

# County Council of Cuyahoga County, Ohio

## Resolution No. R2022-0244

<b>Sponsored by: County Executive Budish/Department of Development</b>  <b>Co-sponsored by: Councilmembers Miller, Gallagher, Turner, Simon and Jones</b>	<b>A Resolution</b> authorizing Affordable Housing Loans to various organizations in the total amount not-to-exceed \$4,550,000.00 for the Affordable Housing Gap Financing Program; authorizing the County Executive and/or Director of Development to execute all documents consistent with said loans and this Resolution; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Executive/Department of Development has recommended Affordable Housing Loans to various organizations in the total amount not-to-exceed \$4,550,000.00 for the Affordable Housing Gap Financing Program as follows:

- a) 2804 Moreland, LLC in the amount not-to-exceed \$450,000.00 for rehabilitation of a vacant residential building, located at 2804 Moreland Boulevard, City of Cleveland, to create 23 units of affordable housing;
- b) CHN Housing Partners in the amount not-to-exceed \$450,000.00 for the construction of (40) affordable housing units for low to moderate-income persons, with an emphasis on single parents seeking higher education;
- c) Cuyahoga Land Bank in the amount-to-exceed \$1,500,000.00 to provide matching grants for housing **and** rehabilitation; and matching grants for the construction of (2) (5) new homes in the City of East Cleveland;
- d) Emerald Development and Economic Network, Inc., in the amount not-to-exceed \$450,000.00 for the redevelopment and rehabilitation of (1) existing building and the creation of new affordable housing units for EDEN Expansion Phase II Project;
- e) Emerald Development and Economic Network, Inc., in the amount not-to-exceed \$450,000.00 for the redevelopment and rehabilitation of (2) existing building and the creation of (6) new, affordable rental housing units, located on Madison Avenue and Lorain Avenue in the City of Cleveland;

- f) Frontline Development Group, LLC, in the amount not-to-exceed \$600,000.00 for the construction of (240) workforce-based, affordable housing units for The Allen Estates Project;
- g) Lutheran Metropolitan Ministry in the amount not-to-exceed \$200,000.00 for construction of (4) new, affordable, energy-efficient, permanent housing units for people experiencing homelessness in the City of Cleveland;
- h) Northwest Neighborhoods CDC in the amount not-to-exceed \$450,000.00 for the creation of (51) affordable rental housing units for seniors for The Karam Senior Living Project; and

WHEREAS, the primary goal of these loans is to perform affordable housing projects; and

WHEREAS, the project is funded \$3,000,000.00 General Fund-American Rescue Plan Act (ARPA) Revenue Replacement/Provision of Government Services and \$2,000,000.00 Federal HOME Investment Partnership Funds; and

WHEREAS, 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 authorizes Affordable Housing Loans to various organizations in the total amount not-to-exceed \$4,550,000.00 for the Affordable Housing Gap Financing Program as follows:

- a) 2804 Moreland, LLC in the amount not-to-exceed \$450,000.00 for rehabilitation of a vacant residential building, located at 2804 Moreland Boulevard, City of Cleveland, to create 23 units of affordable housing;
- b) CHN Housing Partners in the amount not-to-exceed \$450,000.00 for the construction of (40) affordable housing units for low to moderate-income persons, with an emphasis on single parents seeking higher education;
- c) Cuyahoga Land Bank in the amount-to-exceed \$1,500,000.00 to provide matching grants for housing **and** rehabilitation; and matching grants for the construction of (~~2~~) **(5)** new homes in the City of East Cleveland;
- d) Emerald Development and Economic Network, Inc., in the amount not-to-exceed \$450,000.00 for the redevelopment and rehabilitation of (1) existing building and the creation of new affordable housing units for EDEN Expansion Phase II Project;

- e) Emerald Development and Economic Network, Inc., in the amount not-to-exceed \$450,000.00 for the redevelopment and rehabilitation of (2) existing building and the creation of (6) new, affordable rental housing units, located on Madison Avenue and Lorain Avenue in the City of Cleveland;
- f) Frontline Development Group, LLC, in the amount not-to-exceed \$600,000.00 for the construction of (240) workforce-based, affordable housing units for The Allen Estates Project;
- g) Lutheran Metropolitan Ministry in the amount not-to-exceed \$200,000.00 for construction of (4) new, affordable, energy-efficient, permanent housing units for people experiencing homelessness in the City of Cleveland;
- h) Northwest Neighborhoods CDC in the amount not-to-exceed \$450,000.00 for the creation of (51) affordable rental housing units for seniors for The Karam Senior Living Project; and

**SECTION 2.** That the County Executive and/or the Director of Development are authorized to execute all documents consistent with said loans and this Resolution.

**SECTION 3.** That this Resolution shall sunset twenty-four (24) months after County Council approval should the authorized action have not occurred by that date. In the event this Resolution sunsets prior to the authorized action taking place, the Director of Development shall notify the Clerk of Council in writing. The Clerk of Council shall record the sunseting of this Resolution in the Council's journal.

**SECTION 4.** It is necessary that this Resolution become immediately effective for the usual daily operation of the County and the 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 5.** It is found and determined that all formal actions of this Council 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: July 19, 2022

Committee(s) Assigned: Community Development

Legislation Amended on the Floor: July 19, 2022

Additional Sponsorship Requested in Committee: July 25, 2022

Committee Report/Second Reading: August 2, 2022

[Clerk's Note: Technical correction made to Item C. at the request of the Department  
July 25, 2022]

Journal \_\_\_\_\_  
\_\_\_\_\_, 20\_\_