

**STATE OF NORTH CAROLINA
COUNTY OF DURHAM**

**AGREEMENT FOR THE EXECUTION OF A
HOME INVESTMENT PARTNERSHIPS PROGRAM**

This Agreement, made and entered into this ___ day of _____ 20___, by and between the City of Durham, a municipal corporation organized and existing under the laws of the State of North Carolina (hereinafter "City"), and **HOUSING FOR NEW HOPE, Inc.**, a non-profit corporation, under the laws of the State of North Carolina (hereinafter "Non-Profit").

WITNESSETH:

WHEREAS, the City has entered into an Agreement for a HOME Investment Partnerships Program (hereinafter "Funding Agreement") with the U. S. Department of Housing and Urban Development (hereinafter "HUD"); and

WHEREAS, it is the purpose of this agreement to effect a specified portion of the program approved by the Funding Agreement in accordance with the policies expressed by and declared in Title II of the National Affordable Housing Act of 1990, as amended (hereinafter "Act"); and

WHEREAS, pursuant to said purpose the Non-Profit is undertaking certain activities and desires to engage the City to render certain assistance in such undertakings.

NOW, THEREFORE, for valuable consideration and mutual promises exchanged between the parties hereto, it is agreed as follows:

A. SCOPE OF SERVICES:

1. The services to be performed pursuant to this Agreement shall be those specified in the Scope of Services in Attachment A to the Grant Agreement between the parties of even date herewith, which is incorporated by reference herein as if fully set forth.

B. DURATION OF AGREEMENT:

This Agreement shall be effective as of the date of this agreement first written above and shall remain in effect during the period of affordability required by the Act under 24 CFR Part 92.252 or 92.254.

C. TERMS AND CONDITIONS:

1. This Agreement shall be considered breached if the Non-Profit materially fails to comply with any term in this Agreement. Such breach shall result in the termination of this Agreement and the recapture of all HOME funds disbursed to the Non-Profit.

2. The Non-Profit shall assume responsibility for managing the day-to-day operations of its HOME program, to assure compliance with program requirements outlined in 24 CFR Part 92, and for taking appropriate action when performance problems arise.
3. The Non-Profit shall take full responsibility for ensuring that housing it has assisted with HOME funds meets the affordability requirements of 24 CFR 92.252 or 92.254 as applicable, and shall repay its award of HOME funds in full to the City if the housing does not meet the affordability requirements for the specified time period.
4. The Non-Profit shall retain all repayment, interest, and other return on the investment of HOME funds in a separate local account for use to fund additional eligible HOME activities of the Non-Profit's choosing and agrees to invest all returns on HOME investments in additional eligible activities before drawing down additional HOME funds from the City.
5. The Non-Profit shall request disbursement of HOME funds only at the time funds are needed for payment of eligible costs and to request an amount of funds limited to that needed to cover these costs and which can be expended within 15 days from the date funds are disbursed to the City from the U.S. Treasury.
6. The Non-Profit shall submit a completed Project Completion report to the City concurrently with the final drawdown request for HOME funds.
7. The Non-Profit shall require all owners of housing assisted with HOME funds to maintain the housing in compliance with applicable Housing Quality Standards and local housing code requirements for the duration of the agreement.
8. The Non-Profit shall, where applicable, review the activities of owners of rental housing assisted with HOME funds to assure compliance with the requirements set out in 24 CFR Part 92 not less than annually. Each review must include an annual on-site inspection to determine compliance with housing codes and the HOME Program requirements. These inspections shall be conducted for each unit in a project during the project's period of affordability.
9. The City shall hold the Non-Profit responsible for complying with the provisions of this agreement even when the Non-Profit designates a third party or parties to undertake all or any part of the program. All third parties must be bound in writing to the same provisions as required in this agreement.
10. None of the following or their immediate family members, during the tenure of the subject person or for one year thereafter, shall benefit from activities assisted under this agreement or have any direct or indirect financial interest in any contract, subcontract or the proceeds thereof for work to be performed

in connection with the program assisted under this agreement: employees, agents, or officials of the Non-Profit or the City, including members of the governing body, who exercise any function or responsibility with respect to the program. The same prohibition shall be incorporated in all such contracts and subcontracts.

11. The assistance provided under this agreement shall not be used by the Non-Profit to pay a third party to lobby the United States government for funding approval, approval of applications for additional assistance, or any other approval or concurrence of HUD required under this agreement. However, HOME funds may be used to pay reasonable fees for services that are eligible as a program cost.
12. The Non-Profit shall reimburse the City for any amount of HOME funds determined by the City or HUD to have been improperly expended, and the City shall retain the right to recover any questioned costs or overpayments from the Non-Profit.
13. Upon termination, the Non-Profit shall remit any unexpended balance of advanced payments on account of the Grant as well as such other portions of such payments previously received as determined by the City to be due and the action of the City in accepting any such amount shall not constitute a waiver of any claim which the City may otherwise have.
14. The Non-Profit shall allow the City to carry out monitoring and evaluation activities as determined necessary by the City and HUD.
15. In the event of termination, all property and finished or unfinished documents, data, studies, and reports purchased or prepared by the Non-Profit under this Agreement shall, at the option of the City, become the property of the City.

D. FUNDING AND PAYMENT:

1. Not less than **Two Hundred Eleven Thousand Two Hundred and Fifty Dollars (\$211,250.00)** shall be expended in total Project Costs. Matching requirements of 24 CFR 92.218-222, as applicable will be adhered to by the City of Durham.

E. BUDGET CHANGES AND UNREIMBURSABLE EXPENSES:

1. Except for changes made in accordance with subsection (2) below, any and all alterations in the approved use of budgeted funds shall be subject to prior review by the City.
2. Any costs and expenses not covered by the attached Project Budget, and hence not properly payable from Grant funds, shall be borne entirely by the Non-Profit.

F. RECORDS AND REPORTS:

1. The Non-Profit shall maintain and shall make available at reasonable times and places to the City such records and accounts, including property, personnel, and financial records, as are deemed necessary by the City and/or State and federal agencies in order to assure a proper accounting for all Project funds.
2. The Non-Profit shall provide any duly authorized City representative, representative of HUD and the Comptroller General of the United States, at all reasonable times, access to and the right to inspect, copy, monitor, and examine all of the books, papers, records, and other documents relating to the HOME funds and the fulfillment of this agreement for a period of five years following the completion of all close-out procedures respecting HOME funds, and the final settlement and conclusion of all issues arising out of the HOME loan.
3. The Non-Profit shall provide a monthly report to the City which notes accomplishments, beneficiaries, problems encountered and changes in work schedule and any other information needed by the City to complete the Annual Performance Report and other reports required by HUD. This monthly report shall also include an accounting of all program income received and/or expended during the month and year to date.
4. The Non-Profit shall provide an Annual Audit Report performed in compliance with Office of Management and Budget Circular A-133.

G. FINANCIAL ACCOUNTING:

1. The Non-Profit shall establish and maintain fiscal and accounting records in accordance with generally accepted accounting principles and practices.
2. The Non-Profit shall not commingle accounts to an extent that prevents the accounting and auditing of the funds provided hereunder: Provided, however, the Non-Profit may supplement the funds provided hereunder from other fund sources.
3. Funds provided hereunder are exclusively for the purposes of this Agreement under the terms and conditions of the Agreement, and the Non-Profit shall not temporarily or permanently shift such funds to other programs or for other purposes for any reason.

H. INSURANCE AND LIABILITY:

The Non-Profit's chief fiscal officer or insurer shall provide the City with a Statement assuring that all persons handling funds received or disbursed under this Agreement are covered by fidelity insurance in an amount consistent with sound fiscal practice and with the coverage deemed necessary by the City for its own employees.

Work to be performed as provided herein shall be done by the Non-profit as an Independent Contractor. The City shall not be liable for claims for damages or losses arising out of the performance of this Agreement by the Non-Profit, its employees, officers or agents and the Non-Profit shall indemnify and hold harmless the City, its officers, agents and employees from all such claims arising under this agreement.

I. RESIDENT ECONOMIC OPPORTUNITY:

1. The Non-Profit shall take affirmative action to ensure that residents of the project area are given maximum opportunity for training, employment and business opportunities.
2. When qualified applicants are available, preference shall be given to residents of the project area in filling all training, business opportunities and jobs generated by the Program even where employment results outside the geographic boundary of the project area.

J. PUBLICITY:

The Non-Profit shall make every effort in its publicity and in other ways, to fully inform the public concerning the Project. Any publicity given to the Project must recognize the City of Durham as a sponsor and the Project being funded by the City through the HOME Investment Partnerships Program. The City will, in all publicity originated by it concerning the Project, recognize the Non-Profit as the entity responsible for carrying out the Project.

K. SUSPENSION OR TERMINATION FOR CAUSE:

1. The City, upon written notice to the Non-Profit, may suspend or terminate payment of HOME funds to the Non-Profit in whole or in part for cause which shall include, but not limited to, the following:
 - a. Ineffective or improper use of HOME funds;
 - b. Failure to comply with the terms and conditions of this Agreement;
 - c. Submission to the City of reports which are incorrect or incomplete in any material respect;
 - d. Suspension of the HOME funds from HUD to the City in whole or part for any reason.
2. The City, upon written notice to the Non-Profit, may also withhold payment of any unearned portion of the Grant if the Non-Profit is unable or unwilling to accept any additional conditions that may be provided by law, by executive order, by regulations or by other policy announced by HUD.
3. If the City withholds payment, it shall advise the Non-Profit in writing what action must be taken as a condition precedent to the resumption of payments.

L. ASSIGNABILITY:

This agreement and any associated grant documents for this project, is expressly non-assignable without the prior written consent and approval of the City; nor may the Project be continued by a successor to the Non-Profit herein named without the prior written consent of the City. Any work or services subcontracted hereunder shall be specified by written contract or agreement.

M. DOCUMENTS OF INCORPORATION:

This Agreement is expressly made subject to all Attachments hereto, to all of the attachments, provisions, requirements, federal, state and local laws, rules and regulations of the ___ day of _____, 200__, Housing for New Hope, Inc., and of the Funding Agreement between the City and HUD and to any and all requirements, whether federal, state or local, verbal or written, placed upon the City. All of the foregoing are hereby made a part of this Agreement and incorporated herein by reference.

N. MISCELLANEOUS PROVISIONS:

1. The singular of any term used in this Agreement shall include the plural, and the masculine shall include the feminine, and vice versa.
2. A signed copy of this Agreement shall be considered as an original.
3. Service of all notices under this Agreement shall be sufficient if given personally, by registered or certified mail, returned receipt requested, and mailed to the party involved at the address and to the attention of the person set forth below, or to such other person or address as said party may provide in writing from time to time. Any such notice mailed to such address shall be effective upon the date received as shown by the returned receipt or otherwise:

CITY OF DURHAM
Director
Department of Community Development
City of Durham
101 City Hall Plaza
Durham, North Carolina 27701

Executive Director
Housing for New Hope, Inc.
18 West Colony Place, Suite 250
Durham, NC 27705

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed on its behalf and attested; and the Agency has caused the same to be duly executed and attested on its behalf as of the date first written above.

CITY OF DURHAM

By: _____
Thomas J. Bonfield, City Manager

ATTEST:

CITY OF DURHAM

City Clerk

Housing for New Hope, Inc.

By: _____
Terry Allebaugh, Executive Director

ATTEST:

Secretary

(Affix corporate seal here)

NORTH CAROLINA
DURHAM COUNTY

I, a notary public in and for the aforesaid County and State certify that _____ personally appeared before me this day, and acknowledged that she is the _____ City Clerk of the City of Durham, a municipal corporation, and that by authority duly given and as the act of the City, the foregoing agreement was signed in its corporate name by its City Manager, sealed with its corporate seal, and attested by its said City Clerk or Deputy City Clerk. This the day of _____, 2011.

My Commission Expires:

Notary Public

NORTH CAROLINA
DURHAM COUNTY

I, a notary public in and for the aforesaid County and State, certify that _____ personally appeared before me this day and stated that he or she is the _____ Secretary of Housing for New Hope, Inc., a corporation, and that by authority duly given and as the act of the corporation, the foregoing agreement with the City of Durham was signed in its name by its Executive Director, whose name is Terry Allebaugh, sealed with its corporate seal, and attested by him/herself as its said Secretary or Assistant Secretary. This the _____ day of _____, 2011.

My Commission Expires:

Notary Public

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

City's Finance Officer

Date

Project Description

DEVELOPER: Housing for New Hope, Inc.
P. O. Box 11867
Durham, North Carolina 27703

DEVELOPER EXPERIENCE: Housing for New Hope, Inc. is the surviving entity following the merger with New Directions for Downtown, Inc., that was concluded in May, 2005. The first phase of Andover Apartments was built by New Directions for Downtown, Inc., under the leadership of their President, Jack Preiss. Mr. Preiss, through partnerships with other entities, has developed 99 multi-family units of affordable housing in Durham, including Sherwood Park (70 units of affordable rental housing where 32 serve special needs households), and Glendale Apartments (29 units of rehabilitated affordable rental housing). Mr. Preiss continues to serve as a consultant with Housing for New Hope and will continue in this capacity for at least one year subsequent to the concluded merger. Housing for New Hope, Inc., a local 501 (c) 3 non-profit corporation, was established in 1993 and has been the managing agent for Phoenix House, Dove House for the past several years and most recently, taken over management of Andover Apartments.

LOCATION: 1103 E. Oak Drive Durham NC PIN# 813-03-05-6045

DEVELOPMENT TYPE: Renovation of ten unit apartment building.

TARGET POPULATION: Workforce housing for Individuals earning 50% or less than the Median Family Income for the Raleigh/Durham/Chapel Hill MSA.

TYPE OF HOUSING: Permanent rental housing

PROJECT DESCRIPTION: Utilizing a Neighborhood Stabilization Program (NSP) grant, a grant from the HOME Investment Partnership (HOME) program and a loan from Self-Help, Housing for New Hope Inc. will acquire and renovate a ten unit multi-family structure that will have eight, two bedrooms and two, three bedroom units.

**AVAILABLE UNITS
PER ELIGIBLE**

TENANTS: 100% of units will be rented to eligible tenants at or below 50% of median family income.

MONTHLY RENTS: **Initial Rents** – The initial and or maximum rents cannot exceed the Low HOME rent limit as calculated by the US Department of Housing and Urban Development for the program year 2010.

UTILITY PAYMENTS: The tenants will be responsible for the payment of utilities.

TENANT AFFORDABILITY: Units shall remain affordable as defined by 24 CFR Part 92.252 for not less than twenty (20) years.

MEDIAN FAMILY INCOME LIMITS: As determined by U.S. Department of Housing and Development and amended from time to time:

2010 MEDIAN INCOME CHART
MEDIAN FAMILY INCOME CHART-CITY/COUNTY DURHAM

Family Size	30%	50%	60%	80%
1	14,250	23,750	28,500	38,000
2	16,300	27,150	32,580	43,400
3	18,350	30,550	36,660	48,850
4	20,350	33,900	40,680	54,250
5	22,000	36,650	43,980	58,600
6	23,650	39,350	47,220	62,950
7	25,250	42,050	50,460	67,300
8	26,900	44,750	53,700	71,650