

RESOLUTION NO. 85-2022 (PD), *First Reading*

By Mayor Seren

A Resolution authorizing the Mayor to enter into an agreement with the Benjamin Rose Institute on Aging, a non-profit corporation, for the use of Community Development Block Grant funds in connection with its Margaret Wagner Affordable Senior Housing Project; providing compensation therefor; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, the Benjamin Rose Institute on Aging is a non-profit corporation that was founded in 1908, to support caregivers and empower all people to age well through research, consumer-responsive services and client advocacy; and

WHEREAS, the Benjamin Rose Institute on Aging opened the Margaret Wagner House at 2373 Euclid Heights Boulevard in 1960 as a state-of-the-art skilled nursing facility; and

WHEREAS, since 2003, Benjamin Rose Institute on Aging has operated HUD 202 supportive housing, Margaret Wagner Apartments and Margaret Wagner Apartments II, providing seniors in the Greater Cleveland area secure, affordable, and supportive housing.; and

WHEREAS, the Benjamin Rose Institute on Aging has now secured funding for the rehab and addition of affordable housing units and is in need of assistance to construct exterior accessibility improvements; and

WHEREAS, it would be in the best interest of the City and its residents to provide partial funding to assist such a project; and

WHEREAS, there are monies available for such purpose from Year 48 Community Development Block Grant Funds.

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

SECTION 1. The Mayor be, and he is hereby, authorized to enter into an agreement and any related documents with the Benjamin Rose Institute on Aging, a non-profit corporation, for support with its Margaret Wagner Senior Affordable Housing Project. The agreement shall provide for funding in the amount of up to Fifteen Thousand Dollars (\$15,000) from Year 48 Community Development Block Grant funds. The project to be completed by the Benjamin Rose Institute on Aging is set forth in the Statement of Work attached hereto as Exhibit A and incorporated herein. The agreement shall be subject to the approval 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.

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SECTION 3. It is necessary that this Resolution become immediately effective as an emergency measure necessary for the preservation of public peace, health, and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need to allow the Margaret Wagner Affordable Senior Housing Project programming of the Benjamin Rose Institute on Aging to continue without interruption. Wherefore, provided it receives the 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



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MELODY JOY HART  
President of the Council



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CRAIG COBB  
Clerk of Council, Pro Tem

PASSED: June 21, 2022

Presented to Mayor: June 24, 2022

Approved: July 2, 2022



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KAHLIL SEREN  
Mayor

**EXHIBIT A**  
**STATEMENT OF WORK**

**THE BENJAMIN ROSE INSTITUTE ON AGING SENIOR AFFORDABLE HOUSING  
PROJECT**

In 1960, Benjamin Rose opened Margaret Wagner House in Cleveland Heights as a state-of-the-art skilled nursing facility. Today, the building is a programming hub that ensures older adults' basic needs are met through affordable rental housing with supportive services, including behavioral health services, benefits and healthcare enrollment, financial literacy, socialization, and activities that address food security by distributing meals to older adults throughout Cuyahoga County.

Since 2003, Benjamin Rose has operated HUD 202 supportive housing, Margaret Wagner Apartments and Margaret Wagner Apartments II, providing seniors in the Greater Cleveland area secure, affordable, and supportive housing. Benjamin Rose's HUD 202 supportive rental housing for very-low-income persons aged 62 years and older is comprised of 60 apartments designed to help older adults live securely and independently.

Benjamin Rose Institute on Aging has refined a vision for Margaret Wagner House that combines leading edge design, innovative support services, and efficient use of federal resources to enrich the lives of vulnerable older adults with low incomes. Benjamin Rose proposes to complete the adaptive re-use of the former nursing home facility, Margaret Wagner House. The project will turn approximately 20,450 square feet of the first floor of the five-story Margaret Wagner House building into residential space with 20 new one-bedroom HUD 202 Project Rental Assistance Contract (PRAC) Supportive Housing for the Elderly apartments and integrated common space including a laundry room, tenant storage lockers, management office space, a wellness office, public restrooms, including activity/community space with a common serving kitchen. The interior of the first floor will be completely gutted, except for portions of existing community spaces, exit stairs, elevators and vertical utility services, which will be maintained to serve the new apartments. A small portion of the lower level of the building including a multi-purpose room, adjacent kitchenette and public restrooms will also be renovated to expand community gathering space for educational and social programming.

The project's exterior improvements focus on enhancing the accessibility and appearance of the front entrance facing Euclid Heights Blvd. The asphalt entry drive, concrete curbs and adjacent sidewalks will be completely removed and replaced. New heated, concrete sidewalks with accessible ramps and handrails will be installed leading east down to the public sidewalk on Euclid Heights Blvd., and west to the main parking lot. The automatic sliding entrance system that was installed over the historic doorway will be removed, and a new pair of white aluminum and glass entry doors will be installed in the original opening. The existing wood door frame will be restored and repainted. The ornamental metalwork and carriage light fixtures will also be

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restored. Original wood windows will be replaced on the first floor and a portion of the lower level, with new aluminum windows that match the replacement windows installed on floors 2 through 5. Concrete and masonry area wells will be repaired, and new metal grates will be installed. Finally, new landscaped planting beds will be installed, and all disturbed lawns will be reseeded, and the existing irrigation system will be modified to serve the new beds and lawns.

Year 48 CDBG funds will be utilized to assist in the construction of the exterior accessibility improvements. Approximately 80 very low-income households will benefit from this project.