

Ordinance No. 1253-2019 (As Amended)

Council Members Brancatelli, Kelley, Griffin
(by departmental request)

AN EMERGENCY ORDINANCE

Authorizing the Director of Community Development to be a co-applicant and co-Grantee with Cuyahoga Metropolitan Housing Authority which will allow CMHA to accept HUD funding to implement the Choice Neighborhoods Implementation Grant.

WHEREAS, the Department of Community Development is authorized to be a co-applicant and co-Grantee with the Cuyahoga Metropolitan Housing Authority (“CMHA”), the Lead Applicant, to receive United States Department of Housing and Urban Development’s (“HUD”) Choice Neighborhood Implementation (“CNI”) grant funds in an amount up to \$35,000,000; and

WHEREAS, as part of HUD’s grant-funding process under the CNI grant, HUD requires a local city to be listed on the application as a co-applicant and to be obligated as a co-Grantee under the CNI Grant Agreement; and

WHEREAS, only the Lead Applicant is authorized to receive the CNI grant proceeds; and

WHEREAS, the CNI grant supports locally driven solutions for transforming distressed neighborhoods using place-based strategies to address housing, neighborhoods, and people; and

WHEREAS, one of CMHA’s initiatives under CNI grant will be to redevelop the Woodhill Homes through these funds and other leveraged funding sources; and

WHEREAS, this ordinance constitutes an emergency measure providing for the usual daily operation of a municipal department; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. That The Director of Community Development is authorized to be a co-applicant and co-Grantee with CMHA and to enter into a Choice Neighborhoods Implementation Grant Agreement with HUD that will allow CMHA to receive up to \$35,000,000 in CNI grant funding from HUD. **The transformation plan for Woodhill Estates is consistent with the City’s HUD consolidated action plan, and revitalization of the neighborhood is a priority of the plan.”**

Section 2. In addition to the requirement that the City be a co-applicant, this competitive application requires certain specific commitments from the City as noted below. These commitments are meant to demonstrate the City’s role as partner and co-applicant, and that it is providing robust support through a range of methods. These commitments include:

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Infrastructure Funding - \$15.5M to support infrastructure financing for this Woodhill CNI implementation grant application.

CDBG Funding: 10% of the City's annual CDBG allocation will be directed to the Woodhill transformation planning area over the six year implementation grant. This represents a commitment of at least \$2.1M based on the PY19 HUD award.

Section 3. Housing Implementation Plan – Site Control/Donation of City Land

The Housing Plan replaces 100% of the existing Woodhill Homes public housing units as well as creates approximate 145 new units without a rental subsidy. The first two phases of housing are off of the current Woodhill site, dispersing the CMHA housing into the broader neighborhood and building more of a street presence along Woodland; the housing on Woodland also extends east towards 116th.

The developments will be funded through a combination of competitive 9% low income housing tax credits (LIHTC), non-competitive 4% LIHTC, tax exempt bonds, Choice grant funds, and gap financing including City CDBG and other sources.

In support of the Housing Plan, the City commits the land bank parcels in the Woodhill transformation boundaries to housing and the broader development of the neighborhood.”.

Section 4. That the Director of Community Development is authorized to enter into a separate agreement with CMHA regarding the implementation of the CNI grant program.

Section 5.. That the summary for the grant, File No. 1253-2019-A , made a part of this ordinance as if fully rewritten, is approved in all respects and shall not be changed without additional legislative authority.

Section 6 That this ordinance is declared to be an emergency measure and, provided it receives the affirmative vote of two-thirds of all the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

GEP:nl
10-7-19

FOR: Director Menesse

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Amendments to Ord. No. 1235-2019

THERE IS NO LEGAL OBJECTION TO THIS LEGISLATION IF AMENDED AS FOLLOWS:

1. In Section 1, at the end, add the following: "The transformation plan for Woodhill Estates is consistent with the City's HUD consolidated action plan, and revitalization of the neighborhood is a priority of the plan."

2. Insert new Sections 2, 3, and 4 to read as follows:

"Section 2. In addition to the requirement that the City be a co-applicant, this competitive application requires certain specific commitments from the City as noted below. These commitments are meant to demonstrate the City's role as partner and co-applicant, and that it is providing robust support through a range of methods. These commitments include:

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3. Renumber existing Sections 2 and 3, and 4 to new "Section 4", "Section 5", and "Section 6".

Date: _____ (Signed): _____
Stephanie Melnyk
Chief Assistant Director of Law

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READ FIRST TIME on OCTOBER 7, 2019 **REPORTS**
and referred to DIRECTORS of Community Development, Finance and Law,
COMMITTEES on Development Planning and Sustainability, Finance

CITY CLERK

READ SECOND TIME
by the council **October 21, 2019.**

CITY CLERK

READ THIRD TIME
by the council **October 21, 2019.**

PRESIDENT

CITY CLERK

APPROVED

MAYOR

PASSAGE RECOMMENDED BY
COMMITTEE ON
**DEVELOPMENT, PLANNING AND
SUSTAINABILITY**

FILED WITH COMMITTEE

PASSAGE RECOMMENDED BY
COMMITTEE ON
FINANCE

FILED WITH COMMITTEE



