Council Communication

Department: Community Development	Resolution No.: 25-	City Council: March 10, 2025

Subject/Title

Renewal of the HOME Consortium Agreement with the City of Omaha

Background/Discussion

Background

The U.S. Department of Housing and Urban Development (HUD) administers the HOME Program. The HOME Program is authorized by the HOME Investment Partnerships Act which is Title II of the Cranston-Gonzalez National Affordable Housing Act. The HOME Program is similar to the CDBG Program and involves funding to local governments and states for housing activities. However, unlike the CDBG Program, the City does not receive a direct annual allocation from HUD under the HOME Program. Rather, the City must compete with other government units to obtain funding under the state HOME Program.

In 1998, the cities of Council Bluffs and Omaha created a HOME Consortium for the purposes of receiving an increased HOME fund allocation from HUD and for administering the HOME Program as a single grantee. Under this inter-local agreement, the City of Council Bluffs administers its own HOME program and makes affordable housing opportunities available to the residents of Council Bluffs. This inter-local agreement was renewed in 2001, 2004 and 2012.

Discussion

It would be beneficial for the City to renew its participation in the HOME Consortium, as we can receive $200,000 to $300,000 in additional funds annually. This money has allowed us to assist numerous multi-family and single family housing projects including Spin Lofts, Heartland Homes, Beacon Place, Kanesville Heights, Sunset Park, Coy Subdivision and the Infil program.

In order to establish a HOME consortium, four items are necessary to satisfy HUD requirements. These include:

- A legally binding consortium cooperative agreement that has been executed by all consortium members.
- Legal opinions on the intergovernmental agreement.
- A written certification by the State of Iowa that the consortium will direct its activities to the alleviation of housing problems within Iowa.
- A written certification by the State of Nebraska that the consortium will direct its activities to the alleviation of housing problems within Nebraska.

A resolution approving the proposed agreement has been prepared and is attached for your review. Upon approval, the Community Development Department would proceed in satisfying the remaining requirements. If successful, HOME funding would be available for the fiscal years of 2024 through 2027.

Staff Recommendation

The Community Development Department recommends that City Council adopt the resolution approving the HOME Investment Partnerships Program Consortium Cooperation Agreement covering 2024 to 2027.

Attachments

The HOME Investment Partnerships Program Consortium Cooperation Agreement.

Submitted by: Marianne Collins, Housing & Economic Development Planner
Approved by: Courtney Harter, Director Planning & Community Development