



Roll Call Number

23-0229

Agenda Item Number

31

Date February 20, 2023

APPROVAL OF HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) AGREEMENT WITH COMMUNITY HOUSING INITIATIVES, INC. FOR \$280,000 EVERGREEN TRAIL REHABILITATION.

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 rehabilitation 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 Community Housing Initiatives (CHI) submitted a proposal to City Neighborhood Services staff and provided financial information regarding the project which will result in the rehabilitation of 26 existing units of rental housing affordable to those from 50%-60% Area Median Income (AMI) at 1417 Forest Ave, 5208-5210 SE 6th St, 5209-5211 SE 6th St., 5214-5216 SE 6th St., and 3716 Indianola Ave., Des Moines, Iowa; and

WHEREAS, four (4) of the units set at 60% AMI and two (2) of the units set at 50% AMI will be City funded HOME units; and

WHEREAS, the Environmental Review Record has been completed; and

WHEREAS, CHI has received financial commitment from Iowa Finance Authority's HOME program, as well as Polk County Housing Trust Fund ARPA; and

WHEREAS, City staff has completed project due diligence, and determined that HOME funds are needed to fill a gap in the sources and uses of the development to serve the targeted income populations.

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 CHI for 6 units of affordable housing as part of the rehabilitation of properties located at 1417 Forest Ave, 5208-5210 SE 6th St, 5209-5211 SE 6th St., 5214-5216 SE 6th St., and 3716 Indianola Ave., in form on file with the City Clerk, is hereby approved.
2. The Director of the Neighborhood Services Department is authorized and directed to sign said Agreement and related documents, and the Neighborhood Services Department is directed to record said Agreement and all related documents as applicable.
3. The Neighborhood Services 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

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minor amendments thereto; and to present substantive amendments to the City Council for consideration and approval.

(Council Communication, No. 23-091)

MOVED BY Gatto TO ADOPT.
Second by Voss

FORM APPROVED:

/s/ Gary D. Goudeock Jr.
Gary D. Goudeock Jr.
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, MANDELBAUM, SHEUMAKER, VOSS, WESTERGAARD, and TOTAL (7 yeas).

CERTIFICATE

I, LAURA BAUMGARTNER, 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

Laura Baumgartner City Clerk