

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: August 9, 2010
	Agenda Item No. 17 Roll Call No. <u>10-1274</u> Communication No. <u>10-482</u> Submitted by: Phillip Delafield, Director Community Development

AGENDA HEADING:

Approval of contract with Home Opportunities Made Easy, Incorporated (HOME, Inc.) for \$50,000 of HOME funds for operating support as a designated Community Housing Development Organization (CHDO).

SYNOPSIS:

As a Participating Jurisdiction in the HOME Program, the City of Des Moines must provide 15% of its HOME allocation annually to a Community Housing Development Organization for housing development. In addition, a city may provide an additional 5% of HOME funds, up to a maximum of \$50,000, for CHDO operations. A CHDO is a private nonprofit organization with the capacity to develop affordable housing in a specific geographic area.

By Roll Call 09-2191 on December 7, 2009, the City Council designated HOME, Inc. as a CHDO and directed staff to develop written agreements to develop affordable housing projects. Written agreements are to be submitted to the City Council for approval.

FISCAL IMPACT:

Amount: \$50,000

Funding Source: 2010-2011 Operating Budget, Page 73, HOME Grants – SP036 CDD049900

ADDITIONAL INFORMATION:

The Executive Director of Home, Inc. is Pam Carmichael. The offices are located at 1111 9th Street in the United Way Building. Recent projects have included rehabilitation and sale to low income homeowners of houses purchased from the Des Moines Municipal Housing Agency, including a 12 unit condominium project located on Bel-Aire in the northwest quadrant of the City.

HOME, Inc. is the City’s only CHDO. On December 7, 2009 by Roll Call 09-2191 the City Council designated HOME, Inc. as a CHDO in that staff had verified that HOME Inc met the criteria for CHDO designation under 24 CFR Part 92.2. The U.S. Department of Housing and Urban Development (HUD) has accepted the City Council certification and designated HOME, Inc. as a CHDO. On October 28, 2009, the Home, Inc. Board of Directors amended its by-laws and Board Structure to qualify for CHDO

status. On November 18, 2009 the HOME Inc. Board adopted strategies to work with low income neighborhoods on housing development that seek neighborhood input on housing development and implementation of neighborhood revitalization goals.

On June 14, 2010 by Roll Call 10-927, the City Council approved the 2010 Program allocations for the HOME Program operated by the Community Development Department. Of that budget, \$50,000 or 5% of the City's HOME funds was allocated for CHDO operating. By the agreement and work program on file in the City Clerk's Department, the City will contract for the \$50,000 of HOME funds with HOME, Inc.

PREVIOUS COUNCIL ACTION(S):

Date: June 14, 2010

Roll Call Number: 10-927

Action: [Amending](#) 2009 Program Allocations and approving 2010 Program Allocations for The Home Investments Partnerships Program (HOME) operated by the Community Development Department. ([Council Communication No. 10-324](#)) Moved by Hensley to adopt and approve. Motion Carried 7-0.

Date: April 12, 2010

Roll Call Number: 10-524

Action: [Contract](#) with Home Opportunities Made Easy (HOME), Inc. for \$50,000 of HOME funds for operating support as a designated Community Housing Development Organization (CHDO). ([Council Communication No. 10-177](#)) Moved by Coleman to adopt. Motion Carried 7-0.

Date: On December 7, 2009

Roll Call Number: 09-2191

Action: [Resolution](#) designating Home Opportunity Made Easy, Inc., (HOME, Inc.) as a Community Housing Development Organization (CHDO). ([Council Communication No. 09-862](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: On December 7, 2009

Roll Call Number: 09-2193

Action: [Communication](#) from Community Housing Development Corporation. Moved by Vlassis to receive, file and refer to the Community Development Department. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: December 1, 2009

Board: Neighborhood Revitalization Board

Action: Recommend approval of HOME, Inc. as a CHDO subject to review of all documents and verification of board structure by City Council and HUD.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Contracts for development of affordable housing with HOME, Inc. operating as a CHDO.

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