



Date April 8, 2019

APPROVAL OF HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) AGREEMENT WITH HOME OPPORTUNITIES MADE EASY, INC. (HOME, INC.) TO CONSTRUCT TWO RENTAL UNITS AT 1321 AND 1325 FREMONT STREET USING COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) SET-ASIDE FUNDS

WHEREAS, the City has entered into an Agreement with the United States Department of Housing and Urban Development ("HUD") for funding of its Home Investment Partnership (HOME) Program pursuant to Title II of the Cranston-Gonzalez National Affordable Housing Act; and

WHEREAS, the City's HOME Program is designed to provide affordable rental and home ownership opportunities for low- and very-low income households through acquisition, rehabilitation, and new construction; and

WHEREAS, the construction of new affordable housing is consistent with the City's 2015-2019 Consolidated Plan, which was approved by City Council for submission to HUD on November 3, 2014 by Roll Call 14-1730; and

WHEREAS, on December 7, 2009, by Roll Call No. 09-2191, the City Council approved Home Opportunities Made Easy (HOME), Inc. as a CHDO and forwarded all information to HUD, and the City annually recertifies and contracts with HOME, Inc. as a CHDO eligible for HOME set-aside funds and operating funds, including most recently on March 19, 2018 by Roll Call No. 18-0474; and

WHEREAS, HOME, Inc. has requested to use \$35,000 of HOME funds per unit for two units, for a total amount of \$70,000, in a new construction duplex project located at 1321 and 1325 Fremont Street; and

WHEREAS, HOME, Inc.'s proposal—which included the construction schedule, budget, site plans, construction drawings, and any other documentation used to review and underwrite the Project—have been reviewed by the City's Community Development Department, which administers the HOME Program, and it has been determined that HOME, Inc. meets all the project and developer eligibility requirements; and

WHEREAS, City staff has determined that HOME funds are needed to fill a gap in the sources and uses of the development to serve the targeted income populations.



Roll Call Number

Agenda Item Number

28

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NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that:

- 1. The HOME Agreement, whereby the City will provide to HOME, Inc. a total of \$70,000 in the form of a forgivable loan, to develop a new rental duplex to house two (2) income qualified households at 1321 and 1325 Fremont Street, is hereby approved.
2. The Community Development Director or his designee is hereby authorized to execute, on behalf of the City, said HOME Agreement following approval as to form by the Legal Department, and to execute any other documents necessary to implement the Agreement and to fund the above-described project.

(Council Communication No. 19-149)

MOVED BY TO ADOPT

FORM APPROVED:

Glenna K. Frank
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL.

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.

MOTION CARRIED APPROVED

Mayor

City Clerk