



Legislation Text

File #: 1274-2021, **Version:** 1

BACKGROUND: This ordinance authorizes the appropriation and expenditure of up to \$158,668.00 of the 2020 HOME Investment Partnerships Program (HOME) entitlement grant from the U.S. Department of Housing and Urban Development and the expenditure of \$10,497.00 from existing ACPOs, for a total of \$169,165.00, and to enter into a commitment letter, loan agreement, promissory note, mortgage, and grant agreement with CHP Homeport Homes, LLC for the construction of a single family home in the American Addition Neighborhood, at 1310 Puritan Avenue.

With the construction of a new, single-family home at 1310 Puritan Avenue, CHP Homeport Homes, LLC continues their redevelopment of the American Addition neighborhood in the central city of Columbus. It is a 60 acre site consisting of approximately 260 parcels. The boundaries of the neighborhood are defined by Twelfth Avenue to the north, Dewey Avenue to the south, Joyce Avenue to the west, and Puritan Avenue to the east. Redevelopment of American Addition includes all new infrastructure, storm water system, and new roads and sidewalks. The redevelopment of this residential community consists of mixed home designs, including 2-story and ranch style homes.

The project at 1310 Puritan Avenue is a 1,200 sq. ft., one-story, single-family dwelling and will feature three bedrooms, two bathrooms, a front porch, and a two-car garage. There is a buyer identified for this project who is a first-time homebuyer earning below 80% of the Area Median Income.

This legislation represents appropriation for a part of the HOME portion of the 2021 Action Plan, per Ordinance 2345-2020.

Emergency action is requested to allow for the developer to maintain the project schedule.

Contract Compliance: the vendor number is 019329 and expires 12/5/2021

Fiscal Impact: \$158,668.00 is available from the 2020 HOME grant (G451903) and bond funding is available on two existing ACPOs: \$3,431.63 from ACPO003815 and \$7,065.37 from ACPO004967.

To authorize the appropriation and expenditure of up to \$158,668.00 of 2020 HOME Investment Partnerships Program (HOME) grant from the U.S. Department of Housing and Urban Development; to authorize the Director of Development to enter into a commitment letter, loan agreement, promissory note, mortgage, and grant agreement with CHP Homeport Homes, LLC for the construction of a single family home in the American Addition neighborhood, at 1310 Puritan Avenue; and to declare an emergency. (\$158,668.00)

WHEREAS, the City of Columbus is a participating jurisdiction of the U.S. Department of Housing and Urban Development; and

WHEREAS, the City of Columbus is the recipient of HOME Investment Partnerships funds from the U.S. Department of Housing and Urban Development; and

WHEREAS, the Columbus City Council has approved the 2021 Action Plan, per Ordinance 2345-2020, as required by HUD; and

WHEREAS, the Department of Development desires to support CHP Homeport Homes, LLC for the construction of a single family home in the American Addition neighborhood, at 1310 Puritan Avenue with HOME and bond funds; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to appropriate and expend said funds to allow for the developer to maintain the project schedule, thereby preserving the public health, peace, property, safety, and welfare; and **NOW, THEREFORE,**

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

SECTION 1. That from the unappropriated monies and from all monies estimated to come into said fund from any and all sources and unappropriated for any other purpose during the fiscal year ended December 31, 2021, the sum of \$158,668.00 is appropriated in Fund 2201 (HOME), from Dept-Div 44-10 (Housing), G451903 (2020 HOME), object class 05 (Other Expenses) per the account codes in the attachment to this ordinance.

SECTION 2. That the expenditure of \$158,668.00 or so much thereof as may be needed, is hereby authorized in Fund 2201 (HOME), Dept-Div 4410 (Housing), G451903 (2020 HOME), object class 05 (Other Expenses) per the account codes in the attachment to this ordinance.

SECTION 3. That the Director of Development is hereby authorized to enter into a commitment letter, loan agreement, promissory note, mortgage, and grant agreement with CHP Homeport Homes, LLC for the construction of a single family home in American Addition, at 1310 Puritan Avenue in an amount up to \$169,165.00.

SECTION 4. Funds are hereby deemed appropriated and expenditures and transfers authorized to carry out the purposes of this ordinance and the City Auditor shall establish such accounting codes as necessary.

SECTION 5. 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 6. At the end of the grant period, any repayment of unencumbered balances required by the grantor is hereby authorized and any unused City match monies may be transferred back to the City fund from which they originated in accordance with all applicable grant agreements.

SECTION 7. 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 its approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.