



MINUTES

CUYAHOGA COUNTY COMMUNITY DEVELOPMENT
COMMITTEE MEETING
MONDAY, OCTOBER 28, 2024
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 10:15 a.m.

2. ROLL CALL

Ms. Stephens asked Assistant Deputy Clerk Georgakopoulos to call the roll. Committee members Stephens, Jones, Gallagher and Kelly were in attendance and a quorum was determined. Committee member Simon arrived after the roll call was taken. Councilmembers Miller and Turner were also in attendance.

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE OCTOBER 7, 2024 MEETING

A motion was made by Mr. Jones, seconded by Mr. Kelly, and approved by unanimous vote to approve the minutes from the October 7, 2024 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2024-0354: A Resolution awarding a total sum, not to exceed \$36,293.06, to the City of Garfield Heights for the St. John Lutheran Church Gym Flooring Project from the District 8 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

The Honorable Matt Burke, Mayor of the City of Garfield Heights, addressed the Committee regarding Resolution No. R2024-0354. Discussion ensued.

Committee members and Councilmembers asked questions of the Honorable Mayor Burke pertaining to the item, which he answered accordingly.

On a motion by Mr. Jones with a second by Mr. Kelly, Resolution No. R2024-0354 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

Ms. Stephens, Ms. Turner and Mr. Miller requested to have their names added as co-sponsors to the legislation.

b) R2024-0375: A Resolution amending Resolution No. R2022-0244 dated 9/13/2022, which authorized Affordable Housing Loans to various organizations in the total amount not-to-exceed \$4,550,000.00 for the Affordable Housing Gap Financing Program by (i) removing the Frontline Development Group, LLC loan in its entirety, (ii) amending the funding to reflect the removal of Frontline Development Group LLC, (iii) replacing the Director of Development with the Director of Housing and Community Development in Section 2, and (iv) extending the sunset provision contained in Section 3 to 12/31/2025; and declaring the necessity that this Resolution become immediately effective:

- 1) 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.
- 2) 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 housing units located on Madison Avenue and Lorain Avenue in the City of Cleveland.
- 3) 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.

- 4) 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.
- 5) 2804 Moreland, LLC in the amount not-to-exceed \$450,000.00 for rehabilitation of a vacant residential building, located at 2804 South Moreland Boulevard, City of Cleveland, to create 23 units of affordable housing.
- 6) 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.
- 7) Cuyahoga Land Bank in the amount not-to-exceed \$1,500,000.00 to provide matching grants for housing and rehabilitation; and matching grants for the construction of (5) new homes in the City of East Cleveland.
- 8) 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.

Ms. Sara Parks Jackson, Director of the Department of Housing and Community Development, addressed the Committee regarding Resolution No. R2024-0375. Discussion ensued.

Committee members and Councilmembers asked questions of Ms. Parks Jackson pertaining to the item, which she answered accordingly.

On a motion by Ms. Stephens with a second by Mr. Jones, Resolution No. R2024-0375 was considered and approved by unanimous vote to be referred to the full Council agenda for passage under second reading suspension of the rules.

- c) R2024-0376: A Resolution authorizing a contract with CHN Housing Partners in the amount not-to-exceed \$5,000,000.00 for housing, counseling, and program administration services of the Cuyahoga Property Tax Assistance Program to prevent tax foreclosure and

displacement of homeowners facing financial hardship through provisions of direct taxpayer assistance, effective upon contract signatures of all parties, for a period of two (2) years, authorizing the County Executive to execute Contract No. 4915 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Mr. Brad Cromes, County Treasurer; Ms. Nina Holzer, Director of Financial Mobility and Ms. Laura Boustani, Vice President, External Affairs for CHN Housing Partners, addressed the Committee regarding Resolution No. R2024-0376. Discussion ensued.

Committee members and Councilmembers asked questions of Mr. Cromes, Ms. Holzer and Ms. Boustani pertaining to the item, which they answered accordingly.

There was no legislative action taken on Resolution No. R2024-0376.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

With no further business to discuss, Chairwoman Stephens adjourned the meeting at 11:49 a.m., without objection.