

## RESOLUTION R02-07 CMS

A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR AND TO ACCEPT COMMUNITY DEVELOPMENT BLOCK GRANT FORMULA ALLOCATION FUNDING FROM THE LORAIN COUNTY BOARD OF COMMISSIONERS FOR THE PURPOSE OF ACQUIRING ADDITIONAL RESIDENTIAL REAL ESTATE IN SUPPORT OF NEW SUNRISE PROPERTIES' AFFORDABLE HOUSING PROJECT, AND DECLARING AN EMERGENCY

WHEREAS, The City of Oberlin adopted a Community Housing Improvement Strategy on February 7, 1994 which Strategy has been subsequently updated for the period 1998-2000; and

WHEREAS, said Strategy identifies as a Priority Issue and Housing Objective the need to create "new affordable housing [which] will require efforts to reduce the cost of housing production...vacant "infill" lots with infrastructure already in place have been identified which could be sites for new housing. Subsidy for the acquisition of land...may be required. Collaboration with experienced non-profit producers of affordable housing may be an effective strategy"; and

WHEREAS, The City of Oberlin has previously committed its CDBG Formula Allocation Funding for FY1997 and FY1998 and FY 2001 for the purchase of vacant residential lots under New Sunrise Properties' Affordable Housing Project; and

WHEREAS, New Sunrise Properties has secured project financing for the Affordable Housing Project; and

WHEREAS, New Sunrise Properties has requested the additional support of the City of Oberlin to procure three additional vacant lots for the continuation of the Affordable Housing Project.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Oberlin, County of Lorain, State of Ohio, five-sevenths (5/7ths) of all members elected thereto concurring:

SECTION 1: That the City Manager is hereby authorized to apply for said FY 2002 CDBG Formula Allocation to the Lorain County Board of Commissioners for funds in the amount of \$32,300 for the acquisition of two vacant lots within the City of Oberlin for the purpose of developing new affordable housing opportunities for income-eligible persons.

SECTION 2: It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

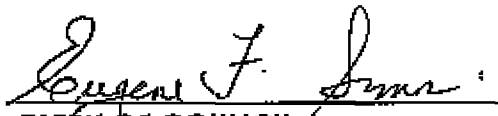
**SECTION 3:** That this resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health and safety of the citizens of the City of Oberlin, Ohio, to-wit:

"In order to allow for the timely application for said grant funding in accordance with all applicable procedures"

and shall take effect immediately upon passage.

**PASSED:** 1<sup>st</sup> Reading - May 6, 2002 (E)  
2<sup>nd</sup> Reading -  
3<sup>rd</sup> Reading -

**ATTEST:**

  
CLERK OF COUNCIL

  
CHAIR OF COUNCIL

**POSTED:** May 7, 2002

**EFFECTIVE DATE:** May 7, 2002

Date Received: \_\_\_\_\_

**BOARD OF LORAIN COUNTY COMMISSIONERS**  
Community Development Block Grant - Formula Program  
**FUNDING REQUEST**

- 1 The proposed activity must be able to be completed in its entirety between September 2002 and December 31, 2003.
- 2 All non-residential construction and improvements must meet or exceed State Building Codes
- 3 Cost estimates must be itemized, signed and provided by a qualified source (i.e. Engineer, architect, county engineer, contractor, etc.)
- 4 Cost estimates from construction projects with an estimated cost of \$2,000.00 or more must include federal prevailing wages.
- 5 Chip and seal or gravel-base road improvements are not eligible.
- 6 Requests for fire protection equipment must be discussed prior to submission of this request.
- 7 Only the County may enter into contracts for your project
- 8 If you are committing other funds to the project and or if other sources of funds are included in this project, copies of letters, resolutions, ordinances, etc. committing these funds must be submitted at the time of this request.
- 9 If improvements are being mandated to meet state or local requirements, attach letter(s) from agency(s) requiring improvements.
- 10 Organizations (other than local governments) must submit a copy of their constitution and by-laws.

**COMPLETE THE FOLLOWING**

11. **APPLICANT INFORMATION:**

Name of Applicant: City of Oberlin Phone No. (440) 775-1531

Address: 85 S. Main St. Oberlin, Ohio 44074

Contact Person: Robert DiSpirito, City Manager

Address 85 S. Main St. Oberlin, Ohio 44074

Note: Are you a public service group or non-profit entity? Yes \_\_\_\_\_ No X  
(If yes, attach a copy of constitution and by-laws)

12. **PROJECT INFORMATION:**

Describe Project activity and measurements in detail. (Attach additional sheets and photographs if necessary)

The City of Oberlin intends to extend its Agreement for Services with New Sunrise Properties, Inc. to acquire vacant, residential in-fill lots for the construction of new affordable housing.

Will you need to acquire easements or property to complete this project? Yes y No \_\_\_\_\_

If yes, explain: \_\_\_\_\_

This project is predicated on the acquisition of vacant in-fill lots for the development of new single-family affordable homes.

Is this property occupied? Yes \_\_\_\_\_ No X

Who provided the project cost estimate?

Name. Jeff Baumann/Gary Boyle Telephone No. (440) 775-7250

Address: 85 S. Main Street, Oberlin, Ohio 44074

Labor (use federal prevailing wage) \$ \_\_\_\_\_

Materials \$ \_\_\_\_\_

Engineering \$ \_\_\_\_\_

Total Cost of Project \$ 540,000.00

Note: Attach a copy of the cost estimate; see items 3 & 4 above

How much CDBG money is being requested? \$ 32,300.00

If you are not applying for the total cost of the project, what is the source of the remainder of funds?

	<u>Source</u>	<u>Amount</u>
1.	<u>CHIP RLF and/or developer</u>	<u>\$ 7,700.00</u>
2.	_____	\$ _____
3.	_____	\$ _____

(List others if necessary)

Note: Attach commitment letters from the sources listed above (see item #8 above)

Will City, Village, Township, or County employees perform any work? Yes X No \_\_\_\_\_

If yes, will the employees be paid from the CDBG grant. Yes \_\_\_\_\_ No X

Describe the work to be performed by City, Village, Township or County Employees: \_\_\_\_\_

City staff will develop and monitor the Agreement with New Sunrise Properties, Inc. for the acquisition of lots. City staff will continue to work with New Sunrise Properties, Inc. to ensure the success of the Affordable Housing Project.

13 PROJECT BENEFIT INFORMATION:

Where is the exact location of the project? Census Tracts 601, 602: the City of Oberlin individual lots to be identified by the developer.

Note: Provide a map, which shows the location of the activity

What is the project service area? Census Tracts 601 and 602, City of Oberlin

Note: Provide a map of the boundaries of the service area

Who will benefit from this project? Area residents whose incomes are less than 65% of the area median income are eligible to participate in the Affordable Housing Project.

How many households are in the area? 2,444 (1990 Census)

2,605 (2000 Census)

Have you completed an income survey? Yes \_\_\_\_\_ No X

What date were the households surveyed? 1990 Census

1. Number of households surveyed? 2,444
2. Number of low-moderate income households 1,190
3. % of low-moderate income households (line 2 divided by line 1) 48.7%
4. Number of persons in households surveyed 8,191

(Note: 1990 Census used as inc. data / 2000 census not available)

14. SITE INFORMATION:

Does your project affect a historical property or does your project occur in a historical district?  
Yes \_\_\_\_\_ No X

If yes, explain \_\_\_\_\_  
\_\_\_\_\_

Is your project located in a floodplain? Yes \_\_\_\_\_ No X

If yes, explain \_\_\_\_\_  
\_\_\_\_\_

Will any access fees be charged? (i.e. sewer or water line hook-up, membership fees, entrance fees, etc.)  
Yes \_\_\_\_\_ No X

If yes, explain: Site development fees have been specifically waived for the Affordable Housing Project. Ordinance No. 99-49 AC CMS.

  
\_\_\_\_\_  
Signature

Robert DiSpirito  
\_\_\_\_\_  
Typed Name

City Manager 5/22/02  
Title Date

If you have any questions, contact  
Kellie Glenn, Assistant Director  
Lorain County Community Development  
226 Middle Avenue  
Elyria, OH 44035-5647  
Telephone Number (440) 329-5372