



Roll Call Number

09-2191

Agenda Item Number

29

Date December 7, 2009

**RESOLUTION DESIGNATING HOME OPPORTUNITIES MADE EASY, INC. (HOME, INC.)
AS A COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)**

WHEREAS, the City of Des Moines is a Participating Jurisdiction as defined by HOME Investment Partnerships Program (HOME) regulations and has been so designated by the U.S. Department of Housing and Urban Development (HUD) pursuant to 24 CFR Part 92.105; and

WHEREAS, a participating jurisdiction must reserve not less than 15 percent of the HOME allocation for investment only in housing to be developed, sponsored, or owned by Community Housing Development Organizations (CHDOs); and

WHEREAS, funds are reserved when a participating jurisdiction enters into a written agreement with a CHDO, which among other requirements defines the form of assistance that the CHDO receives and whether any proceeds must be returned to the participating jurisdiction or may be retained by the CHDO; and

WHEREAS, Home Opportunities Made Easy, Inc. (Home, Inc): has submitted documentation that it is a private non-profit corporation organized under Iowa law; has no part of its earnings inuring to the benefit of any member, founder, contributor, or individual; is neither controlled by, nor under the direction of, individuals or entities seeking to derive profit or gain from the organization; has a tax exemption ruling from the Internal Revenue Service under Section 501 (c) (3); has standards of financial accountability that conform to 24 CFR 84.21, "Standards for Financial Management Systems;" has among its purposes the provision of decent housing that is affordable to low-income and moderate-income persons, as evidenced in its charter, articles of incorporation, or by-laws; maintains at least one-third of its governing board's membership for residents of low-income neighborhoods, other low-income community residents, or elected representatives of low-income neighborhood organizations; provides a formal process for low-income program beneficiaries to advise the organization in its decisions regarding the design, siting, development, and management of affordable housing; has a demonstrated capacity for carrying out activities assisted with HOME funds; and has a history of serving the community within which housing to be assisted with HOME funds is to be located.

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NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that the designation of Home, Inc. as a Community Housing Development Organization is hereby approved; and

BE IT FURTHER RESOLVED, that City staff will work with Home, Inc to develop projects to be funded from HOME funds under the CHDO reservation and develop written agreements to be submitted to the City Council for approval and which comply with all applicable federal, state, and local laws.

(Council Communication No. 09- 862)

APPROVED AS TO FORM:

Michael F. Kelley
Assistant City Attorney

MOVED BY Vlassis TO ADOPT

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
HENSLEY	✓			
KIERNAN	✓			
MAHAFFEY	✓			
MEYER	✓			
VLASSIS	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

T. M. Franklin 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.

Diane Rauh City Clerk