

Date: November 28, 2022
Amount: \$134,000.00
Account Number: 8880-5080

EXPLANATION TO COUNCIL BILL

ORIGINATING DEPARTMENT: Planning & Community Development

PURPOSE: To authorize the City Manager to execute a Real Estate Purchase Agreement with NDO Real Estate Investing LLC for the City to sell real estate located at 316 and 322 South 15th Street for \$134,000.00.

REMARKS: The Community Development Division provides HOME Investment Partnership Program funds for new construction of homes to be sold to income qualified individuals as administered in accordance with HUD guidelines.

HOME funds were provided to assist with the revitalization of the Patee Town area by the City through the construction of an infill housing duplex that would provide affordable housing in the Midtown neighborhood. Property was originally marketed to be sold to an investor or individual, but at the time the City could not identify an interested buyer. Community Development chose to rent the units to income eligible families rather than have the units vacant. One of the units is now vacant, and Community Development decided to market the property due to the increased sales in real estate.

Prospective buyer, NDO Real Estate Investing, LLC, agrees to continue to provide affordable housing as required by the regulations of the HOME Investment Partnership Program. As required by the Home Investment Partnership regulations, Community Development staff will inspect the units to ensure the property is up to Housing Quality Standards (HQS). A Land Use Restriction Agreement (LURA) will be filed at the time of the sale as required by the HOME program. This deed restriction is filed to ensure that the property remains affordable for 20 years. The property was marketed by Re-Max Realty.