

County Council of Cuyahoga County, Ohio

Resolution No. R2023-0368

Sponsored by: Councilmember Sweeney and County Executive Ronayne	A Resolution authorizing an affordable housing forgivable loan in a total sum, not to exceed \$2,000,000, 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 the County’s General Fund made available by ARPA; 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 and County Executive desires to provide \$500,000 from the District 3 ARPA Community Grant Fund and \$1,500,000 from the County’s General Fund made available by ARPA for a total amount of \$2,000,000 to the Northwest Neighborhoods CDC for the Karam Senior Living Development Project; and

WHEREAS, the Northwest Neighborhoods CDC will create 51 units of affordable housing for seniors;

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 \$20,977,741; 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. \$2,000,000 from City of Cleveland ARPA;
- C. \$1,200,000 from Private Grants;
- D. \$1,140,000 from City of Cleveland HOME Funds;
- E. \$1,000,000 from City of Cleveland Transformative Neighborhood Project;
- F. \$950,000 from Ohio Housing Finance Agency Loan;
- G. \$725,000 from Deferred Developer Fee;
- H. \$685,000 from a Financing Loan;
- I. \$600,000 from City of Cleveland Housing Trust Fund;
- J. \$450,000 from County HOME Funds; and

WHEREAS, the Northwest Neighborhoods CDC indicates that the start date of the project was September 2024 and the project will be completed August 2027; and

WHEREAS, the Northwest Neighborhoods CDC requested \$500,000 from the District 3 ARPA Community Grant Fund to complete this project and \$1,500,000 from the General Fund made available by the American Rescue Plan Act revenue replacement provision; and

WHEREAS, the Cuyahoga County Council and County Executive desires to provide funding in the amount of \$2,000,000 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 \$2,000,000 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 Executive and/or the Director of the Department of Housing and Community Development is authorized to execute all documents consistent with said forgivable loan and this resolution.

SECTION 4. 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 5. 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 6. 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 7. 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

Legislation Substituted in Committee: March 18, 2024

Committee Report/Second Reading: March 26, 2024

Journal _____

_____, 20____