



MEMORANDUM

Council Agenda
Item No. IX. AG
4/9/2024

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Resolution allocating \$279,468 in HOME Investment Partnerships Program Community Housing Development Organization funds and \$60,532 in FY 2023-24 Loan funds to Neighborhood Housing Services/Oklahoma City, Inc.; approving the Community Housing Development Organization Developer Agreement; certifying Community Housing Development Organization status; and authorizing execution of necessary documents. Ward 7.

Location:

1436 NE 12th Street and 1440 NE 12th Street, which are parcels located within the former Strong Neighborhoods Initiative (SNI) designated Culbertson's East Highland neighborhood.

Purpose:

To provide funding for Neighborhood Housing Services (NHS) to construct and sell two single-family homes that are affordable for low- and moderate-income families or individuals and support continued revitalization efforts in the former SNI neighborhood area.

Background:

The Community Housing Development Organization (CHDO) Program is funded by the Home Investment Partnerships (HOME) Program in the FY 2023-24 Consolidated Plan Fourth Year Action Plan approved by City Council on May 9, 2023 (Item No. XI.W). In accordance with HOME Program requirements, at least 15% of the City's annual allocation in HOME funds must be set aside for the CHDO Program. Planning staff has met with NHS to review and discuss their proposal for the continuation of their affordable housing development program for the current funding cycle. Based on analysis of the two-housing unit proposal, staff recommend an allocation of \$279,468 from CHDO Program funding and \$60,532 in CHDO Loan funding from the required CHDO set-aside funding. The Loan funds will be repaid to the City upon the sale of each housing unit. The CHDO proposal also included documentation sufficient to designate NHS as a certified active CHDO.

The Agreement allows NHS to retain \$25,000 of proceeds from the sale on the first home completed and sold. This will provide operational funding to the CHDO to administer CHDO housing activities. NHS has repaid all CHDO Loan funds from previous funding agreements. Any unused loan funds from those prior agreements are no longer available to NHS.

Estimated Cost:

Not to exceed \$279,468.00 in CHDO Program funds and \$60,532.00 in CHDO Loan funds.

Source of Funds:

GRANTS MANAGEMENT – DEPT OF HSG & URB DEVEL-RSTR-HOME ENTITLEMENT
– M-23-MC-40-0003 (1906-2408030-G3600-G80429)

Review:

Planning Department

Recommendation: Resolution be adopted.