

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 23, 2018
	Agenda Item No. 30 Roll Call No. [] Communication No. <u>18-374</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Approval of HOME Investment Partnership Program (HOME) Agreement with Home Opportunities Made Easy, Incorporated (HOME, Inc.) for development of a single-family home at 708 Buchanan Street using Community Housing Development Organization (CHDO) Set-aside funds.

SYNOPSIS:

HOME, Inc., which is a recognized Community Housing Development Organization (CHDO) under the City’s federal funding programs, is requesting \$35,000 in CHDO Set-aside funds under the HOME program. Of the City’s HOME allocation, 15% is set-aside for the CHDO. HOME, Inc. plans to construct a single-family home at 708 Buchanan Street, which will be purchased by an income-eligible homebuyer. Staff recommends approving an agreement for \$35,000 in HOME funds to be used toward construction and development costs; up to 10% of funding may be used for down payment assistance.

FISCAL IMPACT:

Amount: \$35,000

Funding Source: Special Revenue Funds, Grants, HOME Grants, CHDO, Page 57 of 2018 adopted operating budget

ADDITIONAL INFORMATION:

- In 2014, the house that previously stood on this lot was declared a public nuisance and subsequently demolished. The property owners did not pay the property taxes due, and between 2015 and 2016, the property was transferred from Polk County to the City of Des Moines via the tax certificate process.
- HOME, Inc. Executive Director Pam Carmichael submitted a proposal to build a single-family house on the 45-foot vacant lot on March 24, 2017. The proposal was accepted, pending an environmental review and design clearance from the State Historic Preservation Office (SHPO) because the property is located within a potential historic district. The site passed environmental review considerations, and the house design was approved by SHPO in June 2018.

PREVIOUS COUNCIL ACTION(S):

Date: April 17, 2017

Roll Call Number: [17-0709](#)

Action: [On](#) conveyance of City-owned property at 708 Buchanan Street to Home Opportunities Made Easy, Inc. (HOME, Inc.). ([Council Communication No. 17-353](#)) Moved by Westergaard to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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