

**CITY OF CLEVELAND**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**

***REQUEST FOR AMENDMENT TO ORDINANCE 671-2023***

**Authority to Award and Expend \$20,000,000 in ARPA funds, \$10,000,000 in General Funds, and \$17,700,000 in HOME-ARP Funds (*Round 2 Recommendations*)**

**LEGISLATIVE REQUEST - EXECUTIVE SUMMARY**

**ORDINANCE NO. XXX-2023**

**Description:** Legislation authorizing the Director of Community Development (CD) to amend Ord. No. 671-2023. Amendment will authorize the City of Cleveland to enter into an agreement with the agencies identified in Attachment 1, to provide for post-pandemic emergency gap financing for affordable and market-rate housing in the form of loans to qualified projects for amounts greater than \$50,000 using \$20,000,000 in ARPA funds, \$10,000,000 in General Funds, and \$17,700,000 in HOME-ARP funding.

**Purpose:** Legislation will be to authorize the use of \$20,000,000 in ARPA funds, \$10,000,000 in General Funds, and \$17,700,000 in HOME-ARP funding that will enhance the availability of adequate housing in the City and will improve the economic and general well-being of the people of the City. Loans given under this ordinance will assist qualified developers of Cleveland to address emergency rental needs such as affordability and accessibility by providing assistance dollars gap financing.

**Grantee:** Various, See Attachment 1

**Term:** Through December 31, 2026

**Estimated Cost:** N/A

**Amount:** \$20,000,000 ARPA, \$10,000,000 General Fund, \$17,700,000 H-ARP

**Funding Sources:** **ARPA (\$20mm):** Ord. 900-2022; Fund No. 01-001-9997, Fund No. 15 SF 190, RQS 8006, RLA 2022-59.

**General Fund (\$10mm):** Ord. 900-2022; Fund No. 01-001-9997, Fund No. 15 SF 190, RQS 8006, RLA 2022-59

**H-ARP (\$17.7mm):** Ord. 755-2022; RQS 8006, RLA 2022-48

**Core City Bonds (\$1.7mm):** Fund No. 20 SF 598

**RL No.** N/A

### Intent to Award and Waitlist Summary

ARPA Affordable Primary Recommendations						
Project Name	Developer Name	Units	Ward	Previous Color (If Changed)	Award Amount	Application Status
Empire Senior Housing	Beacon Communities Services LLC	65	9		\$ 2,000,000	Approved
Woodhill Station East	The Community Builders, Inc.	71	4		\$ 5,000,000	Approved
Fairfax Innovation Square Phase 2	Fairfax Renaissance Development Corporation	60	6		\$ 2,000,000	Approved
Amesbury Rosalind Apartments	Renewal Housing Associates, LLC & The Orlean Company	66	7		\$ 1,000,000	Approved
Garrett Square Senior Apartments	The Commonwealth Companies & Famoso Foundation	49	9		\$ 1,700,000	Approved
ArkiTainer Infill	WRJ Developers LLC	64	10		\$ 200,000	Approved
The Havyn Apartment Project (Phase 1)	MAN Properties Cleveland, LLC and Neighborhood Development Initiative, LLC	16	7		\$ 560,000	Approved
Variety Theater Complex	Variety Properties LLC / Flammos Holdings LLC	12	11			Denied
ArkiTainer on 72nd	WRJ Developers LLC	64	10			Denied
Karam Senior Living	Northwest Neighborhoods CDC	51	15		\$ 2,000,000	Approved
Stephen Howe	Revitalization Strategies Group	64	9		\$ 2,300,000	Approved
Fairview Gardens	Near West Community Land Trust, Inc	39	3	Yellow	\$ 1,500,000	More Info Required
Woodhill Center North (Phase 4A)	The Community Builders, Inc.	139	6	Yellow	\$ 1,140,000	Approve - Split with HOME-ARP
Nearwest Community Land Trust	Near West Community Land Trust, Inc	12	3, 15, 14		\$ 600,000	Moved from HOME-ARP to ARPA
MLK Jr. High School	Structures Unlimited LLC	363	7			Denied
Charles Lake Phase I	Charles Lake Developers, LLC	61	10			Denied
Alber Building Apartment Conversion	West Park Kamm's Neighborhood Development	5	17			
Phase 6 Woodhill Center 9%	The Community Builders, Inc.	44	6			
Bridgeworks	Bridgeworks, LLC	140	3			
Franklin Yards	Dalad Group	38	3			
Phase 2 (E. 90th in between Hough and Chester)	MAN Properties Cleveland, LLC and Neighborhood Development Initiative, LLC	42	7			
Kirby Manor	National Church Residences	146	15			
W 25th Street Apartments Phase II	The Community Builders, Inc.	100	14			
Robert Fulton Apartments	Tober Development Company	96	1			
Habitat for Humanity	Greater Cleveland Habitat for Humanity	50	16, 15, 4, 2			

HOME-ARP Primary Recommendations						
Project Name	Developer Name	Units	Ward	Previous Color Status (If Changed)	Award Amount	Application Status
EDEN Expansion Phase III	Emerald Development and Economic Network Inc.	8	15		\$ 1,041,015	Approve
Cuyahoga TAY	CHN Housing Partners	50	10		\$ 1,200,000	Approve
Emerald Senior	CHN Housing Partners	62	9		\$ 2,700,000	Approve
99th St. Affordable/Veteran Housing Project	Cleveland-Home	4	11			Withdrawn
Independence Place	YWCA Greater Cleveland	23	7			No Response
Hitchcock Treatment Center	The Finch Group	50	9	New Addition	\$ 1,500,000	Approve
Hitchcock Supportive Housing	The Finch Group	59	9	New Addition	\$ 735,480	Approve
The Arch at Saint Michael	CHN Housing Partners	46	14	Yellow	\$ 2,900,000	Moved from ARPA to HOME-ARP
Woodhill Center North (Phase 4A)	The Community Builders, Inc.	139	6	Yellow	\$ 1,013,472	Approve - Split with ARPA

Non-Congregate Shelter Primary Recommendations						
Project Name	Developer Name	Units	Ward	Previous Color (If Changed)	Award Amount	Application Status
CSA Phase III Supportive Housing	Community Service Alliance	14	5			Withdrawn
Norma Herr Women's Center Rehab and Expansion	Emerald Development and Economic Network Inc.	203	7		\$ 5,668,757	Approve
Walter Collins Veteran's Housing Project	UNION MILES DEVELOPMENT CORPORATION and RID-ALL PARTNERSHIP	10	2		\$ 543,276	Approve
Joseph's Home	Joseph's Home	11	5	New Addition	\$ 398,000	Approve

Single Family Primary Recommendations						
Project Name	Developer Name	Units	Ward	Previous Color (If Changed)	Award Amount	Application Status
The Allen Estates: Phase 0	Frontline Development Group, LLC	5	7			More Info
Oasis Housing Development ("Oasis")	Eternal Housing Fund ("EHF")	30	5			More Info Requested
Elevation (Phase 2)	Entrada at Woodland Heights, LLC	10	6			Withdrawn
E 174th and Nottingham	Cleveland Neighborhood Progress	9	8			More Info Requested

MF Market Rate Primary Recommendations						
Project Name	Developer Name	Units	Ward	Previous Color (If Changed)	Award Amount	Application Status
89th Rising Multi-Family Housing	We Rise Development LLC	48	6		\$ 2,000,000	Approve
The Allen Estates: Anchor 66	Frontline Development Group, LLC	80	7		\$ 2,000,000	Approve
Hawthorne Elementary School	Sustainable Community Associates VIII	36	16		\$ 3,000,000	Approve
Memphis and Pearl	Desmone and Tipping Point	74	13		\$ 3,000,000	Approve
Innovation Landing Phase 2	Innovation Landing LLC	8	5			Denied
Chester 82	Marous Development Group LLC	127	7			Denied