



Date 6-8-2020

**APPROVAL OF CONTRACT WITH HOUSING OPPORTUNITIES MADE EASY, INC. (HOME, Inc.) FOR OPERATING SUPPORT AS A DESIGNATED COMMUNITY HOUSING DEVELOPMENT ORGANIZATION UNDER THE HOME INVESTMENT PARTNERSHIP PROGRAM**

**WHEREAS**, in accordance with 24 CFR 92.208 and 24 CFR 92,300(f), the City may provide up to five percent of its annual HOME Investment Partnership Program (HOME Program) allocation, in an amount not to exceed the greater of \$50,000 or 50% of total annual operating expenses, for the operating expenses of community housing development organizations (CHDOs) which expenses include reasonable and necessary costs for the operations of the CHDO such as salaries, wages, and other employee compensation and benefits; employee education, training and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies; and

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

**WHEREAS**, HOME, Inc. has provided information to be recertified as a CHDO eligible for HOME set-aside funds and operating funds for 2018; and

**WHEREAS** on November 5, 2018, by Roll Call 18-1867, the City Council approved the 2019 Action Plan for the 2015-2019 Consolidated Plan which includes the required HOME 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 an Operating Funds Agreement, as on file in the Office of the City Clerk, whereby the City will provide \$35,000 of HOME Program funding to HOME, Inc., which amount is less than five percent of the City's 2019 HOME Program allocation and which amount is less than 50 percent of HOME, Inc.'s 2020 operating budget, to reimburse HOME, Inc. for specified operating and administrative expenses as documented to City staff pursuant to the terms of the Agreement.

**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, 2021.
2. The HOME Operating Funds Agreement with HOME, Inc., as a CHDO, to provide \$35,000 of HOME Program funding to reimburse HOME, Inc. for specified

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operating expenses, which Agreement is in the form substantially on file in the office of the City Clerk, is hereby approved.

- 3. The Community Development Director or his designee is hereby authorized to execute on behalf of the City in such form as is approved by the Legal Department.

MOVED BY Gatto TO ADOPT

FORM APPROVED:

Judy K Parks-Kruse  
 Judy K. Parks-Kruse  
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
GATTO	✓			
GRAY	✓			
MNADELBAUM	✓			
VOSS	✓			
WESTEGAARD	✓			
TOTAL	7			
MOTION CARRIED		APPROVED		
<u>J. M. Franklin Cownie</u> Mayor				

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.

P. Kay Cmelik City Clerk