

## DEPARTMENT OF COMMUNITY DEVELOPMENT

Authority to Award and Expend \$20,000,000 in ARPA funds, \$10,000,000 in General Funds, and \$17,700,000 in HOME-ARP Funds (ROUND 3)

## LEGISLATIVE REQUEST - EXECUTIVE SUMMARY

## ORDINANCE NO. XXX-2024

**Description:** Legislation for authorizing the City of Cleveland to enter into an agreement with the agencies identified in Attachment 1, to provide for post-pandemic emergency gap financing for affordable and market-rate housing in the form of loans to qualified projects for amounts greater than \$50,000 using \$20,000,000 in ARPA funds, \$10,000,000 in General Funds, and \$17,700,000 in HOME-ARP funding. (THIS IS ROUND #3)

**Purpose:** Legislation will be to authorize the use of \$20,000,000 in ARPA funds, \$10,000,000 in General Funds, and \$17,700,000 in HOME-ARP funding that will enhance the availability of adequate housing in the City and will improve the economic and general well-being of the people of the City. Loans given under this ordinance will assist qualified developers of Cleveland to address emergency rental needs such as affordability and accessibility by providing assistance dollars gap financing.

**Grantee:** Various, See Attachment 1

**Term:** Through December 31, 2026

**Estimated Cost:** N/A

**Ward:** N/A

**Amount:** \$20,000,000 ARPA, \$10,000,000 General Fund, \$17,700,000 H-ARP

**Funding Sources:** ARPA (\$20mm): Ord. 900-2022; Fund No. 01-001-9997, Fund No. 15 SF 190, RQS 8006, RLA 2022-59.

General Fund (\$10mm): Ord. 900-2022; Fund No. 01-001-9997, Fund No. 15 SF 190, RQS 8006, RLA 2022-59

H-ARP (\$17.7mm): Ord. 755-2022; RQS 8006, RLA 2022-48

**RL No.** N/A

## Intent to Award and Waitlist Summary

ARPA Affordable Primary Recommendations			
Project Name	Developer Name	Units	Ward
Empire Senior Housing	Beacon Communities Services LLC	65	9
Woodhill Station East	The Community Builders, Inc.	71	4
Fairfax Innovation Square Phase 2	Fairfax Renaissance Development Corporation	60	6
Amesbury Rosalind Apartments	Renewal Housing Associates, LLC & The Orlean Company	66	7
Garrett Square Senior Apartments	The Commonwealth Companies & Famicos Foundation	49	9
Alexia Manor	Lourexis, Inc.	50	5
ArkiTainer Infill	WRJ Developers LLC	64	10
The Hayvn Apartment Project (Phase 1)	MAN Properties Cleveland, LLC and Neighborhood Development Initiative, LLC	16	7
Variety Theater Complex	Variety Properties LLC / Fiamos Holdings LLC	12	17
ArkiTainer on 72nd	WRJ Developers LLC	64	10
Karam Senior Living	Northwest Neighborhoods CDC	51	15
Stephen Howe	Revitalization Strategies Group	64	9
Fairview Gardens	Near West Community Land Trust, Inc	39	3
Nearwest Community Land Trust	Near West Community Land Trust, Inc	12	3, 15, 14
Hitchcock Treatment	The Finch Group	51	7
MLK Jr. High School	Structures Unlimited LLC	363	7
Charles Lake Phase I	Charles Lake Developers, LLC	61	
Alber Building Apartment Conversion	West Park Kamm's Neighborhood Development	5	17
Phase 6 Woodhill Center 9%	The Community Builders, Inc.	44	6
Bridgeworks	Bridgeworks, LLC	140	3
Franklin Yards	Dalad Group	38	3
Phase 2 (E. 90th in between Hough and Chester)	MAN Properties Cleveland, LLC and Neighborhood Development Initiative, LLC	42	7
Kirby Manor	National Church Residences	146	15
W 25th Street Apartments Phase II	The Community Builders, Inc.	100	14
Robert Fulton Apartments	Tober Development Company	96	1
Habitat for Humanity	Greater Cleveland Habitat for Humanity	50	16,15, 4, 2
Total Amount			

HOME-ARP Primary Recommendations			
Project Name	Developer Name	Units	Ward
EDEN Expansion Phase III	Emerald Development and Economic Network Inc.	8	15
Cuyahoga TAY	CHN Housing Partners	50	10
Emerald Senior	CHN Housing Partners	62	9
99th St. Affordable/Veteran Housing Project	Cleveland-Home	4	11
Independence Place	YWCA Greater Cleveland	23	7
Hitchcock Supportive	The Finch Group	59	9
The Arch at Saint Michael	CHN Housing Partners	46	14
Woodhill Station P 4A	The Community Builders	139	4
Hitchcock Treatment	The Finch Group	51	7
Total Amount			

Non-Congregate Shelter Primary Recommendations			
Project Name	Developer Name	Units	Ward
CSA Phase III Supportive Housing	Community Service Alliance	14	5
Norma Herr Women's Center Rehab and Expansion	Emerald Development and Economic Network Inc.	203	7
Walter Collins Veteran's Housing Project	UNION MILES DEVELOPMENT CORPORATION and RID-ALL PARTNERSHIP	10	2
Joseph's Home		11	5
Total Amount			



### Single Family Primary Recommendations

Project Name	Developer Name	Units	Ward
The Allen Estates: Phase 0	Frontline Development Group, LLC	5	7
Oasis Housing Development ("Oasis")	Eternal Housing Fund ("EHF")	30	5
E 174th and Nottingham	Cleveland Neighborhood Progress	9	8
Rebuild Cleveland West - Phase I; Rebuild Cleveland East -	Rebuild Cleveland	64	15,8
Elevation (Phase 2)	Entrada at Woodland Heights, LLC	10	6
<b>Total Amount</b>			

### MF Market Rate Primary Recommendations

Project Name	Developer Name	Units	Ward
89th Rising Multi-family Housing	We Rise Development LLC	48	6
The Allen Estates: Anchor 66	Frontline Development Group, LLC	80	7
Hawthorne Elementary School	Sustainable Community Associates VIII	36	16
Memphis and Pearl	Desmone and Tipping Point	74	13
Innovation Landing Phase 2	Innovation Landing LLC	8	5
Chester 82	Marous Development Group LLC	127	7
<b>Total Amount</b>			