

★ **Roll Call Number**  
..... 08-1456 .....

**Agenda Item Number**  
..... 48C .....

**Date** ..... August 11, 2008 .....

Forest Ave Urban Renewal – King Irving - Disposition

**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  
08-1456

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 Vlassis 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	7			
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