Legislation Details (With Text)

File #:	2870-2025 **Version:** 1		
Type:	Ordinance	**Status:**	Passed
File created:	10/17/2025	**In control:**	Housing, Homelessness, & Building Committee
On agenda:	11/3/2025	**Final action:**	11/5/2025
Title:	To authorize the Director of the Department of Development to modify a grant agreement with the Tony R Wells Foundation dba The Wells Foundation in an amount up to $514,100.00 to provide assistance to individuals facing housing instability; to authorize the appropriation and expenditure of up to $514,100.00 from the Housing Business Tax Incentive fund; to extend the agreement to March 31, 2026; to authorize advance payments per a predetermined schedule; and to declare an emergency. ($514,100.00)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 2870-2025 House Stab Wells Rent Assist Mod BTI 2025-10-16, 2. 2870-2025 House Stab Wells SOS 2025-10-16		

Date	Ver.	Action By	Action	Result
11/5/2025	1	CITY CLERK	Attest	
11/4/2025	1	MAYOR	Signed	
11/3/2025	1	COUNCIL PRESIDENT	Signed	
11/3/2025	1	Columbus City Council	Approved	Pass

BACKGROUND: This ordinance authorizes the Director of the Department of Development to modify a grant agreement (Modification No. 3) with the Tony R Wells Foundation dba The Wells Foundation in an amount up to $514,100.00 to assist individuals facing housing instability, emergency vacate orders, or potential homelessness with funding for temporary accommodations and other necessary relocation expenses as part of the Displaced Tenant Services program. This modification will also extend the agreement term, currently expiring on December 31, 2025, to March 31, 2026. As it was authorized with the original agreement, this grant modification will include advancement of funds per a pre-determined schedule.

Original	$ 65,000.00	Ord. 1686-2024	PO467735
Mod 1	$ 150,000.00	Ord. 3360-2024	PO485707
Mod 2	$ 50,000.00	Ord. 1994-2025	PO522914
Mod 3	$ 514,100.00		
Total	$ 779,100.00		

Due to the current housing crisis, securing new housing quickly is also extremely difficult, especially for our most vulnerable residents who are more likely to receive a vacate order. These vacated residents often need immediate assistance to avoid homelessness, including emergency temporary housing, rental assistance, help locating housing, and other additional supports to promote stability.

The goal of Displaced Tenant Services is to mitigate the effects of disruptive displacement. This program provides relocation support to residents who are emergency vacated by the City of Columbus by:

- Offering reasonable and necessary temporary housing during the displacement, as needed

powered by Legistar™

- Securing an alternative, permanent housing option OR the tenant returning to the original unit
- Providing all essential services to accomplish the above

The Tony R. Wells Foundation acts as the program's Fiscal Manager, making payments for temporary accommodations and other necessary relocation expenses. The Tony R. Wells Foundation collaborates with the entire program team, including Columbus Public Health Social Work, R.H. Brown and Co professional relocation services, Homes for Families, and The Department of Development's Division of Housing Stability.

Under this agreement, funding is included for recipients' needs and a fee for the Tony R Wells Foundation acting as the fiscal manager.

In accordance with C.C. 329.09(a):

1. The amount of the additional funds to be expended is $514,100.00.
2. The Department of Development could not predict the rate at which the initial funds would be expended to meet the needs of the community's most vulnerable residents.
3. It is in the City's best interest to continue with the Tony R Wells Foundation's current contract as they are the acting fiscal manager for The Displaced Tenants program.
4. The amount of this modification is based on the availability of funds and not a pricing strategy.

Emergency action is requested in order to have funding available as soon as possible to assist residents who are displaced and need immediate assistance for transitional housing to prevent homelessness.

FISCAL IMPACT: Funding is available in the Housing Business Tax Incentive fund.

CONTRACT COMPLIANCE: the vendor's number is 038668 and expires on 05/22/2027.

To authorize the Director of the Department of Development to modify a grant agreement with the Tony R Wells Foundation dba The Wells Foundation in an amount up to $514,100.00 to provide assistance to individuals facing housing instability; to authorize the appropriation and expenditure of up to $514,100.00 from the Housing Business Tax Incentive fund; to extend the agreement to March 31, 2026; to authorize advance payments per a predetermined schedule; and to declare an emergency. ($514,100.00)

WHEREAS, the Displaced Tenant Services program mitigates the effects of disruptive displacement by providing relocation support to residents who are emergency vacated by the City of Columbus; and

WHEREAS, the Tony R. Wells Foundation acts as the program's Fiscal Manager, making payments for temporary accommodations and other necessary relocation expenses; and

WHEREAS, the Director of the Department of Development entered into a grant agreement, authorized by ordinance 1686-2024, to provide assistance to individuals facing housing instability, emergency vacate orders, or potential homelessness with funding for temporary accommodations; and

WHEREAS, the agreement was modified twice under ordinances 3360-2024 and 1994-2025 to provide additional funding to support displaced tenants; and

WHEREAS, the Director of the Department of Development has a need to modify a grant agreement with the Tony R Wells Foundation dba The Wells Foundation and authorize the appropriation and expenditure in an amount up to $514,100.00 to provide assistance to individuals facing housing instability, emergency vacate orders, or potential homelessness with funding for temporary accommodations and other necessary relocation expenses; and

powered by Legistar™

WHEREAS, it is necessary to authorize the appropriation and expenditure of up to $514,100.00 from the Housing Business Tax Incentive fund; and

WHEREAS, to authorize, per a predetermined schedule to the contract, advance payments; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that is requested in order to have funding available as soon as possible to assist residents who are displaced and need immediate assistance for transitional housing to prevent homelessness, all for the 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 authorized to modify a grant agreement with Tony R Wells Foundation dba The Wells Foundation in an amount up to $514,100.00, to extend the agreement to March 31, 2026, and to authorize advance payments per a predetermined schedule.

SECTION 2. 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, 2025, the sum of $514,100.00 is appropriated in Fund 2229 (Housing Business Tax Fund), Dept-Div 44-12 (Housing Stability), in object class 05 (Other) per the account codes in the attachment to this ordinance.

SECTION 3. That for the purpose as stated in Section 1, the expenditure of $514,100.00 or so much thereof as may be needed is hereby authorized in Fund 2229 (Housing Business Tax Fund), Dept-Div 44-12 (Housing Stability), in object class 05 (Other) per the accounting codes in the attachment to this ordinance.

SECTION 4. That this agreement is awarded pursuant to the relevant provisions of Columbus City Code related to awarding grants.

SECTION 5: 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 6: 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 legislation.

SECTION 7: That for reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is 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.

powered by Legistar™