



Legislation Text

File #: 2095-2022, **Version:** 1

BACKGROUND

This legislation authorizes the Director of the Department of Development to enter into a grant agreement with Healthy Linden Homes II, LLC in an amount up to \$2,000,000.00 to develop up to 30 new rental housing units in zip code 43211.

Healthy Linden Homes II, LLC, a non-profit company, seeks to further address the housing affordability issues that Columbus faces by developing up to 30 units of new construction rental housing in zip code 43211. These properties will consist of infill development, designed to replace residential structures that have been demolished. Additionally, the parcels that have been identified for redevelopment are being acquired exclusively from the City of Columbus and Franklin County Land Banks.

The up to 30 rental units will consist of no more than 10 single family homes and 10 duplexes. All but nine of these properties will be built by Unibilt Industries-a modular home builder located in Dayton, Ohio. The modular units will be delivered approximately 75% complete and set on full foundations. Healthy Homes has engaged a General Contractor who will complete all site preparations, construct the foundations, and manage the balance of work post-delivery. Once delivered, the units will require mechanical connections for electric, plumbing, and HVAC. Porches will be constructed on site and there will be some minor interior finishes to finalize. Lastly, the General Contractor will pour concrete parking pads and walk ways and each site will be fully landscaped with sod, bushes, and a shade tree. Upon completion, these projects will blend with the existing fabric of the community and there will be no visible evidence to suggest that they are modular in nature. The nine units that are not modular are ranch style homes and will consist of traditional stick construction.

In addition to high-quality, affordable places to call home, the tenant families who will reside in these units will have access to a variety of supportive services and advocacy opportunities. Healthy Homes recently hired a full time Tenant Services Coordinator to serve as a link between residents and health/social service providers and Nationwide Children's Healthy Neighborhoods Healthy Families (HNHF) programming. The Tenant Services Coordinator will work to increase health knowledge and self-sufficiency of the tenant families through outreach, community education, and referrals to community resources, social supports, and advocacy. More specifically, tenants will have improved access to health, educational, workforce, and life skills development opportunities. Financial literacy, parenting classes, and mental health services will also be emphasized. Service engagement will not be a requirement for the families that Healthy Homes serves, but it will be available to all households as needed

Emergency action is requested in order to maintain the project schedule.

FISCAL IMPACT: Funding is available in 2021 Capital Improvement Budget. An amendment to the 2021 Capital Budget is required to establish sufficient budget authority for the project. \$1,191,267.00 is available in Fund 7779 and \$808,733.00 is available in Fund 7739.

CONTRACT COMPLIANCE: the vendor number is 041861 and expires 6/14/2024.

To amend the 2021 Capital Improvement Budget; to authorize the City Auditor to transfer funds within the Affordable Housing Bond Fund and within the Development - Taxable Bond Fund; to authorize the Director of Development to enter into a grant agreement with Healthy Linden Homes II, LLC, a non-profit company, in an amount up to \$2,000,000.00 to develop up to 30 new rental housing units in zip code 43211; to authorize the expenditure of up to \$1,191,267.00 from the Affordable Housing Bond Fund and up to \$808,733.00 from the Development - Taxable Bond Fund; and to declare an emergency. (\$2,000,000.00)

WHEREAS, the Director of Development seeks to enter into a grant agreement in an amount up to \$2,000,000.00 with Healthy Linden Homes II, LLC to develop up to 30 new rental housing units in zip code 43211; and

WHEREAS, these properties will consist of infill development, designed to replace residential structures that have been demolished; and

WHEREAS, the parcels that have been identified for redevelopment are being acquired exclusively from the City of Columbus and Franklin County Land Banks; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to authorize the Director to enter into the grant agreement in order to maintain the project schedule, thereby preserving the public health, peace, property, safety and welfare; **NOW, THEREFORE**,

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

SECTION 1. That the 2021 Capital Improvements Budget authorized by ordinance 2707-2021 be amended as follows to establish sufficient authority for this project:

Fund / Project / Project Name / C.I.B. / Change / C.I.B. as Amended

7779 / P782012-100000/ Affordable Housing (Voted 2019) / \$1,191,267.00 / (\$1,191,267.00) / \$0.00

7779 / P782036-100000 / Healthy Linden Homes (Voted 2019) / \$0.00 / \$1,191,267.00 / \$1,191,267.00

7739 / P782001-100000 / Housing Preservation (Councilmatic) / \$1,261,032.00 / (\$808,733.00) / \$452,299.00

7739 / P782036-100000 / Healthy Linden Homes (Councilmatic) / \$0.00 / \$808,733.00 / \$808,733.00

SECTION 2. That the transfer of \$1,191,267.00 or so much thereof as may be needed, is hereby authorized within Fund 7779 (Affordable Housing Bond fund), Dept-Div 44-10 (Housing) per the account codes in the attachment to this ordinance.

SECTION 3. That for the purpose as stated in Section 6, the expenditure of \$1,191,267.00, or so much thereof as may be necessary, is hereby authorized in fund 7779 (Affordable Housing Bond fund), Project P782036-100000, Dept. 44-10 (Housing), in Object Class 06 (Capital Outlay) per the accounting codes in the attachment to this ordinance.

SECTION 4. That the transfer of \$808,733.00 or so much thereof as may be needed, is hereby authorized within Fund 7739 (Development Taxable Bond fund), Dept-Div 44-10 (Housing) per the account codes in the attachment to this ordinance.

SECTION 5. That for the purpose as stated in Section 6, the expenditure of \$808,733.00, or so much thereof as may be necessary, is hereby authorized in fund 7739 (Development Taxable Bond fund), Project P782036-100000, Dept. 44-10 (Housing), in Object Class 06 (Capital Outlay) per the accounting codes in the attachment to this ordinance.

SECTION 6. That the Director of Development be and is hereby authorized to enter into a grant agreement with Healthy Linden Homes II, LLC, a non-profit company, in an amount up to \$2,000,000.00 to develop up to 30 new rental housing units in zip code 43211.

SECTION 7. That the City Auditor is hereby authorized to transfer the unencumbered balance in a project account to the unallocated balance account within the same fund upon receipt of certification by the Director of the Department administering said project that the project has been completed and the monies are no longer required for said project.

SECTION 8. That the funds necessary to carry out the purpose of this ordinance are hereby deemed appropriated, and

the City Auditor shall establish such accounting codes as necessary.

SECTION 9. That the City Auditor is authorized to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this ordinance

SECTION 10. That, for the reasons stated in the Preamble hereto, which is hereby made a part hereof, this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after passage and approval by the Mayor or ten days after passage if the Mayor neither approves nor vetoes the same.