BACKGROUND
This legislation authorizes the Director of the Department of Development to modify (Modification No. 1) a not-for-profit service contract with the Tony R. Wells Foundation, authorized by Ordinance 0645-2025 and passed March 24, 2025, in an amount up to $535,000.00 for the purpose of acting as fiscal manager of the American Dream Downpayment Initiative (ADDI) program. Funding will be advanced on a predetermined schedule.

Original Contract	$321,000.00	Ord. 0645-2025	PO501705	Exp.12/31/25
Modification No. 1	$535,000.00			
Total contract amount	$856,000.00			

The Housing Division adapted the ADDI program to use non-federal funds for the purpose of down payment assistance for homebuyers not in the Homeownership Development program. The funding will increase accessibility of the program to applicants up to 120% AMI and reduced the time to compile and review a file as specific HUD related required documents will not be required for this source of funds.

In 2024, the ADDI program supported 44 first-time homebuyers with down payment assistance to purchase their first home. As of June 2025, 37 additional applicants have been approved and have successfully closed on homes. An additional 13 applications are currently in process and are expected to close by the end of July. The additional funding will enable the ADDI program to continue supporting Columbus residents in purchasing new homes within the city limits.

The Wells Foundation, a non-profit organization, will act as a fiscal manager for the program. The additional funding provided by this modification will allocate $500,000.00 for downpayment assistance for low, moderate and middle income homebuyers and $35,000.00 (at 7% of the funds distributed) for administrative costs for the Wells Foundation. The contract is awarded in accordance with the relevant provisions of City Code Chapter 329 relating to not-for-profit service contracts. The funds will all be provided to the Wells Foundation up front with ongoing reporting on disbursements.

The services included in this not-for-profit service contract cannot be provided by existing city employees because these services are beyond the City's current staffing capacity to provide.

Emergency action is requested to add additional funding to the agreement to prevent disruption of the ADDI program that provides down payment assistance for homebuyers.

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

CONTRACT COMPLIANCE: The vendor number is 038668 and expires 5/22/2027.

To authorize the Director of Development to modify the agreement, in an amount up to $535,000.00, with Tony R. Wells Foundation for the purpose of acting as fiscal manager of the American Dream Downpayment Initiative (ADDI) program; to authorize the appropriation and expenditure of up to $535,000.00 from the Housing Business Tax Incentive fund; to advance funding per a predetermined schedule; and to declare an emergency. ($535,000.00)

WHEREAS, Ordinance 0645-2025, passed by City Council on March 24, 2025, authorized the Department of Development to enter into a contract with Tony R. Wells Foundation in an amount up to $321,000.00 for the purpose of acting as fiscal manager of the American Dream Downpayment Initiative (ADDI) program; and

WHEREAS, this legislation will authorize the Director of Development to modify the in an amount up to $535,000.00 to continue to provide downpayment assistance to homebuyers; and

WHEREAS, the appropriation and expenditure of up to $535,000.00 from the Housing Business Tax Incentive fund will be authorized; and

WHEREAS, funding will be advanced to the agency on a predetermined schedule; 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 modify the contract with Tony R. Wells Foundation to add additional funding to the agreement to prevent disruption of the ADDI program to provide down payment assistance for homebuyers, 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 be and is hereby authorized to modify a contract with Tony R. Wells Foundation in an amount up to $535,000.00 for the purpose of acting as fiscal manager of the American Dream Downpayment Initiative (ADDI) program, and is authorized to advance funds per a schedule to be included in the agreement.

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 $535,000.00 is appropriated in Fund 2229 (Housing Business Tax Fund), Dept-Div 44-10 (Housing), in object class 03 (Services) per the account codes in the attachment to this ordinance.

SECTION 3. That for the purpose as stated in Section 1, the expenditure of $535,000.00 or so much thereof as may be needed is hereby authorized in Fund 2229 (Housing Business Tax Fund), Dept-Div 44-10 (Housing Division), in object class 03 (Services) per the accounting codes in the attachment to this ordinance.

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. This modification is made in accordance with the relevant provisions of the City Code Charter 329 relating to contract modifications.

SECTION 6. That the City Auditor is authorized to establish such accounting codes as necessary, to make any accounting changes to revise the funding source for all agreements, contracts, or modifications associated with this Ordinance.

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.

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