

RESOLUTION NO. 16-2019 (F)

By Council Member Dunbar

A Resolution authorizing the City Manager to enter into an agreement with the Home Repair Resource Center (“HRRC”), a non-profit corporation, for the use of Community Development Block Grant Funds for assistance with HRRC’s Home in the Heights program; providing compensation therefor; and declaring an emergency.

WHEREAS, the City has previously entered into agreements with the Home Repair Resource Center (“HRRC”) under which the City has assisted with the funding for various HRRC home-repair and home-improvement programs; and

WHEREAS, in the past the City has established the Home in the Heights program, that re-establishes their purchase/rehab housing program to acquire, renovate and attract homebuyers who want to be stakeholders in the Cleveland Heights community.; and

WHEREAS, it would be in the City’s best interest to continue to provide funding to HRRC to aid in its efforts to prevent deterioration and blight in the City’s housing stock, encourage and enable residents to make necessary repairs, and support the City’s code enforcement efforts; and

WHEREAS, there are monies available for such purpose from Year 44 Community Development Block Grant Strategic Impact Opportunity Funds.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. The City Manager be, and she is hereby, authorized to enter into an agreement with the Home Repair Resource Center (“HRRC”) to provide funding from Year 44 Community Development Block Grant funds for HRRC’s Home in the Heights Program in the amount of up to Forty-Five Thousand, Dollars (\$45,000). The services to be performed by HRRC are set forth in the Statement of Work attached hereto as Exhibit A and incorporated herein. The agreement shall be for a twelve month period commencing January 1, 2019, and terminating December 31, 2019, and shall be reviewed as to form by the Director of Law.

SECTION 2. Notice of the passage of this Resolution shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights.

SECTION 3. This Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need to allow the services of the Home Repair Resource Center to continue without interruption. Wherefore, provided it receives the

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affirmative vote of five (5) or more of the members elected or appointed to this Council this Resolution shall take effect and be in force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.

CAROL ANN ROE, Mayor
President of the Council

SUSANNA NIERMANN O'NEIL
Actin Clerk of Council

PASSED: February 19, 2019

EXHIBIT A
STATEMENT OF WORK

HOME REPAIR RESOURCE CENTER

Home Repair Resource Center (“HRRC”), formerly known as FHC Housing Corporation, is a non-profit organization chartered in 1971. Its mission is to strengthen and promote the housing stock of Cleveland Heights through education, financial assistance, counseling, and community involvement, in order to support the economic, social, and racial diversity of the community. HRRC’s programs recognize the special needs of low- and moderate-income homeowners and provide incentives to encourage and facilitate their participation. Programs are designed to maintain the condition and value of housing in Cleveland Heights.

For more than 47 years, Home Repair Resource Center has worked to maintain and strengthen the houses in Cleveland Heights to support the community’s rich diversity. HRRC’s programs are designed to prevent deterioration and blight and to encourage rehabilitation, in order to maintain the condition and value of housing in the community and provide a safe and stable environment for its families. Although most of HRRC’s programs help existing homeowners accomplish repairs to their homes, the organization’s Articles of Incorporation stipulates that one of the purposes of HRRC’s programs is purchasing distressed dwellings for rehabilitation and sale on a nonprofit basis. While housing values in Cleveland Heights plateaued in the current market, HRRC has computed that, with a low cost of acquisition, sales prices of the rehabbed properties should be high enough to make the project work. It is imperative that HRRC make use of this opportunity to impact our neighborhoods, because current housing values can easily be eroded. This project can help rejuvenate a significant number of houses, sell them to stable homeowners, and thus benefit the entire Cleveland Heights community.

Home Repair Resource Center will develop a separate program for this project called “Home in the Heights”. Plans include the using of HRRC staff as a Project Manager, who will be responsible for evaluating each house to determine what kinds of renovations/repairs are necessary to make the house ready for market. Once specs are drawn up, the Project Manager will ask contractors or developers to bid on the work by a specific date and follow through with the contractors selected to make sure all work is done to quality standards. It is expected that the program can be self-sustaining, once HRRC starts receiving proceeds from the sale of renovated properties. The houses will be obtained in groups of 3 to 5, and the best houses will be in the first groups so that capital can be raised.