



Legislation Text

File #: 1237-2020, **Version:** 1

1. BACKGROUND

This legislation authorizes the Director of the Department of Development to enter into a Housing Development Agreement with Central Ohio Community Land Trust, an Ohio Non-profit Corporation (hereinafter the "COCLT"). The COCLT is a subsidiary of the Central Ohio Community Improvement Corporation, the Franklin County Land Reutilization Corporation.

COCLT is proposing to develop 10 houses in Franklinton using land bank lots adjacent to and lots within the redevelopment of former Mt. Carmel Hospital site. Homes developed by the COCLT will be made permanently affordable to homeowners and will be constructed as a part of a larger market rate project. The Housing Development Agreement (the "HDA") will outline the plans and certain commitments of the Development Team and the City as it relates to the Project.

The Department of Development agrees to submit future legislation to City Council to authorize one or more Agreements for the funding commitment of \$1,000,000.00.

2. FISCAL IMPACTS

There is no fiscal impact for this legislation.

To authorize the Director of the Department of Development to enter into a Housing Development Agreement with the Central Ohio Community Land Trust, to outline the plans and certain commitments of the parties relating to the proposed redevelopment of the property located on various lots in the Franklinton neighborhood of Columbus.

WHEREAS, COCLT is developing new affordable residential homes on lots in and around the former Mt. Carmel Hospital site in Franklinton, as a part of the larger redevelopment project (the "Sites"); and

WHEREAS, COCLT is proposing to redevelop the Sites into an affordable housing development under the land trust model that will include retaining ownership of the underlying land to ensure the site remain permanently affordable, (the "Project"); and

WHEREAS, the COCLT has been undertaken in cooperation and partnership with the City as a much needed affordable housing project for the Franklinton neighborhood; and

WHEREAS, the Parties desire to memorialize their understanding and agreements with respect to such cooperation in a Housing Development Agreement; and

WHEREAS, the City's obligation to provide financial assistance as set forth herein is contingent upon the subsequent adoption of appropriate legislation by Columbus City Council authorizing such assistance; and

WHEREAS, it has become necessary in the usual daily operation of the Department of Development to authorize the Director to enter into an Housing Development agreement with Central Ohio Development Community Land Trust to outline the plans and commitments of the parties, for the preservation of the public health, safety and welfare; **NOW, THEREFORE**,

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

SECTION 1. That the Director of the Department of Development be and is hereby authorized to enter into a Housing Development Agreement on behalf of the City with the Central Ohio Community Land Trust, an Ohio Non-profit Corporation, to outline the plans and certain commitments of the parties relating to the proposed redevelopment of various sites located in the Franklinton neighborhood of Columbus.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.