

RESOLUTION R03-10 CMS

A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR AND 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, FY2001 and FY2002 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 two 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 FY 2003 CDBG Formula Allocation to the Lorain County Board of Commissioners for funds in the amount of \$26,350 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: 1st Reading - May 5, 2003 (E)
2nd Reading -
3rd Reading -

ATTEST:


CLERK OF COUNCIL


CHAIR OF COUNCIL

POSTED: May 6, 2003

EFFECTIVE DATE: May 6, 2003

NOTE: THIS APPLICATION FORM IS INCOMPLETE. ADDITIONAL INFORMATION IS BEING DEVELOPED

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 1, 2003 to December 31, 2004.
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 SOUTH MAIN STREET, OBERLIN, OHIO 44074

Contact Person: ROBERT DISPRITO, CITY MANAGER

Address: 85 SOUTH MAIN STREET, 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)

The City of Oberlin intends to extend its "Agreement for Services" with New Sunrise Properties, Inc., to acquire vacant lots for the construction of new affordable dwelling units.

Will you need to acquire easements or property to complete this project? Yes No
If yes, explain: The project is predicated on the acquisition of infill lots for the development of new single-family affordable houses.

Is this property occupied? Yes _____ No

Who provided the project cost estimate?

Name: J. Baumann/G. Boyle Telephone No.: (440) 775-7250

Address: 69 South Main Street, Oberlin, Ohio 44074

Labor (use federal prevailing wage) \$ _____
Materials \$ _____
Engineering \$ _____
Total Cost of Project \$ _____

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

How much CDBG money is being requested? \$ 26,350

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>To be determined</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 No
If yes, will the employees be paid from the CDBG grant? Yes _____ No

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 also work with New Sunrise Properties, Inc. to ensure the success of this affordable housing project. (See attached Project Description)

13. PROJECT BENEFIT INFORMATION:

Where is the exact location of the project? Census Tracts 601 and 602, City of Oberlin. Individual lots will be identified by New Sunrise Properties, Inc.

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? 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? 2,687 (2000 Census)
Have you completed an income survey? Yes _____ No

What date were the households surveyed? 2000 Census

1. Number of households surveyed? 2,687
2. Number of low-moderate income households 1,087
3. % of low-moderate income households (line 2 divided by line 1) 40.3%
4. Number of persons in household surveyed 8,195

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: _____

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/tap-in fees have been waived for the Affordable Housing Project by City Council (Ord. No. 99-49 AC CMS).



Signature

Robert C. DiSpicito

Typed Name

City Manager 5/22/03

Title Date

If you have any questions, contact
Kellie Glenn, Assistant Director
Lorain County Community Development
226 Middle Avenue
Elyria, OH 44035-5641
Telephone Number (440) 328-2324

OBERLIN CITY COUNCIL
PUBLIC HEARING

May 5, 2003 - 7:15 p.m. - Council Chambers
RE: CDBG FUNDING

RECEIVED

MAY 5 2003

	NAME	ADDRESS
1.	Paul Watson	42 S. Main
2.	Shirley R. Johnson	366 W. College St
3.	Robert Coan	120 Kessler Dr
4.	Melvin Lambert	1100 North Albee Road, Ste A, Elyria
5.	Ann L. Fuller	115 Woodhaven - oes
6.	Jeff Braumann	85 SOUTH MAIN
7.	Ben Newhouse	OLMR 20 ST
8.	Bryan (T. Tall)	OLMR 2775
9.	Stacy Coan	OLMR 5
10.	St. Talarius	City of Oberlin
11.	M. Coan	OPD
12.	Robin Grieda	Oberlin
13.	Mike Conkey	Amherst
14.	CLYDE HOAN	2910 Elm
15.	Tom Ferguson	6100 S. BROADWAY LORAIN for Lorain City Trusst
16.		
17.		
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25.		

PUBLIC HEARING

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
MONDAY, MARCH 17, 2003, 4.00 P.M.

NAME	ADDRESS
1. <i>Robert D. Spirito</i>	<i>205 Morgan St. Oberlin</i>
2. <i>Wendie Fleming</i>	<i>69 S. Main St. Oberlin</i>
3. <i>Red Camp</i>	<i>7 N. Main Suite 117, Oberlin, OH</i>
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____

MINUTES OF THE REGULAR MEETING
OBERLIN CITY COUNCIL
May 5, 2003
Council Chambers – 85 South Main Street
Oberlin, OH 44074

Special Meeting to adjourn to Executive Session – 6:30 p.m. Council
Chambers

Re: Pending or Imminent Litigation and Real Estate Acquisition

The Chair noted that Council had been in Executive Session since 6:30 p.m. He called the Public Hearing to order at 7:28:09 p.m.

Public Hearing – 7:15 p.m. – Council Chambers

Re: To provide specific information regarding a proposed request for funding under the Formula Allocation Grant Program. The purpose of the CDBG Program is to benefit low and moderate-income persons, to aid in the prevention of slum and blight conditions or to meet an urgent or unforeseen need of the community.

Planning & Zoning Director Boyle explained the purpose for the CDBG hearing was to consider the State's formula allocation request to the County under the Community Development Block Grant Program. In correspondence received from L.C. Community Development Department, the City was entitled to \$26,350 for 2003 to be used for eligible projects. The national objectives of the CDBG Program were to benefit low and moderate-income persons to aid in the prevention of slum and blight conditions or to meet an urgent or unforeseen need of the community. Any request for funding has to meet one of those three national objectives.

The City held a public hearing on March 17 to review the overall Community Development Block Grant Program and this was the second hearing required under the program. The administration's recommendation to Council was that the funding continues to go towards our affordable housing program in partnership with New Sunrise Properties. It would be the intention to seek two new additional lots if this funding was made available through the County. The lots would be used for the construction of two new single-family homes that will be available to persons who are income eligible.

The \$26,350 will probably not be enough based on past experience in acquiring two lots. It would be likely that either New Sunrise Properties or the City, through its housing RLF programs, would fund the difference in cost of acquisition.

New Sunrise Properties had made good progress in constructing a number of homes on lots that they had been able to acquire under this program.

Mr. Rimbert asked if Mrs. Talbot would recap how many homes had been accomplished and how many more was needed to finalize this phase of the program.

Mrs. Talbot explained they had just finished construction of home site #6 on South Park Street. They do have a purchase agreement with someone to purchase the home. In December 2002, they purchased a single-family home on Groveland Street from Zion CDC, and they have a contract to have the house torn down. It was her understanding there was rushing water that goes through the area, so they were contracting not only to have a boundary survey, but also a topography survey so once a house was built they would be comfortable that the house will not wash away. They would continue to work very closely with the City.

At present they were negotiating with two property owners in the southeast quadrant and they hoped to close this summer and continue with their work. She was pleased with the support received from the City to continue to allow them to move along. She had seen a vast change in the landscape and streetscape that was pleasing in the southeast quadrant.

The public hearing closed at 7:32:48 p.m.

1. COUNCIL BUSINESS:

(A) Call Meeting to Order and Roll Call – 7:33:00 p.m.

The Chair of Council called the regular meeting to order.

MEMBERS PRESENT: Bill Jindra, Chair; Everett Tyree, Vice-Chair; Ronnie Rimbert, Jim White, Phil Verda, Fran Baumann, Ken Sloane.

OTHERS PRESENT: City Manager Robert DiSpirito, City Auditor Sal Talarico, City Solicitor Eric Severs and Clerk of Council Eugene F. Simon

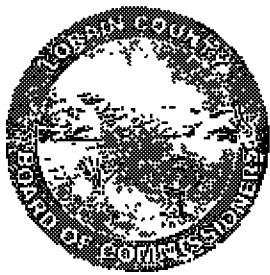
(B) Approval of Minutes of Regular City Council Meeting – April 21, 2003

Motion to approve the Minutes by Verda, seconded by Tyree:

ROLL CALL: 7 Ayes 0 Nays Motion Carried

(C) Motion to not request a public hearing on the following liquor license permits:

- (i) (D5) for Alternate Plan, Inc., 19 West College Street
 - (ii) (C1) for Misslers Inc. dba as Misslers Super value, 291 S. Main Street
- Ohio Division of Liquor Control.



LORAIN COUNTY

FY2003
CDBG
Sent to:
Gary
Jeff
sal

Board Of Commissioners

Betty Blair David J. Moore Mary Jo Vasi

Administrator

James R. Cordes
440-329-3760

Clerk Of Board

Roxann Blair
440-329-5103

Ombudsman

Larry Allen
440-329-5469

Solid Waste Director

Daniel Billman
440-329-5441

Telecommunications Supervisor

Nancy Bryant
440-329-5499

Children & Family Council Director

Juan Molina Crespo
440-234-4467

Projects Manager

Karen Davis
440-329-5101

Human Resources Director

Jeff Foyt
440-329-5530

Golden Acres Administrator

William Glowacki
440-988-7218

E-9-1-1 Director

Rebin Jones
440-329-5444

Emergency Management Director

Thomas Kelley
440-329-5117

Office on Aging Director

Patricia Littleton
440-329-4818

Charles Berry Bridge Supervisor

Charles Pfackin
440-244-2137

Dog Warden

Tom Majors
440-329-5997

Purchasing Director

Yvonne Newtca
440-329-5140

Workforce Development Director

William Ogle
440-234-1030

Office Services Supervisor

B Howard Reynolds
440-329-5115

Budget Director

John Rokasy
440-329-5525

Information Technology

Eric Smith
440-329-5786

Maintenance Supervisor

Ralph Smugala
440-329-5116

Community Development Director

Ronald F. Twining
440-323-2123

Records Center Supervisor

Lynn Wallace
440-326-4866

April 21, 2003

Robert DiSpirito, City Manager
City of Oberlin
85 South Main Street
Oberlin, Ohio 44074

Dear Mr. DiSpirito:

This letter is to update you on the Fiscal 2003 Community Development Block Grant (CDBG), Small Cities Formula Grant.

1. Assistance is available from 8:30 – 11:30 Am and from 2:00 – 4:00PM at the Lorain County Community Development Department, 216 3rd St., Elyria
2. The total allocation for the City of Oberlin \$31,000 – less the 15% administration fee is \$26,350.
3. Your project application is due no later than 4:00 p.m. Friday, May 23, 2003. **NO EXCEPTIONS.**

Please keep in mind that in order to be eligible, a project must primarily benefit low and moderate-income persons or eliminate slum and blighted conditions.

If you have any questions, please contact at (440) 328-2324.

Sincerely,

Kellie F. Glenn (pp)

Kellie F. Glenn, Assistant Director
Lorain County Community
Development Department