



**Date** ..... December 23, 2024

**APPROVING HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) FUNDING FOR HOME OPPORTUNITIES MADE EASY, INCORPORATED (HOME, INC.) TO CONSTRUCT AN AFFORDABLE SINGLE-FAMILY HOME AT 2119 23<sup>rd</sup> Street**

**WHEREAS**, the City has entered into an Agreement with United States Department of Housing and Urban Development ("HUD") for funding of its 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 2020-2024 Consolidated Plan, which was approved by City Council for submission to HUD on November 4, 2019 by Roll Call 19-1792; and

**WHEREAS**, on March 23, 2020 by Roll Call 20-0526, City Council approved a five-year financial commitment, totaling up to \$1,875,000 of HOME funds in the form of forgivable loans to HOME, Inc. to construct at least 10 homeownership housing units for low-income households and provide homebuyer assistance for 22 low-income homebuyers between 2020 and 2024; and

**WHEREAS**, HOME, Inc.'s proposal for the development of 2119 23rd St.—which includes the construction schedule, budget, site plan, construction drawing, and any other documentation used to review and underwrite the Project—has been reviewed by the City's Neighborhood Services Department, which administers the HOME Program, and it has been determined that the Borrower meets all the 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.

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

1. The HOME Agreement in form on file in the City's Neighborhood Services Department, whereby the City will provide a forgivable loan in an amount up to \$199,000 to HOME, Inc., of which up to \$19,000 may be used for homebuyer assistance, is hereby approved.

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2. The Neighborhood Services Director 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 document necessary to implement the Agreement and to fund the above-described project.

(Council Communication No. 24-527)

Moved by \_\_\_\_\_ to adopt.

Second by \_\_\_\_\_

FORM APPROVED:

/s/ Gary D. Goudelock Jr.  
 Gary D. Goudelock Jr., Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				

MOTION CARRIED APPROVED

\_\_\_\_\_  
 Mayor

**CERTIFICATE**

I, LAURA BAUMGARTNER, 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