



Roll Call Number

14-1712

Agenda Item Number

22B

Date November 3, 2014

**APPROVAL OF HOME INVESTMENT PARTNERSHIP PROGRAM AGREEMENT WITH HOME OPPORTUNITIES MADE EASY, INC. FOR DEVELOPMENT OF A SINGLE FAMILY HOME AT 1445 9<sup>TH</sup> STREET USING COMMUNITY HOUSING DEVELOPMENT ORGANIZATION SET-ASIDE FUNDS AND RETENTION OF PROCEEDS FOR ADDITIONAL AFFORDABLE HOUSING ACTIVITIES**

**WHEREAS**, in accordance with 24 CFR 92.300(a), the City is required to reserve not less than 15 percent of its annual Home Investment Partnership Program (HOME Program) allocation for investment only in housing to be owned, developed or sponsored by an organization certified by the City as a community housing development organization (CHDO); and

**WHEREAS**, on December 7, 2009, by Roll Call 09-2191, the City Council certified and approved Home Opportunities Made Easy, Inc. (HOME, Inc.) as a CHDO and directed staff to submit all required information to HUD in relation to said certification; and

**WHEREAS**, on September 23, 2013, by Roll Call 13-1517, the City Council approved the 2014 Action Plan of the 2010-2014 Consolidated Plan, which Plan includes the required HOME Program funding for housing to be owned, developed or sponsored by CHDOs including HOME, Inc.; and

**WHEREAS**, City staff and HOME, Inc., as a CHDO, have negotiated a HOME Agreement, as on file in the office of the City Clerk, whereby the City will provide \$210,000 of HOME Program funding to HOME Inc. to develop a single-family home at 1445 9<sup>th</sup> Street in compliance with the National and Local Register Historic Districts and to provide down-payment assistance or similar subsidy to an eligible homebuyer, as defined by HOME Program regulations, and which Agreement further allows HOME, Inc. to retain any proceeds remaining from the sale of the home for housing activities to benefit low-income families in accordance with 24 CFR 92.300(a)(6)(ii)(B).

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

1. Housing Opportunities Made Easy, Inc. (HOME, Inc.), is hereby recertified as a community housing development organization (CHDO), and the Community Development Department Director or his designee are authorized to recertify HOME, Inc. as a CHDO as may be necessary for any remaining HOME funded projects through January 1, 2016.
2. The HOME Agreement with HOME, Inc., as a CHDO, to provide \$210,000 of HOME Program funding to HOME, Inc. to develop a single-family home at 1445 9<sup>th</sup> Street and to allow HOME, Inc. to retain any proceeds from the sale of the home for housing activities to benefit low-income families, which Agreement is in the form substantially on file in the office of the City Clerk, is hereby approved.

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- 3. 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 document necessary to implement the Agreement and to fund the above-described project.

(City Council Communication No. 14-527)

MOVED BY Gray TO ADOPT.

FORM APPROVED:

*Glenna K. Frank*

Glenna K. Frank  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MOORE	✓			
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