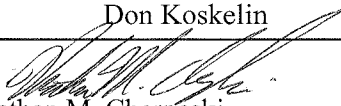


COUNCIL COMMUNICATION

DATE: August 11, 2010	AGENDA NO. A, 1	SUBJECT: Habitat Request for Contract for Services
Department Head: Public Works Don Koskelin		
City Manager:  Nathan M. Cherpeski		
PRESENTED BY: Habitat for Humanity		

Recommendation: That council defer a decision on this request and include it in the discussion of non-profit funding for the 2011 budget.

Background: This request was not included in the 2010 budget. Council has made it clear that all requests for funding be part of the normal budget process to ensure that all parties have an equitable opportunity to present their needs to council. In the past council has approved reimbursements to Habitat for Humanity for City permit fees for their projects within the City limits. Habitat is a non-profit organization which is focused on providing housing to a very under-served portion of market. They have had several successful projects within the City since their inception.

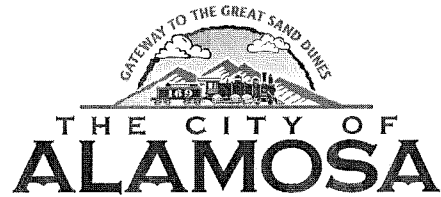
Issue Before the Council: Does council want to approve this request for a contract for services.

Alternatives: Disapprove the contract and include this request with the discussion for non-profit budget discussions for the 2011 budget; approve the contract for services as presented; approve the contract with modifications;

Fiscal Impact: The cost of this contract is \$1,486.88 which could be funded from economic development funds or from general fund reserves. The former probably makes more sense because this is many of the funds were deposited originally

Legal Opinion: City Attorney will be present for comment.

Conclusion: Habitat for Humanity is a unique organization that fills an important role in providing housing on an affordable basis. It is however one of many non-profit agencies which request funding from our limited City resources and should present their needs as part of the normal budget process so council can weigh the needs of this organization with all of the others requesting support.



To: City Council;

From: Nathan Cherpeski, City Manager

Date: August 11, 2010

Subject: Request from Habitat for Humanity

Every year, staff is approached about funding groups either through deferrals of fees, a refund of fees (such is the case here), and direct grants outside of the normal non-profit funding cycle. Council's adopted policy (301 Public Funding Guidelines) states in section 1. A. that requests outside of the cycle will not be considered. Therefore, staff is not in a position to recommend funding for this request or similar request. This should not be considered a judgment of the programs by staff; it is simply staff enforcing the policy as adopted by the City Council.

The fees that are the subject of this request are enterprise dollars. The enterprise fund is supported by the rate payers. These are not tax dollars, but are fees charged to cover the cost of providing the service. In order to keep the rate payers whole, this type of request requires the City's general fund to pay the enterprise fund for the fees returned. Such monies have not been budgeted, and if Council acted to do this in 2010 it would require a general fund budget amendment.



P.O. Box 1197 Alamosa, CO 81101
phone 719.589.8678 | email slvhabitat@yahoo.com

P.O. Box 419
425 Fourth Street
Alamosa, CO 81101
July 30, 2010

Dear City Council of Alamosa, Mayor Rogers,
City Manager Nathan Cherpeski, City Attorney Erich Schwiesow,

We hope the summer color finds you amidst our earth's beauty. This year, Habitat for Humanity is celebrating 16 years of providing affordable homeownership in Alamosa. Since our affiliation, Habitat for Humanity has provided 70 people, of which 44 are children, with a simple, decent place to call home. We have seen some of the children have been the first to graduate in their families and continue on to attend college. 3 of the children have now started their own families and continue pursuing their dreams. All of our efforts in affordable housing are made possible through the generous donations of labor, funds, land and resources.

We are just about completing a home at 1523 W. 7th Street and also beginning a new project in Creede. The home will provide a low-income family with the dream of homeownership they never thought possible. With our unique program, Habitat Mortgages are 0% interest. Applicant Families have been unable to obtain a mortgage through traditional lending institutions and have incomes within 25%-60% of the area median, averaging \$1,200 a month for a family of 4. Habitat Homes are constructed with volunteer labor and the applicant families. Beyond the home construction, Habitat Families also contribute time and effort to help the organization develop and expand. Habitat Families make their house payments based on 25% of their monthly income, generally mortgage payments are between \$250-\$400 each month. Each family's monthly mortgage payment helps to purchase materials to build the next Habitat Home.

While addressing the need for affordable housing in our community, Habitat also offers life giving experiences to families and volunteers. Working alongside Mark & Samantha who will live in this home, volunteers tell us they have received so much more than what they are giving to the community. For Mark & Sam, building a home they never imagined they could or would do, is a life changing and empowering experience.

San Luis Valley Habitat for Humanity would like to request a Contract for Services with the City of Alamosa in the amount of \$1486.88 for sponsorship of the fees Habitat has paid to the City of Alamosa. We appreciate your support of affordable housing in the consideration of our proposal.

Most Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "Audrey Liu".
Audrey Liu
Executive Director

Contract for Services

THIS AGREEMENT is made this ____ day of _____, 20____ between the City of Alamosa; P.O. Box 419; 425 Fourth Street; Alamosa, CO 81101 ("City") and San Luis Valley Habitat for Humanity, Inc., a Colorado Non-profit Corporation ("Provider"); P.O. Box 1197; 601 State Ave; Alamosa, CO 81101.

WHEREAS, Provider serves low-income families of the community within 25-60% of the area median income with affordable homeownership opportunities; and

WHEREAS, adequate affordable housing for low-income families of Alamosa is a vital need for the health and welfare of the community, and therefore is a concern of the Alamosa City Council; and

WHEREAS, Provider is constructing an affordable housing unit in the City on Lots 18 & 19, Block 209, Washington Addition, Vacant Land; also known as 1523 W. 7th Street, Alamosa;

NOW, THEREFORE, in consideration of the premises, the parties agree as follows:

1. The City of Alamosa shall provide the sum of \$1,486.88 toward the sponsorship of fees paid by Habitat for Humanity to the City of Alamosa in efforts to provide adequate, affordable housing within the City of Alamosa.
2. Provider shall utilize this sum to provide affordable housing services. Services shall be provided in accordance with all applicable local, state and federal laws.
3. Provider shall reimburse the City of Alamosa for any funds which it does not utilize for the express purposes set forth herein immediately upon the City's written notification to Provider that it has breached the terms of this agreement.
4. Upon transfer of the property to an eligible low-income family, the attached Use Covenant shall be executed.

IN WITNESS WHEREOF, the parties have duly executed this agreement as of the date written above.

By Kathy Rogers, Mayor
City of Alamosa

ATTEST: (city seal)

By Audrey Liu, Executive Director
San Luis Valley Habitat for Humanity

Judy Egbert, City Clerk

San Luis Valley
Habitat for Humanity
P.O. Box 1197
Alamosa, CO 81101
tel: (719) 589-8678

ALAMOSA STATE BANK
P.O. Box 1008 Alamosa, CO 81101
tel: (719) 583-2424
82-851021

5054

6/21/2010

PAY TO THE ORDER OF City of Alamosa - Dept of Public Works

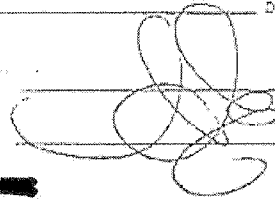
\$ **100.00


One Hundred and 00/100

DOLLARS

City of Alamosa
Dept of Public Works

MEMO Replat Tract 32 McClain Fink



 SAN LUIS VALLEY
HABITAT FOR HUMANITY
P.O. BOX 1197
ALAMOSA, CO 81101-1197
TEL: (719) 589-8678

ALAMOSA STATE BANK
ALAMOSA, CO 81101
82-851021

4671

5/13/2009

PAY TO THE ORDER OF City of Alamosa - Dept of Public Works

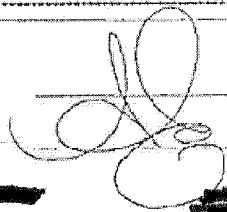
\$ **137.38


One Hundred Thirty-Seven and 38/100

DOLLARS

City of Alamosa
Dept of Public Works

MEMO Plan Review 1523 W. 7th



 SAN LUIS VALLEY
HABITAT FOR HUMANITY
P.O. BOX 1197
ALAMOSA, CO 81101-1197
TEL: (719) 589-8678

ALAMOSA STATE BANK
ALAMOSA, CO 81101
82-851021

4663

5/12/2009

PAY TO THE ORDER OF City of Alamosa - Dept of Public Works

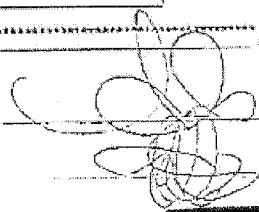
\$ **548.50


Five Hundred Forty-Nine and 50/100

DOLLARS

City of Alamosa
Dept of Public Works

MEMO Building permit 1523 W. 7th



 SAN LUIS VALLEY
HABITAT FOR HUMANITY
P.O. BOX 1197
ALAMOSA, CO 81101-1197
TEL: (719) 589-8678

ALAMOSA STATE BANK
ALAMOSA, CO 81101
82-851021

4604

3/2/2009

PAY TO THE ORDER OF City of Alamosa - Dept of Public Works

\$ **700.00

Seven Hundred and 00/100

DOLLARS

City of Alamosa
Dept of Public Works

MEMO Annexation Ross Ave.

