Agenda Item No.: **23.**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: JANUARY 22, 2014

DEPARTMENT: PARKS, RECREATION AND NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN K. HARSIN ☒**Consent** ☐ **Discussion**

SUBJECT:
For possible action to approve an allocation of $400,000 of Home Investment Partnership Program (HOME) funds to Nevada H.A.N.D., Inc., for the construction of Westcliff Heights Senior Apartments located at 8206 Silver Sky Drive - Ward 2 (Beers)

Fiscal Impact

☐ **No Impact** ☐ **Augmentation Required**
☐ **Budget Funds Available**
Amount: $400,000
Funding Source: HOME
Dept./Division: Parks, Recreation and Neighborhood Services

PURPOSE/BACKGROUND:
On June 16, 2010, City Council approved an allocation of $500,000 in HOME funds to Nevada H.A.N.D., Inc. towards the construction of Westcliff Heights Senior Apartments. The project was leveraged with HUD 202 funds (a primary funding source) and National Equity Fund tax credit investor for total construction costs of $10,086,947. Due to delays at the Federal level and HUD 202 funding, construction costs increased with a new total budget of $13,615,716. Given the delay, Nevada Hand received an increase in HUD 202 funding of $2,168,169, the tax credit investor (National Equity Fund) has increased the amount of equity funding by $897,565 and Nevada HAND increased the deferred developer fee by $63,035, which leaves a gap of $400,000. To close the gap, the citys recommends allocating $400,000 in HOME funds to complete the project.

RECOMMENDATION:
Staff recommends approval of the HOME funds allocation and authorizes the Mayor to execute any and all related agreements and documents required for the project following approval as to form by the City Attorney.

BACKUP DOCUMENTATION:
Letter of Request from Nevada H.A.N.D., Inc.

Motion made by STAVROS S. ANTHONY to Approve the Consent Agenda except item(s) 16, 17, 40

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
BOB COFFIN, RICKI Y. BARLOW, LOIS TARKANIAN, CAROLYN G. GOODMAN, STAVROS S. ANTHONY, STEVEN D. ROSS, BOB BEERS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)