

RESOLUTION NO. 2009-258

SPONSOR Mr. Pry, Mr. Kostandaras, Mr. Poda, and Mr. Crawford

DATE June 29, 2009

COMMITTEE: Planning

**An amended Resolution confirming an award by the Board of Control of various professional service contracts, a list of which is attached hereto as amended Exhibit A and incorporated herein as if fully rewritten, to provide neighborhood stabilization program services, for the period 3/19/09 to 3/19/14, for a total amount not to exceed \$3,376,500.00, for the Executive's Department of Community and Economic Development, and declaring an emergency.**

WHEREAS, the Board of Control, at its meeting held June 10, 2009, awarded various professional service contracts, a list of which is attached hereto as amended Exhibit A and incorporated herein as if fully rewritten, to provide neighborhood stabilization program services, for a total amount not to exceed \$3,376,500.00, subject to confirmation by County Council; and

WHEREAS, County Council has determined by reviewing all pertinent information that the aforementioned contracts are necessary and in the best interest of the County of Summit;

NOW, THEREFORE, BE IT RESOLVED by the Council of the County of Summit, State of Ohio, that:

#### SECTION 1

The award by the Board of Control of various professional service contracts, a list of which is attached hereto as amended Exhibit A and incorporated herein as if fully rewritten, to provide neighborhood stabilization services, for the period 3/19/09 to 3/19/14, for a total amount not to exceed \$3,376,500.00, is hereby confirmed, and the County Executive is authorized to execute such contract.

#### SECTION 2

This Resolution is hereby declared an emergency in the interest of the health, safety, and welfare of the citizens of the County of Summit, and for the further reason to immediately provide the aforementioned services.

#### SECTION 3

Provided this Resolution receives the affirmative vote of eight members, it shall take effect immediately upon its adoption and approval by the Executive; otherwise, it shall take effect and be in force at the earliest time provided by law.

#### SECTION 4

It is found and determined that all formal actions of this Council concerning and 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.

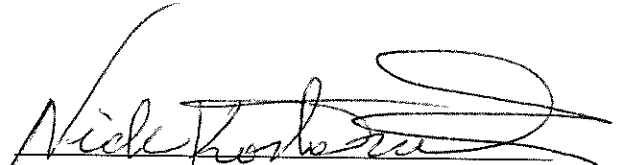
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INTRODUCED June 15, 2009

ADOPTED June 29, 2009

  
CLERK OF COUNCIL

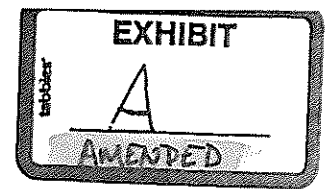
  
PRESIDENT OF COUNCIL

APPROVED June 29, 2009

  
EXECUTIVE

ENACTED EFFECTIVE June 29, 2009

Voice Vote: 11-0 YES: Comunale, Crawford, Crossland, Feeman, Kostandaras  
Poda, Prentice, Rodgers, Schmidt, Shapiro, Smith



Neighborhood Development Services (NDS): Tax Credit Project.  
 Recommended NSP Contract \$500,000.00  
 Number of units 25

NDS will partner with Ohio Capital Corporation for Housing and Testa Builders to complete a 25 unit tax credit project. The county NSP contract will leverage \$3,457,798 in tax credits. Units will be located in Twinsburg Township and Springfield Township. The project will consist of purchase/rehab/resale and new construction. All units will be part of a 15 year lease purchase managed by NDS. NDS will work closely with Twinsburg Township and Springfield Township to identify properties for rehabilitation and/or demo/new construction. In addition, NDS will provide financial counseling to all lessees. The entire project will serve persons at or below 50% of the area median income.

Habitat for Humanity of Summit County of Summit  
 Recommended NSP Contract \$372,000.00  
 Number of units 8

Habitat for Humanity will complete 5 units of new construction and 3 units for purchase/rehab/resale. Units will be located in Barberton and Norton. Habitat will utilize their volunteer data base for new construction and will partner with the Home Builders Association – Remodelers Council for rehabilitation. Habitat will provide homebuyer education for all buyers. The entire project will serve persons at or below 50% of the area median income.

City of Barberton  
 Recommended NSP Contract \$980,000.00  
 Number of units 15

The City of Barberton will complete 7 purchase/rehab/resale units and land bank 8 units with an end use of new construction within 5 years. The City of Barberton will enter into an agreement with Neighborhood Development Services to carry out activities associated with purchase/rehab/resale. The City will either utilize NDS or AMHA for new construction on the land banked properties. NDS will provide homebuyer education for all buyers. A minimum of seven units will serve persons at or below 50% of the area median income. The remaining units will serve persons at or below 120% of the area median income.

Rebuilding Together  
 Recommended NSP Contract \$325,500  
 Number of units 7

Rebuilding Together will complete 7 units purchase/rehab/resale in Copley, Twinsburg and Barberton. Rebuilding Together will partner with EANDC to provide homebuyer education to all buyers. A minimum of one unit will serve persons at or below 50% of the area median income. The remaining units will serve persons at or below 120% of the area median income.

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Neighborhood Development Services (NDS) A/R/R  
Recommended NSP Contract \$455,000  
Number of units 7

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NDS will complete 7 units of purchase/rehab/resale in Barberton. NDS will provide homebuyer education to all buyers. A minimum of 4 units will serve persons at or below 50% of the area median come. The remaining units will serve persons at or below 120% of the area median income.

Nazareth Housing Corporation  
Recommended NSP Contract \$558,000  
Number of units 12

Nazareth will complete 12 units of purchase/rehab/resale in Lakemore, Springfield and Twinsburg. Nazareth will partner with EANDC to provide homebuyer education for all buyers. A minimum of two units will serve persons at or below 50% of the area median income. The remaining units will serve persons at or below 120% of the area median income.

West Side Neighborhood Development Corporation (WENDCO)  
Recommended NSP Contract \$186,000  
Number of units 4

WENDCO will complete 4 units of purchase/rehab/resale in Copley and Springfield. WENDCO will partner with EANDC to provide homebuyer education for all buyers. A minimum of one unit will serve persons at or below 50% of the area median income. The remaining units will serve persons at or below 120% of the area median income.

Final Review by Community

NSP Areas of Greatest Need by Community	No. of NSP Block Groups	Goal Number of Units Per Community Under NSP Plan	Applicant	Activity	Number of Units	Units Low Income HH	Total Funding	Funding as % of Available Funding	Funding Per Unit	Funds for 25% Low Income Set-Aside
Copley	1	2	Rebuilding Together Wendco	A/R/R	1	1	46,500		46,500	46,500
				A/R/R	3	1	139,500		46,500	46,500
					4	2	186,000	5.49%	46,500	93,000
Lakemore	1	2	Nazareth	A/R/R	6	2	279,000	8.23%	46,500	93,000
Twinsburg Twp.	1	2	NDS-LIHTC	Demo NC	4	4	80,000		20,000	80,000
			NDS-LIHTC		13	13	260,000		260,000	260,000
			Rebuilding Together Nazareth	A/R/R	4	4	186,000		46,500	-
				A/R/R	1	1	46,500		46,500	-
					22	17	572,500	16.89%	26,023	340,000
Norton	1	2	Habitat for Humanity	Demo New Construction	1	1	46,500		46,500	46,500
			Habitat for Humanity	A/R/R	1	1	46,500		46,500	46,500
					2	2	93,000	2.74%	46,500	93,000
Barberton	15	30	City of Barberton	Land Bank	8	4	350,000		43,750	175,000
			City of Barberton	A/R/R	7	3	630,000		90,000	270,000
			Habitat for Humanity	Demo New Constr.	4	4	186,000		46,500	186,000
			Habitat for Humanity	A/R/R	2	2	93,000		46,500	93,000
			Rebuilding Together	A/R/R	2	2	93,000		46,500	-
			NDS	A/R/R	7	3	455,000		65,000	195,000
					30	16	1,807,000	53.30%	60,233	919,000
Springfield	6	12	NDS-LIHTC	A/R/R	8	8	160,000		20,000	160,000
			Nazareth	A/R/R	5	1	232,500		46,500	-
			Wendco	A/R/R	1	1	46,500		46,500	-
					14	8	439,000	12.95%	31,357	160,000
Totals	25	50			78	47	3,376,500	99.59%	43,288	1,698,000

# Final Review of Applications and Funding Recommendations

Applicant	Application Ranking	Requested Amount	Requested Units	Average Proposed Cost Per Unit	Recommended Funding	Funding as a % of Request	Recommended Units	Average Proposed Cost Per Unit	Units for	
									Low Income 25% Set Aside	Funding for Low Income 25% Set Aside
NDS - LIHTC	1	500,000	25	20,000	500,000	100%	25	20,000	25	500,000
Habitat for Humanity	2	372,000	8	46,500	372,000	100%	8	46,500	8	372,000
City of Barberton	3	890,000	14	63,571	980,000	110%	15	65,333	7	445,000
Rebuilding Together	4	372,000	8	46,500	325,500	88%	7	46,500	1	46,500
NDS	5	720,000	8	90,000	455,000	63%	7	65,000	3	195,000
Nazareth	6	837,000	18	46,500	558,000	67%	12	46,500	2	93,000
Wendco	7	782,500	15	52,167	186,000	24%	4	46,500	1	46,500
Twinsburg Township	8	1,150,000	46	25,000	-	0%	0	-	-	-
<b>Totals</b>		5,623,500	142	48,780	3,376,500		78	42,042	47	1,698,000
Available Funding Net of Admin.		3,390,430								
Requests as a % of Funds		166%								
Minimum 25% allocation		941,786								