

ORDINANCE NO. 07-31 AC CMS

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO APPLY FOR COMMUNITY HOUSING IMPROVEMENT PROGRAM FUNDS TO THE STATE OF OHIO, DEPARTMENT OF DEVELOPMENT, OFFICE OF HOUSING AND COMMUNITY PARTNERSHIPS, AND TO ACCEPT GRANT FUNDS UNDER THAT PROGRAM AND DECLARING AN EMERGENCY

WHEREAS, the City of Oberlin adopted a Community Housing Improvement Strategy (CHIS) on February 7, 2004; and this Community Housing Improvement Strategy has been revised and updated for the period 2005-2009; and said update has been approved by the Ohio Department of Development; Office of Housing and Community Partnerships; and

WHEREAS, one of the implementation measures described in our CHIS is an application for Community Housing Improvement Program (CHIP) grant funding to the State of Ohio, Department of Development, Office of Housing and Community Partnerships; and

WHEREAS, the City of Oberlin has successfully administered six (6) previous rounds of CHIP funding; and

WHEREAS, the City of Oberlin desires to continue the implementation of its Community Housing Improvement Strategy in order to provide assistance to low and moderate income residents seeking to rehabilitate their properties; to low and moderate income residents seeking to purchase homes in Oberlin; and, to low income residents on the verge of foreclosure or eviction; and

WHEREAS, the City of Oberlin is devoted to furthering fair housing practices in Oberlin.

NOW, THEREFORE, BE IT ORDAINED 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 and directed to immediately apply for funding for its Community Housing Improvement Program (CHIP) to the State of Ohio, Department of Development, Office of Housing and Community Partnerships, and to accept a grant award under that program.

SECTION 2: It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this ordinance were adopted in an open meeting of the 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 ordinance 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 timely application for funding, the deadline for which is April 5, 2007" and shall take effect immediately upon passage.

APPROVED: 1st Reading – March 19, 2007 (E)
2nd Reading –
3rd Reading –

ATTEST:



Sheri Haury
INTERIM CLERK OF COUNCIL



Daniel Gardner
PRESIDENT OF COUNCIL

POSTED: March 20, 2007

EFFECTIVE DATE: March 20, 2007

s:/ORD07-31.CHIPGrantFunding

City of
Oberlin

85 South Main Street, Oberlin, Ohio 44074
(440) 775-1531

To: City Council and Appointees
From: Gary Boyle, Interim City Manager
Re: Proposed CHIP Grant Application
Date: March 16, 2007



City Council at its meeting on March 5th moved to schedule a “public hearing” to consider a proposed CHIP grant application to the Ohio Department of Development (ODOD). In this regard, please be advised that the “public hearing” on this grant proposal is scheduled for Monday, March 19, 2007 at 7:00 p.m. In accordance with ODOD’s requirements, staff has arranged the publication of notices in the Morning Journal on March 8, 2007 and the Oberlin News Tribune on March 13, 2007. The publication of that notice on March 8th would comply with the requirements of the State’s CDBG program.

Council will recall that the City has applied for and received funding under the CHIP grant program on a number of occasions in the past. Given the popularity of this program and the fact that needs continue to exist in the community, staff recommends that the City apply for funding under the State’s FY 2007 program. Applications must be submitted to ODOD by April 5, 2007 to be considered for a grant award under this program.

The City’s present program provides funding to assist income-eligible persons with downpayment assistance thereby encouraging home ownership and assisting those new buyers with rehab of that dwelling, the private rehab of owner-occupied single family dwellings, and emergency home repair assistance to single family home owners as well as providing financial assistance to offset the City’s administrative activities. Staff and our consultant recommend that such program activities continue under the proposed FY 2007 grant application along with additional new programming related to working with Habitat for Humanity, and emergency housing assistance related to needs associated with mortgage, rent and/ or utility payments.

Attached is an outline of the proposed grant activities and funds to be requested.

This matter is hereby respectfully submitted for your consideration on March 19, 2007. Should you have any questions or require any additional information prior to the Council meeting, please do not hesitate to contact me. Thank you.

“Ohio’s Best College Town”

—OHIO Magazine

PROPOSED CHIP GRANT PROGRAM ODOD CDBG FISCAL YEAR 2007

1. Private Owner Rehabilitation \$234,500.00 (HOME Funds). Approximately seven (7) housing structures in City of Oberlin will receive housing rehabilitation assistance. Qualifying homeowners will be the owners of single-family, owner occupied structures that are in need of assistance to meet local code compliance and rehabilitation standards. Eligible properties must be located in City of Oberlin. All loans will be made at a 0% interest rate with partially forgivable loans. Payback of the deferred amount will be at the time the owner transfers interest in the property.
2. Home Repair \$90,000.00 (CDBG Funds). Approximately twelve (12) housing structures in City of Oberlin will receive home repair assistance. Qualifying homeowners will be the owners of single-family, owner occupied structures that are in need of assistance to address one or two major health and safety items. Rental units are not eligible for home repair assistance. All improvements will be made with a grant.
3. Homeownership \$98,000.00 (HOME Funds). Approximately three (3) potential buyers will be assisted with down payment and rehabilitation assistance. Eligible properties must be located in City of Oberlin. All loans will be made at a 0% interest rate with partially forgivable loans. Payback of the deferred amount will be at the time the owner transfers interest in the property. Rehabilitation assistance is included to meet local code compliance and rehabilitation standards for each purchased property.
4. Emergency Monthly Housing Payment \$24,000.00 (CDBG Funds). Approximately ten (10) potential applicants will be assisted with mortgage, rent and/or utility payments. Eligible applicants must reside in the City of Oberlin. All payments will be made with a grant.
5. Public Service – Home Buyer Counseling \$3,000.00 (CDBG Funds). Approximately twenty (20) potential residents will be assisted with counseling sessions to prepare them for homeownership. Eligible applicants must reside in the City of Oberlin. Counseling sessions will be provided through the grant.
6. New Construction - Habitat for Humanity \$40,000.00 (HOME Funds). The City will assist Habitat for Humanity with the purchase of property and/or construction of single-family, owner occupied structures constructed through Habitat for Humanity's program.
7. Administration and Fair Housing \$54,500.00 (\$54,000.00 HOME Funds & \$500.00 CDBG Funds). Administration and Fair Housing are requested to reimburse the City for staff time dedicated to CHIP projects and used to retain program consultants for the grant period.

TOTAL GRANT REQUEST: \$544,000.00.

MEETING MINUTES
CITY OF OBERLIN
PUBLIC HEARING
FOR APPLICATION OF
COMPREHENSIVE HOUSING IMPROVEMENT
PROGRAM (CHIP) FUNDS - FY2007 CHIP
PUBLIC HEARING

DATE: Monday, March 19, 2007 at 7:00pm

LOCATION: City Council Chambers, City Hall, 85 South Main Street, Oberlin, Ohio

This is the second Public Hearing regarding the City of Oberlin's intention to apply for Federal funds from the State of Ohio's Comprehensive Housing Improvement Program (CHIP) for Fiscal Year 2007. Applications are due to the Ohio Department of Development's Office of Housing and Community Partnerships by April 5, 2007. The City of Oberlin proposes to utilize the requested funds, if awarded, to carry out the following housing activities:

1. Private Owner Rehabilitation (\$234,500.00 HOME Funds). Approximately seven (7) housing structures in City of Oberlin will receive housing rehabilitation assistance. Qualifying homeowners will be the owners of single-family, owner occupied structures that are in need of assistance to meet local code compliance and rehabilitation standards. Eligible properties must be located in City of Oberlin. All loans will be made at a 0% interest rate with partially forgivable loans. Payback of the deferred amount will be at the time the owner transfers interest in the property.
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