



Roll Call Number

20-1032

Agenda Item Number

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Date June 22, 2020

APPROVAL OF HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) AGREEMENT WITH CENTRAL IOWA SHELTER AND SERVICES (CISS) (\$400,000; 1420 MULBERRY STREET)

WHEREAS, the City has entered into an Agreement with United States Department of Housing and Urban Development (HUD) for funding of its Home Investment Partnership (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, representatives of CISS submitted a proposal to City Community Development staff and provided financial information regarding an addition, which will result in 24 new permanent-supportive housing units for chronically homeless individuals who are very low-income, to the real property located at 1420 Mulberry Street, Des Moines, Iowa; 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; and

WHEREAS, on May 6, 2019, by Roll Call No. 19-0711, the City Council approved a preliminary allocation of HOME funds to CISS subject to award of funds from the National Housing Trust Fund (NHTF) from the Iowa Finance Authority (IFA) and completion of an Environmental Review Record per U.S. Department of Housing and Urban Development (HUD) requirements; and

WHEREAS, on June 25, 2018 by Roll Call No. 18-1118, the City Council approved the conveyance of excess City-owned property located south of and adjoining 1330 and 1420 Mulberry Street to CISS for \$1,000, subject to various City utility easements, for incorporation into the adjoining CISS shelter property at 1420 Mulberry Street; and

WHEREAS, CISS has received a NHTF award from IFA and the Environmental Review Record has been completed.

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

- 1. The HOME Agreement, including the Promissory Note, Mortgage, and Restrictive Covenants, between the City and CISS for 5 units of affordable housing as part of the development project at 1420 Mulberry Street, in form on file with the City Clerk, is hereby approved.



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- 2. The Director of the Community Development Department is authorized and directed to sign said Agreement and related documents, and the Community Development Department is directed to record said Agreement and all related documents as applicable.
- 3. The Community Development Director and his assignees are authorized and directed to administer the HOME Agreement and related documents in accordance with the terms therein; to approve and execute minor amendments thereto; and to present substantive amendments to the City Council for consideration and approval.

(Council Comm. No. 20 - 2168)

MOVED BY Gatto TO ADOPT.

FORM APPROVED:

Judy K. Parks-Kruse
Judy K. Parks-Kruse

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
VOSS	✓			
WESTERGAARD	✓			
TOTAL	7			

CERTIFICATE

I, P. Kay Cmelik, 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.

J. M. Franklin Cownie Mayor

P. Kay Cmelik City Clerk