

Date August 11, 2008

APPROVING HOME AGREEMENT WITH COMMUNITY HOUSING DEVELOPMENT CORPORATION (CHDC) FOR DEVELOPMENT OF A SINGLE FAMILY HOME AT 1347 FOREST AVENUE AND USE OF HOME PROCEEDS FOR AFFORDABLE HOUSING

WHEREAS, on May 24, 1993 by Roll Call No. 93-2015, the City Council of the City of Des Moines accepted Quit Claim Deeds for various properties from Polk County to provide for future redevelopment opportunities; and

WHEREAS, on October 24, 2005 by Roll Call No. 05-2584, the City Council of the City of Des Moines adopted the Forest Avenue Urban Renewal Plan; and

WHEREAS, on September 11, 2006 by Roll Call No. 06-1810, the City Council of the City of Des Moines adopted the Amended Forest Avenue Urban Renewal Plan; and

WHEREAS, by Roll Call No. 08-881 on May 19, 2008, the City Council adopted the amended the 2007 HOME Program Allocations and the 2008 HOME Program Allocation that provides for funding for a single family house to be developed by a HUD Certified Community Development Organization (CHDO); and

WHEREAS, CHDC has an excellent record of developing affordable single family housing in the older neighborhoods of the city; and

WHEREAS, CHDC is a certified Community Housing Development Organization and under HOME rule, 24 CFR 92.300(a)(2), CHDOs may retain any or part of the proceeds resulting from the CHDOs investment or use of its HOME funds; and

WHEREAS, 24 CFR 92.300(a)(2) requires that CHDO HOME proceeds be used for HOME eligible activities; and

WHEREAS, the HOME contract includes language that will allow CHDC to retain the proceeds of the sale of 1347 Forest Avenue to be reused for new construction, rehabilitation of properties acquired through the Tax Sale Certificate Program, homeowner rehabilitation of properties located within the Forest Avenue Urban Renewal area or a maximum of 10% of the proceeds can be used for operating expenses; and

WHEREAS, 24 CFR 92.300(a)(2) allows a participating jurisdiction to determine its own definition of "low-income" family for the use of CHDO proceeds; and

WHEREAS, the definition of "low-income" in the HOME Agreement is 100% of median income which will allow flexibility on encouraging mixed income neighborhoods.

★ **Roll Call Number**

Agenda Item Number

48C

Forest Ave Urban Renewal – King Irving - Disposition

Date August 11, 2008

NOW THEREFORE, BE IT RESOLVED, the Community Development Director or his designee is hereby authorized to execute on behalf of the City the Agreement and any other document necessary to implement the agreement and to fund the project.

(Council Communication No. 08-486)

Moved by _____ to adopt.

APPROVED AS TO FORM:



Michael F. Kelley
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
KIERNAN				
HENSLEY				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

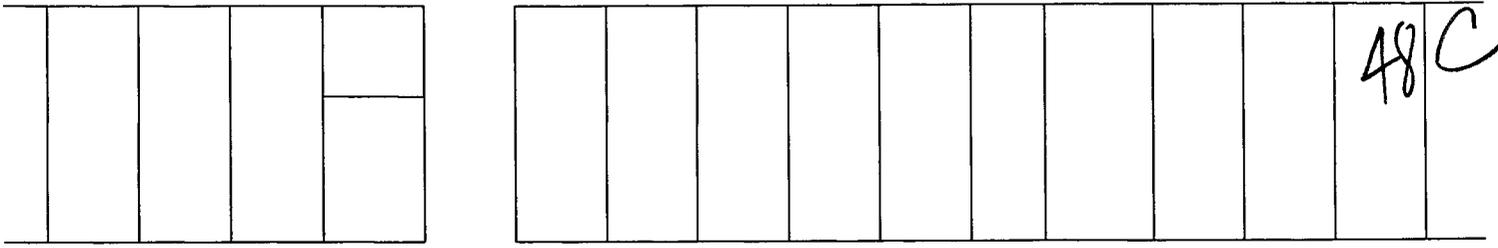
CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

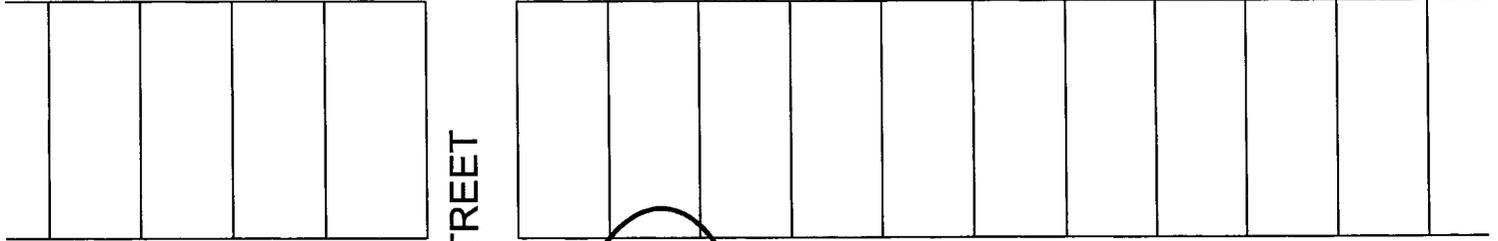
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk

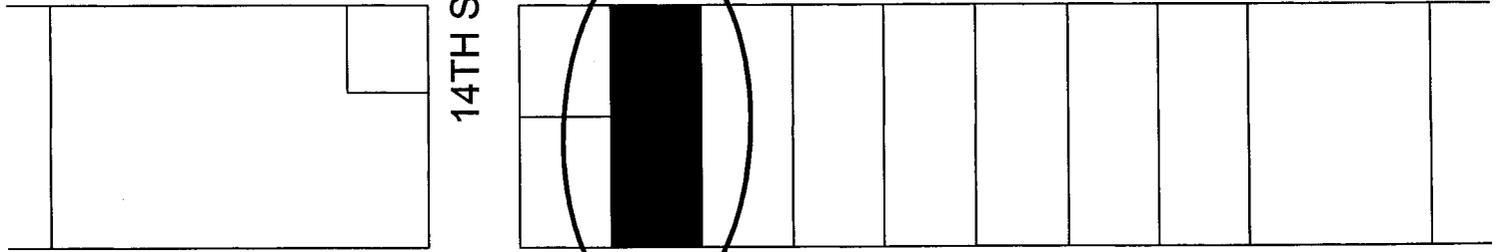
48C



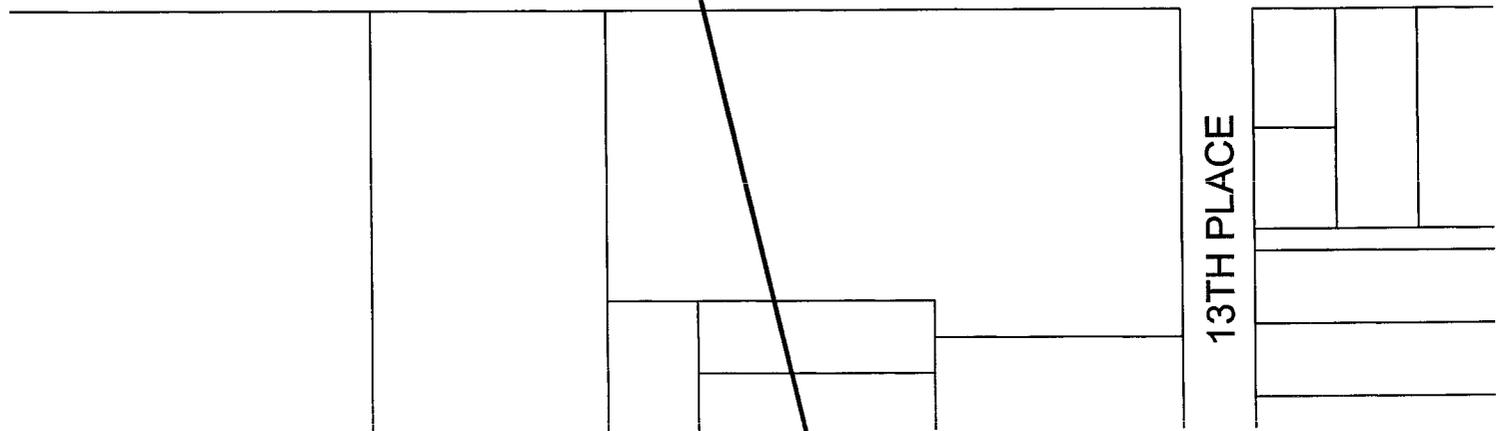
HARRISON AVENUE



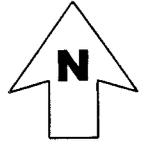
14TH STREET



FOREST AVENUE



13TH PLACE



DISPOSITION FOR
FOREST AVENUE
URBAN RENEWAL PROJECT
CDD04990