



Legislation Text

File #: 0735-2024, **Version:** 1

BACKGROUND: This ordinance authorizes the appropriation and expenditure of up to \$2,175,000.00 of grant funding from the U.S. Department of Housing and Urban Development (HUD), through the HOME Investment Partnerships Program, American Rescue Plan (HOME-ARP) and authorizes the Director of Development to execute a commitment letter, loan agreement, promissory note, mortgage, and restrictive covenant with Berwyn East Place Senior Housing Limited Partnership for the Berwyn East Place project.

Total City funding of the project is \$2,575,000.00. Of this amount, \$2,175,000.00 is found within this ordinance and establishes HOME -ARP funding for the Berwyn East Place. A subsequent ordinance will be put forth to City Council in an amount up to \$400,000.00 for the remaining HOME-ARP funding to provide supportive services for residents at this location over the course of four years.

National Church Residences (NCR) is the developer of Berwyn East Place. The HOME-ARP funds placed into this project will go directly to the limited partnership, Berwyn East Place Senior Housing Limited Partnership.

Berwyn East Place will be an innovative new “triple blend” service enriched, supportive housing model whereby rental subsidy, care coordination, as well as health and wellness services will be offered to the low-income senior residents. This innovative supportive housing model will in part target older adults having experienced long-term homelessness with a concurrent disabling condition in the form of advanced geriatric conditions. The program is intended to provide housing stability while also empowering residents to better manage chronic conditions, lessen reliance upon and divert usage of emergency medical services and institutional care, and even avoid premature death. Berwyn East Place will contain a total of eighty-eight (88) units. Of those eighty-eight units (88), the City’s contribution to this project will fund eleven (11) units. The units will be reserved for seniors with low income who can benefit from on-site services to best address the needs of those elderly that are frail and have advanced geriatric conditions complicated by homelessness and housing insecurity.

The proposed site for this senior housing community is 3341 East Livingston Avenue in Columbus, located near the intersection of Barnett Road and East Livingston Avenue. The site is located in close proximity to neighborhood services, shopping, public transportation, and healthcare services. Berwyn East Place will consist of one building with eighty-eight (88) one-bedroom apartment units. Each unit will have a separate kitchen, bathroom, living area, and bedroom. A percentage of the residential units will be designed to be 100% accessible and will be consistent with Section 504, Uniform Federal Accessibility Standards, Fair Housing and ADAAG. This community will also include dedicated staff office space, case management offices, and commons areas for social and wellness activities.

This legislation represents appropriation for a part of the HOME-ARP Allocation Plan portion of the City’s 2021 HUD Annual Action Plan which was amended, per Ordinance 0459-2023.

Contract Compliance: the vendor number is 048196 and expires on 02/26/2026

Fiscal Impact: \$2,175,000.00 is available from and within the HOME-ARP grant (G442101). The commitment of funds through this legislation is conditioned on compliance with HUD’s environmental review requirements. The funding from HOME-ARP Fund (2201) is only authorized if all HOME review and comment requirements have been met prior to any commitment of funds, as approved by the Responsible Entity Agency Official. An Authorization to Utilize Grant Funds will be received by the City from HUD in advance of the execution of documents for this project.

To authorize the appropriation and expenditure of up to \$2,175,000.00 of HOME Investment Partnerships Program (HOME-ARP) funds from the U.S. Department of Housing and Urban Development; and authorizes the Director of the Department of Development to enter into a commitment letter, loan agreement, promissory note, mortgage, and restrictive covenant with Berwyn East Place Senior Housing Limited Partnership in an amount up to \$2,175,000.00 for the Berwyn East project. (\$2,175,000.00)

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 a one-time grant of \$16,433,138.00 from the U.S. Department of Housing Urban Development (HUD) through the American Rescue Plan Act and the HOME Investment Partnerships Program (HOME-ARP) ; and

WHEREAS, the Columbus City Council has approved the amendment to the 2021 Action Plan, per Ordinance 0459-2023, as required by HUD for the authorization of the HOME-ARP Allocation Plan; and

WHEREAS, the Director of the Department desires to support the Berwyn East project with HOME-ARP funds; 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 ending December 31, 2023, the sum of \$2,175,000.00 is appropriated in Fund 2201 (HOME-ARP), from Dept-Div 44-10 (Housing), G442102 (2022 HOME), object class 05 (Other Expenses) per the account codes in the attachment to this ordinance.

SECTION 2. That the expenditure of \$2,175,000.00, or so much thereof as may be needed, is hereby authorized in Fund 2201 (HOME-ARP), Dept-Div 4410 (Housing), G442101 (HOME-ARP), 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 restrictive covenant with Berwyn East Place Senior Housing Limited Partnership., for the Berwyn East Place Project in an amount up to \$2,175,000.00.

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. The commitment of funds through this legislation is conditioned on compliance with HUD's environmental review requirements. The funding from HOME Fund (2201) is only authorized if all HOME review and comment requirements have been met prior to any commitment of funds, as approved by the Responsible Entity Agency Official. An Authorization to Utilize Grant Funds will be received by the City from HUD in advance of the execution of documents for this project.

SECTION 8. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.