessons for both adults and children. This program aims to not only promote physical fitness but also foster a sense of community and improve water safety skills among the community. During the pandemic we were not able to host this program and believe we missed many underprivileged members of the community.

Background and Rationale: The community has a significant population of underprivileged individuals and families who face economic and social challenges. Access to extracurricular activities, such as swimming, are often limited for the residents. Moreover, water safety is a crucial life skill, and many in the community are deprived of the opportunity to acquire it.

Objectives:

- Provides opportunities for youth and adults within the African-American community to learn water safety in general and swimming specifically.
- Reduces the level of fear and apprehension of learning to swim.
- Opens minds and changes attitudes regarding African-Americans and swimming.

Program Details:

- Clinic: Offer swimming lessons/water safety for various age groups, including adults and children.
- Facility: Secure access to a local swimming pool.
- Affordability: Offer scholarships for low-income individuals and families for swim lessons.
- Community Involvement: Encourage volunteers from the community to assist in program operations and build a sense of ownership.

Funding:

To finance this initiative, we propose seeking donations from local businesses, grants, and community fundraising efforts. Additionally, we will explore partnerships with local schools, nonprofits, and government agencies to maximize resources.

Outcomes:

Reduced water-related accidents and improved water safety awareness.
Strengthened sense of community and social bonds.

Conclusion:

Adding water safety skills and swimming lessons to our community's offerings can have a lasting positive impact on the lives of underprivileged adults and children. By promoting fitness, fostering community, and enhancing water safety, we can contribute to the well-being and safety of our residents

Project Start Date: 5/4/2024

Project End Date:5/4/2024

IMPACT OF PROJECT:

Who will be served:

Sigma Gamma Rho Sorority, Inc. Alpha Lambda Sigma Chapter, plans to host 50 adults and 50 children for a swim safety clinic. Last year, the clinic was held at Cleveland State University and reached capacity very early. We want to expand to offer 2 clinics in one day. One for adults and one for children.

How many people will be served annually:

We want to serve 100 adults and children.

Will low/moderate income people be served; if so how:

The event is free and open to the public. Sigma Gamma Rho Sorority, Inc. serves the City of Cleveland and surrounding suburbs in community service.

How does the project fit with the community and with other ongoing projects:

Background and Rationale: The community has a significant population of underprivileged individuals and families who face economic and social challenges. Access to extracurricular activities, such as swimming, are often limited for the residents. Moreover, water safety is a crucial life skill, and many in the community are deprived of the opportunity to acquire it.

If applicable, how many jobs will be created or retained (specify the number for each) and will the jobs be permanent or temporary:

The water safety clinic relies on the expertise of professional swim instructors and the 20-30 swim volunteers. Our relationship with Cleveland State University includes having swim team members participate in the clinic also. We had two swim team members of color speak during the clinic on the importance of dispelling myths regarding swim safety.

We pay our coaches for the service.

We'd like to give our volunteers a gift for their service.

Address of Entity: Cleveland State University 2451 Euclid Avenue Cleveland, OH 44115

If applicable, what environmental issues or benefits will there be:

Program Details:

- Swim 1922 Clinic: Offer swimming lessons/water safety for various age groups, including adults and children.
- Facility: Cleveland State University
- Affordability: Offer scholarships for low-income individuals and families for swim lessons.
- Community Involvement: Encourage volunteers from the community to assist in program operations and build a sense of ownership.

If applicable, how does this project serve as a catalyst for future initiatives:

Adding SWIM 1922 water safety skills and swimming lessons to our community's offerings can have a lasting positive impact on the lives of underprivileged adults and children. By promoting fitness, fostering community, and enhancing water safety, we can contribute to the well-being and safety of our residents

FINANCIAL INFORMATION:

Total Budget of Project: 5,000

Cost of Promotion / Advertisement

Cost of Facility

Cost of Swim Instructors

Cost of Swim Volunteers

Swim Towels, Swim Caps, Swim Goggles for 100 individuals

Swim 1922 Swag

Food and Drink for 150 individuals

Other Funding Sources of Project (list each source and dollar amount separately):

Sigma Gamma Rho Alpha Lambda Sigma Chapter Budget Allocation 2,000

Total amount requested of County Council American Resource Act Dollars:
3,000

Since these are one-time dollars, how will the Project be sustained moving forward:

The program will be sustained by Sigma Gamma Rho Alpha Lambda Sigma, annual budget allocations. We want to use these funds to open the water safety clinic to a larger audience given County Council American Resource Act Dollars.

DISCLAIMER INFORMATION AND SIGNATURE:

Disclaimer:

I HEREBY CERTIFY that I have the authority to apply for financial assistance on behalf of the entity described herein, and that the information contained herein and attached hereto is true, complete, and correct to the best of my knowledge.

I acknowledge and agree that all County contracts and programs are subject to Federal Guidelines and Regulations, the Ohio Revised Code, the Cuyahoga County Charter, and all County Ordinances including all information submitted as part of this application is a public record.

I understand that any willful misrepresentation on this application or on any of the attachments thereto could result in a fine and/or imprisonment under relevant local, state, and/or federal laws or guidelines.

I agree that at any time, any local, state, or federal governmental agency, or a private entity on behalf of any of these governmental agencies, can audit these dollars and projects.

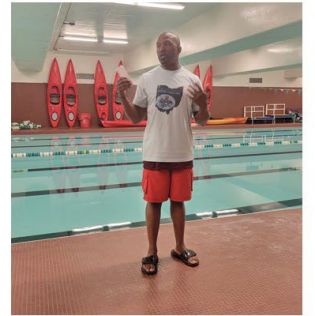
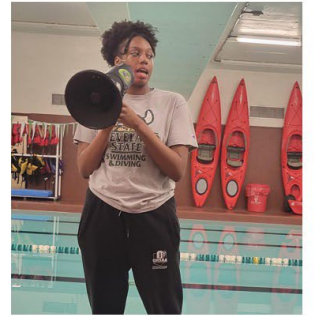
Printed Name: Angela Toney

Signature: *Angela Toney*

Date: 11/29/2023

Additional Documents

Are there additional documents or files as part of this application? Please list each documents name:



PIC • COLLAGE



THE ALPHA LAMBDA SIGMA & THETA RHO CHAPTERS OF
SIGMA GAMMA RHO SORORITY, INC.
IN PARTNERSHIP WITH RHYTHM & STROKE, LLC

APRIL
29
2023

SWIM 1922

FREE *Clinic*

AGES 7 & UP

10:30 - 1PM

LIMITED CAPACITY

SOLD OUT



CLEVELAND STATE UNIVERSITY
2451 EUCLID AVE | PE BUILDING
SERVICE@SGRHO-ALS.COM



SWIM 1922

County Council of Cuyahoga County, Ohio

Resolution No. R2024-0012

Sponsored by: Councilmember Simon	A Resolution awarding a total sum, not to exceed \$50,000, to Community Housing Solutions for the Home Repair Program from the District 11 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.
--	---

WHEREAS, Cuyahoga County received \$239,898,257 from the Federal Government through the American Rescue Plan Act (“ARPA”); and

WHEREAS, Cuyahoga County calculated 100% of the ARPA dollars as loss revenue under the U.S. Department of the Treasury Final Rule; and

WHEREAS, since all the ARPA dollars have been calculated as loss revenue, the ARPA dollars have been deposited in the County’s General Fund; and

WHEREAS, the County Executive and County Council have authorized \$86 million of the ARPA dollars for community grants to benefit the residents of Cuyahoga County (the “ARPA Community Grant Fund”); and

WHEREAS, of the \$86 million for community grants, \$66 million have been encumbered for equal distribution to each County Council District; and

WHEREAS, the Cuyahoga County Council desires to provide funding from the District 11 ARPA Community Grant Fund in the amount of \$50,000 to Community Housing Solutions for the Home Repair Program; and

WHEREAS, Community Housing Solutions estimates approximately 6 people will be served annually through this award; and

WHEREAS, Community Housing Solutions estimates the total cost of the project is \$100,000; and

WHEREAS, Community Housing Solutions indicates the other funding source(s) for this project includes \$50,000 from Federal Home Loan Bank of Cincinnati; and

WHEREAS, Community Housing Solutions is estimating the start date of the project will be January 2024 and the project will be completed by December 2024; and

WHEREAS, Community Housing Solutions requested \$50,000 from the District 11 ARPA Community Grant Fund to complete this project; and

WHEREAS, the Cuyahoga County Council desires to provide funding in the amount of \$50,000 to Community Housing Solutions to ensure this project is completed; and

WHEREAS, this Council by a vote of at least eight (8) members determines that it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue to provide for the usually, daily operations of the County.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. That the Cuyahoga County Council hereby awards a not-to-exceed amount of \$50,000 to Community Housing Solutions from the General Fund made available by the American Rescue Plan Act revenue replacement provision for the Home Repair Program.

SECTION 2. If any specific appropriation is necessary to effectuate this agreement, the Director of the Office of Budget and Management is authorized to submit the requisite documentation to financial reporting to journalize the appropriation.

SECTION 3. That the County Council staff is authorized to prepare all documents to effectuate said award.

SECTION 4. That the County Executive is authorized to execute all necessary agreements and documents consistent with said award and this Resolution.

SECTION 5. If requested or necessary, the Agency of the Inspector General or Department of Internal Audit is authorized to investigate, audit, or review any part of this award.

SECTION 6. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution.

SECTION 7. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be

disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 8. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by _____, seconded by _____, the foregoing Resolution was duly adopted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: January 9, 2024
Committee(s) Assigned: Community Development

Journal _____

_____, 20____



Cuyahoga County Council

2079 East 9th Street, 8th Floor • Cleveland Ohio 44115
(216) 698-2010

COUNTY AMERICAN RESCUE PLAN ACT APPLICATION

APPLICANT INFORMATION:	
Name of Requesting Entity (City, Business, Non-Profit, etc.):	
Community Housing Solutions	
Address of Requesting Entity:	
12114 Larchmere Blvd. Cleveland, OH 44120	
County Council District # of Requesting Entity:	
County Council District #11	
Address or Location of Project if Different than Requesting Entity:	
N/A	
County Council District # of Address or Location of Project if Different than Requesting Entity:	
Homes completed in County Council District 11, specifically in the Richmond Heights area.	
Contact Name of Person Filling out This Request:	
Pam Schuellerman, Executive Director	
Contact Address if different than Requesting Entity:	
Email:	Phone:
pams@yourchs.org	330-231-5815
Federal IRS Tax Exempt No.:	Date:
23-7299143	December 22, 2023

PROJECT DESCRIPTION

REQUEST DESCRIPTION (include the project name, a description of the project, why the project is important or needed, and timeline of milestones/tracking of the project):

Home Repair

At Community Housing Solutions (CHS), we believe every home contributes to the strength of a neighborhood. That is why we help care for homes by providing repair assistance to those in need, creating safe, healthy and well-maintained homes in our community. CHS delivers person centered solutions that ensure homes remain a financial asset to homeowners and empower them to continue living in their homes even if they struggle to maintain their properties. The home repair program is for qualified and income-eligible Cuyahoga County homeowners. The program addresses crucial repairs at no cost to low-income families, most often seniors, unable to afford expensive yet necessary repairs. The scope of work is customized for each client, and can include:

- Roofing and gutter work
- Heating, electrical and plumbing upgrades
- Interior and exterior carpentry work
- Security (new doors and window locks)
- Accessibility services for households with physically challenged members, including installation of ramps, removal of barriers, and modification of kitchens and bathrooms

Addressing the Following Needs:

The home repair program outcomes include:

- Addressing home repair assistance to low income homeowners so that they can live in a safe, healthy, and well-maintained environment.
- Ensuring that the homes of low-income families remain a financial asset to the owners as well as an asset in their communities.
- Empowering homeowners to continue living in their homes, rather than being forced to look for other housing because they are unable to maintain their properties.

This specific project will address critical repairs for residents in County Council District 11. These homeowners have been requesting service for these repairs for which funding is not available.

TimeLine: work expected to be completed by December 31, 2024.

Project Start Date:
January 1, 2024

Project End Date:
December 31, 2024

IMPACT OF PROJECT:
<p>Who will be served:</p> <p>At least 6 seniors in District 11 (Richmond Height) with critical repair requirements in their homes.</p>
<p>How many people will be served annually:</p> <p>At least 6 people will be serve under this contract.</p>
<p>Will low/moderate income people be served; if so how:</p> <p>Yes, all homeowners will be at or below 80% AMI. CHS has an application process in place to vet homeowners to ensure they meet the program requirements.</p>
<p>How does the project fit with the community and with other ongoing projects:</p> <p>CHS has completed other funded projects for District 11 and all have been successfully completed to date. The need for home repair continues to grow and residen`ts need the support.</p>
<p>If applicable, how many jobs will be created or retained (specify the number for each) and will the jobs be permanent or temporary:</p> <p>N/A</p>
<p>If applicable, what environmental issues or benefits will there be:</p> <p>CHS critical home program addresses critical safe and healthy issues in the home.</p>
<p>If applicable, how does this project serve as a catalyst for future initiatives:</p> <p>N/A</p>

FINANCIAL INFORMATION:**Total Budget of Project:**

\$100,000

Other Funding Sources of Project (list each source and dollar amount separately):

ARPA Funding - \$50,000

Federal Home Loan Bank of Cincinnati - \$50,000

Total amount requested of County Council American Resource Act Dollars:

\$50,000

Since these are one-time dollars, how will the Project be sustained moving forward:

CHS understands that these are one-time dollars to be used for critical repairs on homes designated in County District #11. Aside from this project, CHS actively looks for funding sources and partnerships to continue our vision of a safe and healthy home for everyone.

DISCLAIMER INFORMATION AND SIGNATURE:

Disclaimer:

I HEREBY CERTIFY that I have the authority to apply for financial assistance on behalf of the entity described herein, and that the information contained herein and attached hereto is true, complete, and correct to the best of my knowledge.

I acknowledge and agree that all County contracts and programs are subject to Federal Guidelines and Regulations, the Ohio Revised Code, the Cuyahoga County Charter, and all County Ordinances including all information submitted as part of this application is a public record.

I understand that any willful misrepresentation on this application or on any of the attachments thereto could result in a fine and/or imprisonment under relevant local, state, and/or federal laws or guidelines.

I agree that at any time, any local, state, or federal governmental agency, or a private entity on behalf of any of these governmental agencies, can audit these dollars and projects.

Printed Name:

Pamela C Schuellerman

Signature:

Pamela C Schuellerman

Date:

December 22, 2023

Additional Documents

Are there additional documents or files as part of this application? Please list each documents name: