

**Cuyahoga Falls City Council
Minutes of the Community Development Committee**

January 4, 2021

Members: Meika Penta, Chair
Rachel Loza
Adam Miller

Ms. Penta called the meeting to order at 7:26 p.m. All members were present.

The minutes of the November 23, 2020 Public Hearing and the November 16, 2020 and December 21, 2020 Community Development Committee were approved as written.

Legislation Discussed:

Temp. Ord. A-114

Discussion:

Temp. Ord. A-114

An ordinance authorizing the Mayor to enter into a real estate purchase agreement with River Run Commons, LLC., according to law, in an amount not to exceed \$55,000.00, utilizing Community Development Block Grant funds, for the purchase of certain property known as V/1 Germaine Street, Cuyahoga Falls, Ohio 44221 (Parcel 02-00381) and a Memorandum of Understanding with Habitat for Humanity of Summit County, for the construction of a single-family residential unit, for a low-to-moderate income family, and declaring an emergency.

Ms. Diana Colavecchio, Community Development Director, presented Temporary Ordinance A-114 to Council. The Mayor will be authorized to enter into a real estate purchase agreement with River Run Commons, LLC., for the purchase of real property known as V/L Germaine Street, Cuyahoga Falls, Ohio 44221, Parcel 02-00381, with CDBG funds, in an amount not to exceed \$55,000.00. The Mayor will be authorized to enter into a Memorandum of Understanding with Habitat of Humanity of Summit County for the construction of a single-family residential unit that will be sold to a low-to-moderate income family. Council will authorize the Mayor, Director of Finance, Director of Community Development, Director of Law, and any other public officials, individually and/or collectively as may be appropriate, to prepare and execute such other documents and do other things as are necessary or incidental to carrying out the requirements of this legislation.

Ms. Colavecchio stated that there are a lot of moving parts to this project. One of her goals, as Community Development Director, was to do more to develop the older neighborhoods in the city, especially east of the river. That is where this project takes them. There have already been three homes with Habitat for Humanity. Two are on Magnolia Avenue and one is on School Avenue. She then set about trying to locate a lot that the City could acquire and then work with Habitat to build another home for a low-to-moderate income family. One of the first official visits she made was to meet with Habitat at their facility. She was extremely impressed. They bring in a team of people to assist with first-time home buyers and put them through a strict regimen of

Community Development Committee
January 4, 2021 – Page 2

classes and education to get them to a place where they can get the key to the new house, walk in, and know exactly how to budget to pay for it, how to change out locks, how to switch out the guts of a toilet if they need to, and how to maintain a furnace and switch out filters. They know what they are doing informing the first-time home buyers and the financial skill set is also part of their program. Habitat for Humanity had a donor that wanted to contribute money to build a house and was waiting on the City to get a lot. It is not easy to find buildable vacant lots in the city, because the City has done a great job of maintaining older homes. This one came along, and it is buildable. Ms. Colavecchio stated that she also wanted to mention that this ordinance has been revised. Her department sent it up to the Law Department and then over to the Finance Department where it was discovered that they should have added Section 2. In Section 2, they have outlined that the \$55,000 paid for the vacant lot is going to come from Capital. They had not provided for any capital in the CDBG budget, so that is why it changed.

Mrs. Penta stated that any time they can get Habitat for Humanity to help with vacant lots, it is wonderful. There are a lot of community hours the new owners put in not only for their house, but for other houses. It is a hands-on environment, so there is no foreclosure and there is no empty house 10 years from now. She appreciates that Habitat for Humanity went into the houses demolished for the Summit DD project to take what they could to repurpose in other areas.

Ms. Nichols-Rhodes stated that there will be an opportunity for Council to volunteer to help with the building of the house. She helped with the one on School Avenue and High Street, and it was a lot of fun. There were a lot of police officers and firefighters that helped on that house, and the firefighters from the station across the street framed the whole house. She would encourage anyone who can to volunteer once that construction begins. It is very heartwarming, and the people really do appreciate it.

Ms. Colavecchio stated that Habitat for Humanity has 36 months to get this house built. They typically only build about 10 houses a year. They do not know if this project will be slated for next year. Habitat for Humanity has to find the right homeowner, as well. One reason this took so long is they had to petition Habitat International to build a house with a two-car garage, because the City code requires two-car garages. They did accommodate that request.

Ms. Loza moved to bring out Temp. Ordinance A-114 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

The meeting adjourned at 7:39 p.m.