



Legislation Details (With Text)

File #: 245X-2004 **Version:** 1
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File created: 10/27/2004 **In control:** Health, Housing & Human Services Committee
On agenda: 11/8/2004 **Final action:** 11/10/2004
Title: To support the application of Lutheran Social Services of Central Ohio (Barnett Plaza) for the Housing Development Assistance Program; and to declare an emergency.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
11/10/2004	1	CITY CLERK	Attest	
11/9/2004	1	MAYOR	Signed	
11/8/2004	1	Columbus City Council	Adopted	Pass
11/8/2004	1	COUNCIL PRESIDENT	Signed	
10/28/2004	1	Dev Drafter	Sent for Approval	
10/28/2004	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	
10/28/2004	1	Dev Drafter	Sent for Approval	
10/28/2004	1	CITY ATTORNEY	Reviewed and Approved	
10/28/2004	1	Dev Drafter	Sent to Clerk's Office for Council	

BACKGROUND: The Ohio Housing Finance Agency (OHFA) operates the Non-Housing Credit Housing Development Assistance Program (HDAP). This program is designed to increase the supply of quality affordable rental housing. This assistance provides the private housing development community the incentives to develop affordable housing by offsetting building acquisition, new construction or substantial rehabilitation costs.

HDAP is a competitive review process based on the applicant meeting selected criteria. Some of the criteria are public benefit, location and organizational capacity. A resolution of support from Columbus City Council would provide the applicant with thirty-five (35) competitive points. The HDAP applications are due to OHFA on December 3, 2004.

Emergency action is requested for this resolution in order to comply with the time line for the OHFA applications.

FISCAL IMPACT: No funding is required for this legislation.

To support the application of Lutheran Social Services of Central Ohio (Barnett Plaza) for the Housing Development Assistance Program; and to declare an emergency.

WHEREAS, The Ohio Housing Finance Agency (OHFA) is requesting applications for the Non-Housing Credit Housing Development Assistance (HDAP) from developers to create affordable housing in areas of

high need and for special populations having the highest need; and

WHEREAS, the competitive process plan offers competitive points for local government support in the form of a City Council resolution; and

WHEREAS, Lutheran Social Services of Central Ohio (Barnett Plaza) is proposing the rehabilitation of rental housing units far east side in the City of Columbus; and

WHEREAS, the project will contain a total of fifty (50) units; and

WHEREAS, all fifty (50) of the project's units will be affordable to low income persons at fifty percent (50%) or less of Area Median Gross Income (AMGI); and

WHEREAS, forty-eight (48) of the project's units will be 1 bedroom, two (2) of the project's units will be 2 bedroom; and

WHEREAS, the project meets the special needs category of set aside for elderly households; and

WHEREAS, the project conforms with the goals of the Consolidated Plan in that it preserves the supply of affordable rental housing; and

WHEREAS, Lutheran Social Services of Central Ohio has presented the proposal to the appropriate area commissions and/or civic associations for review; and

WHEREAS, an emergency exists in the usual daily operation of the City of Columbus in that it is immediately necessary to approve this resolution in order to comply with the time line for the OHFA applications, all for the immediate preservation of the public health, property, safety and welfare; NOW, THEREFORE,

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

Section 1. That the City of Columbus supports the application by Lutheran Social Services of Central Ohio (Barnett Plaza) for Non-Housing Credit Housing Development Assistance Program for the preservation and rehabilitation of elderly housing.

Section 2. That for reasons stated in the preamble hereto, which is hereby made a part hereof, this resolution is declared to be an emergency measure and shall take effect and be in force from and after its adoption and approval by the Mayor, or ten days after adoption if the Mayor neither approves nor vetoes the same.