



Legislation Details (With Text)

File #: 0333-2018 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 1/23/2018 **In control:** Housing Committee

On agenda: 2/5/2018 **Final action:** 2/8/2018

Title: To authorize the Director of the Department of Development to execute those agreements and documents necessary to sell and transfer, by quitclaim deed, approximately 3.5+/- acres of land located on the east side of Wheatland Ave, near the terminus of Glenview Boulevard, to an entity established by the Woda Group for \$300,000.00; and to declare an emergency.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
2/8/2018	1	CITY CLERK	Attest	
2/7/2018	1	MAYOR	Signed	
2/5/2018	1	COUNCIL PRESIDENT	Signed	
2/5/2018	1	Columbus City Council	Approved	Pass

BACKGROUND: Ordinance 0147-2015 authorized the Director of the Department of Development to transfer approximately 4.1+/- acres of land, located on the east side of Wheatland Ave, at the terminus of Glenview Boulevard to Wheatland Crossing Limited Partnership, a subsidiary of the Woda Group. The Woda Group received Low Income Housing Tax Credits (LIHTC) to construct Wheatland Crossing, a 42-unit senior housing complex on the site. This Ordinance will sell an additional 3.50+/- acre tract to construct 51 units of mixed income housing. The project will consist of a 39-unit multifamily building and 12-units in townhouses fronting Wheatland Avenue. The property is adjacent to the Wheatland Farm, an urban farm managed by the Mid-Ohio Foodbank. Both Mid-Ohio Foodbank and Homes on the Hill, the local community development corporation, are partners in the project. The Zoning Committee Ordinances 0255-2018 and 0254-2018 will rezone and establish council variances to allow the construction of the proposed project. The project will require the allocation of tax credits and an application is anticipated for the Ohio Housing Finance Agency's 2018 Housing Tax Credit deadline in February, 2018. This legislation authorizes the Director of Development to enter into the necessary agreements as needed to sell and transfer of the property for \$300,000 to an entity established to receive the credits and hold the property for the project.

FISCAL IMPACT: That the sale proceeds to be received by the City shall be deposited as determined by the City Auditor.

EMERGENCY JUSTIFICATION: Emergency action is requested to enable the City to immediately enter into the necessary agreements allowing the buyer to meet the application deadlines established by the Ohio Housing Finance Agency, which is required to complete the development of the senior housing project on the property.

To authorize the Director of the Department of Development to execute those agreements and documents necessary to sell and transfer, by quitclaim deed, approximately 3.5+/- acres of land located on the east side of Wheatland Ave, near the terminus of Glenview Boulevard, to an entity established by the Woda Group for \$300,000.00; and to declare an emergency.

WHEREAS, by Ordinance 1940-2002, Council Authorized the Director of the Department of Development to acquire 22.5+ located on the east of Wheatland Avenue and north of West Broad Street for \$450,000 for future redevelopment; and

WHEREAS, by Ordinance 0147-2015, Council Authorized the Director of the Department of Development to sell and transfer approximately 4.1+/- acres of land, located on the east side of Wheatland Ave, at the terminus of Glenview Boulevard to Wheatland Crossing Limited Partnership, a subsidiary of the Woda Group, to construct a 42-unit senior housing development; and

WHEREAS, the Department of Development desires to sell and transfer an additional 3.5+/- acres to the Woda Group, or another entity created by the Woda Group, to develop a next phase consisting of 51-units of mixed income housing. The project will require the allocation of Housing Credits from Ohio Housing Finance Agency; and

WHEREAS, in order to complete the transfer of such property it is necessary to authorize the Director of the Department of Development to execute any and all necessary agreements and quitclaim deeds of conveyance of the real property; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development, Land Redevelopment Division, in that it is immediately necessary to authorize the Director to enter into the necessary agreements and execute documents to allow the buyer to meet the application deadlines established by the Ohio Housing Finance Agency, which is required to complete the development of the housing project on the property, all for the immediate preservation of 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 the Director of the Department of Development is hereby authorized to execute those agreements and documents, as approved by the Department of Law, Division of Real Estate, necessary to sell approximately 3.5 acres, and to execute a quitclaim deed and any ancillary documents as may be necessary to transfer title thereto in exchange for the payment of \$300,000.00 to a yet to be created entity established by the Woda Group LLC.;

PARCEL NUMBER:	010-267202 (part)
ADDRESS:	00 Wheatland Ave., Columbus, Ohio 43204
PRICE:	\$300,000.00
USE:	Multifamily housing development

SECTION 2. That the sale proceeds to be received by the City shall be deposited as determined by the City Auditor.

SECTION 3. That for good cause shown, the provisions of City Code relating to the sale of city-owned realty are hereby waived.

SECTION 5. 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 passage and approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.