



Roll Call Number

16-1055

Agenda Item Number

38

Date June 27, 2016

**APPROVAL OF HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) AGREEMENTS WITH HOME OPPORTUNITIES MADE EASY, INCORPORATED (HOME, INC.) FOR DEVELOPMENT OF SIX SINGLE FAMILY HOMES USING COMMUNITY HOUSING DEVELOPMENT ORGANIZATION SET-ASIDE FUNDS**

**WHEREAS**, on November 3, 2014, by Roll Call No. 14-1730, the City Council approved the First Year (2015) Action Plan of the 2015-2019 Consolidated Plan which includes HOME funding for housing to be owned, developed or sponsored by Community Housing Development Organizations (CHDOs); and

**WHEREAS**, on December 7, 2009, by Roll Call No. 09-2191, the City Council approved HOME, Inc. as a CHDO and forwarded all information to HUD and staff has recertified HOME, Inc. as a CHDO eligible for HOME set-aside funds and operating funds; and

**WHEREAS**, on January 12, 2015, by Roll Call No. 15-0042, the City Council approved the Birdland Area Redevelopment Plan which called for the redevelopment of low density housing; and

**WHEREAS**, on October 26, 2015, by Roll Call No. 15-1811, the City Council held a public hearing on the sale of various properties in the Birdland Area to HOME, Inc. and approved an agreement to purchase the land for the development of housing; and

**WHEREAS**, on October 26, 2015, by Roll Call No. 15-1589, the City Council held a public hearing on the sale of 1355 Pennsylvania Avenue to HOME, Inc. and approved an agreement to purchase for the development of housing; and

**WHEREAS**, as a CHDO, HOME, Inc. has met with the Union Park Neighborhood Association and Capitol Park Neighborhood Association on redevelopment of housing within the respective neighborhoods; and

**WHEREAS**, HOME, Inc. has proposed using \$210,000 of CHDO funding to develop six (6) single family houses, five (5) located in the Birdland area and one (1) located at 1355 Pennsylvania Avenue; and

**WHEREAS**, HOME, Inc. will use \$35,000 of HOME funds for the construction of each house with up to ten percent of that amount to be used as down payment assistance to an income qualified home buyer; and

**WHEREAS**, City staff and HOME, Inc., as a CHDO, have negotiated HOME Agreements on file in the office of the City Clerk, whereby the City will provide \$210,000 of HOME Program



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funding for the development of six single family houses and to provide down-payment assistance to an eligible HOME buyer as defined by HOME Program Regulations; and

**WHEREAS**, HOME, Inc. has an excellent record of developing affordable single family housing in the older neighborhoods of the City.

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

1. The HOME Agreements, whereby the City will provide to HOME, Inc. a total of \$210,000, equaling \$35,000 for each property, to develop single family houses for income qualified home buyers at the following addresses, are hereby approved:

*Address:* 205 East Holcomb Avenue

*Legal Description:* Lots 3 & 4 Block 4 OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa

*Address:* 211 East Holcomb Avenue

*Legal Description:* Lots 5 & 6 Block 4 OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa

*Address:* 217 East Holcomb Avenue

*Legal Description:* Lots 7 & 8 Block 4 OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa

*Address:* 219 East Holcomb Avenue

*Legal Description:* Lots 9 & 10 Block 4 OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa

*Address:* 219 Watson Avenue

*Legal Description:* Lots 10 & 11 Block 5 OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa

*Address:* 1355 Pennsylvania Avenue

*Legal Description:* The North 50 Feet of Lots 21 and 22, Capital Park, an Official Plat; and All of Lot 3 of the Official Plat Lot 15 of the Official Plat Government Lots 1 and 2 of Section 35 Township 79 North, Range 24 West of the 5<sup>th</sup> P.M., all now included in and forming a part of the City of Des Moines, Polk County, Iowa

2. The Community Development Director or his designee is hereby authorized to execute, on behalf of the City, said HOME Agreements following approval as to form by the Legal



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Department, and to execute any other documents necessary to implement the Agreements and to fund the above-described projects.

(Council Communication No. 16-340)

MOVED BY Westergaard TO ADOPT.

FORM APPROVED:

Glenna K. Frank
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MOORE, WESTERGAARD, and TOTAL (7).

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.

T. M. Franklin Council Mayor

Diane Rauh City Clerk