



Legislation Text

File #: 2461-2021, **Version:** 1

BACKGROUND

This legislation authorizes the Director of the Department of Development to enter into a Housing Development Agreement (HDA), a Grant Agreement with Columbus Housing Partnership, Inc., dba Homeport, and allow for expenses prior to the purchase order date for the Mulby Place apartment project.

The HDA would memorialize the City's desired commitment to the project, pending City Council approval and current and future availability of funds. The Department of Development wishes to support this project by contributing \$6,050,000.00 of bond funds over two years, \$2,725,000.00 from the 2020 Capital Budget and \$3,325,000.00 from the 2021 Capital Budget. This legislation would authorize the Director of Development to first execute the HDA and then a Grant Agreement in the amount \$2,725,000.00 funded from the 2020 Capital Budget. Pending the availability of funding in the 2021 Capital Budget, the department will seek City Council's approval for a planned agreement modification.

Mulby Place will be located on the east side of Cleveland Avenue between Myrtle Avenue and Briarwood Avenue and will be in the nucleus of a new "downtown" part of the Linden neighborhood. Redeveloping this city block will create a ripple effect that will spur further revitalization in an area ripe for renewal.

Mulby Place will provide 100 units with a mix of (70) one- and (30) two-bedroom units. Additional single-family and commercial developments are planned for nearby land.

Mulby Place will be a mix of two and three story buildings that will include one and two bed-room senior apartments with community spaces, retail, and outdoor areas. Designed to integrate into the Linden neighborhood and link the new proposed Linden recreation center, this redevelopment will help foster a community intergenerational lifestyle that intertwines housing, recreational, social activities and commerce opportunities for all ages.

The architectural design utilizes a traditional brick façade that pays homage to Linden's classic working class history, detailed in a modern way to reflect the area's urban renewal. Two buildings positioned along Cleveland and Linden Avenues will establish a walkable street front while also creating secure parking and patio spaces within the core. An outdoor recreational garden lines the eastern edge of Linden Ave to create a "community green" for residents to gather for health and wellness activities as well as space for art, music and other events.

Building A, a three-story apartment building positioned along Cleveland Avenue, has a retail space at the northwest corner. Working in conjunction with the existing retail and restaurant at this intersection will help support current business and foster economic growth along Myrtle Avenue. The apartments at the center of this building are pushed back to allow for the creation of private residential courtyards that create communal, energetic, and organic gathering areas at the streetscape.

Building B, along Linden Avenue, is a smaller three-story building with an intimate feel. Tuck-under and head-in parking provides a feeling of convenience and community. The façade of this building has more undulation and a variety of detail in shape and flow to create more a residential scale and character with view of the greenway east of Linden.

10 units in the multi-family will be fully accessible and designed to ADA Type A standards. Homeport will also be incorporating Universal Design strategies throughout that are reasonable and cost-efficient. In addition, the project will be constructed according to either LEED or Enterprise Green Communities green building standards, ensuring that apartment units are energy efficient and sustainable for generations.

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

FISCAL IMPACT: Funding is available in 2020 Capital Improvement Budget. An amendment to the 2020 Capital Budget is required to establish sufficient budget authority for the project.

CONTRACT COMPLIANCE: the vendor number is 004842 and expires 5/1/2022.

To amend the 2020 Capital Improvement Budget; to authorize the City Auditor to transfer funds within the Affordable Housing Bond Fund; to authorize the Director of the Department of Development to enter into a Housing Development Agreement and a Grant Agreement in an amount up to \$2,725,000.00 with Columbus Housing Partnership, Inc., dba Homeport and allow for expenses prior to the purchase order date for the Mulby Place apartment project; to authorize the expenditure of up to \$2,725,000.00 from the Affordable Housing Bond Fund; and to declare an emergency. (\$2,725,000.00)

WHEREAS, the Director of Development seeks to enter into a Housing Development Agreement (HDA), a Grant Agreement with Columbus Housing Partnership, Inc., dba Homeport, and allow for expenses prior to the purchase order date for the Mulby Place apartment project; and

WHEREAS, the HDA would memorialize the City’s desired commitment to the project, pending City Council approval and current and future availability of funds; and

WHEREAS, The Department of Development wishes to support this project by contributing \$6,050,000.00 of bond funds over two years, \$2,725,000.00 from the 2020 Capital Budget and \$3,325,000.00 from the 2021 Capital Budget; and

WHEREAS, this legislation authorizes the Director of Development to first execute the HDA and then a Grant Agreement in the amount \$2,725,000.00 funded from the 2020 Capital Budget. Pending the availability of funding in the 2021 Capital Budget, the department will seek City Council’s approval for a planned agreement modification; 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 Agreements 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 2020 Capital Improvements Budget authorized by ordinance 2521-2020 be amended as follows to establish sufficient authority for this this project:

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

7779 / P782012-100000 / Affordable Housing Funds / \$2,166,267.00 / (\$1,725,000.00) / \$441,267.00

7779 / P782013-100000 / Linden Neighborhood Affordable Housing / \$1,000,000.00 / (\$1,000,000.00) / \$0.00

7779 / P782031-100000 / Mulby Place / \$0.00 / \$2,725,000.00 / \$2,725,000.00

SECTION 2. That the transfer of \$2,725,000.00 or so much thereof as may be needed, is hereby authorized within Fund 7779 (Affordable Housing 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 4, the expenditure of \$2,725,000.00, or so much thereof as may be necessary, is hereby authorized in fund 7779 (Affordable Housing Fund), Project 782028-100000, Dept. 44-10 (Housing), in Object Class 06 (Capital Outlay) per the accounting codes in the attachment to this ordinance.

SECTION 4. That the Director of the Department of Development be and is hereby authorized to first enter into a

Housing Development Agreement and then a Grant Agreement, in an amount up to \$2,725,000.00, with Columbus Housing Partnership, Inc., dba Homeport, and allow for expenses prior to the purchase order date for the Mulby Place apartment project.

SECTION 5. 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 6. 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 7. 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 8. 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.