



**CITY OF LOGAN
REDEVELOPMENT AGENCY**

**Resolution No. 15-33 RDA A Resolution Approving Agency Assistance in
Neighborhood Nonprofit Housing Corporation's
"Welcome Home - Own in Logan" Program**

WHEREAS, the Redevelopment Agency of the City of Logan (hereinafter "Agency") is authorized by U.C.A. §17C-1-411 and §17C-1-412 to use tax increment for affordable housing projects within Logan City; and

WHEREAS, the "Welcome Home - Own in Logan" program, being administered by the Neighborhood Nonprofit Housing Corporation (NNHC), qualifies as affordable housing as defined by U.C.A. §11-38-102 (1), with said definition being adopted by the City of Logan in its Land Development Code §17.62 and by the Agency for the administration of its affordable housing funds; and

WHEREAS, the program encourages home ownership within the City of Logan by making the acquisition of a home more affordable by providing down payment/closing cost assistance to low-to-moderate income homebuyers; and

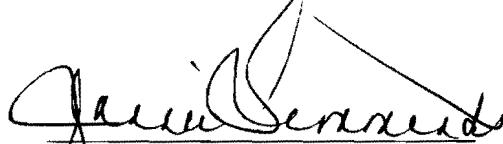
WHEREAS, the Economic Development Committee has reviewed the requested assistance and recommends its approval,

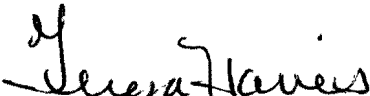
NOW THEREFORE BE IT RESOLVED, that the Agency does hereby approve a grant from the Agency's affordable housing funds, in an amount not to exceed \$50,000, to provide funding to Neighborhood Nonprofit Housing Corporation's "Welcome Home - Own in Logan" program to be used for down payment/closing cost assistance for low-to-moderate income homebuyers purchasing existing single-family homes or those that will be converted into single-family homes. The program will provide additional incentives for rental conversions.

BE IT FURTHER RESOLVED, that the Redevelopment Agency authorizes the Mayor/Chief Administrative Officer to execute the necessary documentation to accomplish the intent of this resolution.

This resolution duly adopted upon this 7 day of July 2015, by the following vote:

Ayes: Ward, Simmonds, Daines, Olsen, Neigham
Nays: none
Absent: none


Jeannie F. Simmonds, Chair
Redevelopment Agency

Attest:

Teresa Harris, City Recorder

2230

June 3, 2015

RDA Committee
City of Logan
255 North Main
Logan, UT 84321

Re: Request for RDA Affordable Housing Funds for Welcome Home: Own in Logan!

Neighborhood Nonprofit Housing Corporation, in partnership with Logan City, has offered "Welcome Home: Own in Logan!" since 2003. Households must make less than 80% of the area median income; new construction, condominiums, and town homes are excluded. The continued intent of the program is to encourage families to purchase and care for homes that might otherwise be purchased by non-occupant owners. Individual grant amounts, matched savings funding, and additional grant funding for rehabilitation of purchased homes has varied over the past 13 years to more specifically address city goals and needs. The RDA Committee has recently changed the recapture policy so that the initial \$5,000 city investment is now never forgiven. The matching funds (up to \$2,500) still have a ten year recapture period.

To date, the program has provided \$1,128,388 in funding to help 182 families purchase homes. The average income of participants is \$31,510 or 63% of the area median income. The average home was built in 1962, and the average purchase price is \$128,709. A total of 84% of all program participants are still in their homes. These statistics demonstrate that the program is working as intended; families are purchasing older homes in Logan City, and they are staying in them. During 2015, nine families have used the program, and NNHC has seen an increase in the average income (up to \$36,797) and average home purchase price (\$155,244).

NNHC has currently expended all available Welcome Home funding and is awaiting the release of \$50,000 from CDBG which should be available in August. In order to maintain the program and to assist Logan City in its efforts to attract homebuyers to the city, we would request \$50,000 in matching RDA Affordable Housing money. When NNHC recently expended the last of the most recent RDA funding round, NNHC used \$5,563 of their own funding to combine with the \$1,937 that was left in the funding bucket from RDA to help a qualified family become a homeowner. If the committee approves the \$50,000 in matching RDA funding, we would like to submit it for reimbursement from the next round of funding. We appreciate Logan City's support for affordable housing and interest in strengthening your neighborhoods, and look forward to working together in the future.

Sincerely,

Dave Schuster
Program Manager
NNHC

Dear Logan City Council,

I just wanted to take a few minutes of your time and tell you of the incredible program that is Neighborhood Non-Profit Housing. I have always wanted to own a home but as a teacher, I've always pushed it aside as a hope, rather than a reality. When I really started considering that I could think about it, I was delighted to discover there is a grant for first homebuyers in Logan. After realizing that my goal was indeed, homeownership, knowing that those funds were available gave me a confidence that I could handle a down payment.

Once knowledge of those funds was secured, I started looking for homes and quickly fell in love with a quaint two bedroom, two bathroom near Hillcrest Elementary. I knew that this neighborhood easily falls prey to renters and landlords, and I didn't want that for this perfect little house. As soon as possible, I made an offer and it was accepted, with Dave and Neighborhood Non-Profit helping me every step of the way. The helpful check-in emails and reminder of needed steps kept me on track, and ensured those funds became mine. After a homebuyer education course and Neighborhood Non-Profit's help, I was able to secure my house and my down payment; thus fulfilling a long anticipated dream.

This program helped me realize that home ownership is possible, and made it accessible in a way that is extremely helpful and real. This program is not a handout, it is hand up, to help people achieve dreams and goals! Thanks to it, I can confidently and cheerfully state that I am a homeowner!

Please know how useful and relevant this program is, and it is definitely a main part of the reason I bought in Logan rather than River Heights or North Logan, like I had originally been considering. This fantastic program is empowering, enabling, and exciting, and I'm thrilled to be a homeowner. Please know that the funds you give allow people like me to live and work in Logan and give back to our great community.

Thanks for your time,

Emily Daines

Logan City
290 North 100 West
Logan, UT 84321

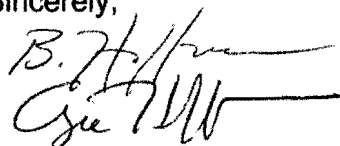
February 25, 2015

Dear Logan City,

We want to express our thanks for the Welcome Home Own In Logan grant that was awarded to us through the Neighborhood Nonprofit Housing Corporation. The down payment assistance allowed us to finally get into a home that we have needed.

We are very grateful to Dave Schuster who treated us with respect and professionalism that exceeded our expectations. We highly recommend this program and wish for its continued success so that other families can benefit as we have.

Sincerely,

Handwritten signatures of Brett and Angie Hoffmann. The signature for Brett is written above the signature for Angie.

Brett & Angie Hoffmann



Kirk Jensen <kirk.jensen@loganutah.org>

FW: Own in Logan Grant

Dave <dave@nnhc.net>
To: Kirk Jensen <kirk.jensen@loganutah.org>
Cc: Kim Datwyler <kim@nnhc.net>

Mon, Jun 8, 2015 at 8:01 AM

—Original Message—

From: Carrie Clayton [mailto:cdclayton777@gmail.com]
Sent: Sunday, June 07, 2015 10:11 PM
To: dave@nnhc.net
Subject: Own in Logan Grant

Dave,

We wanted to say thank you for your help and hard work in helping us to get the grant for the Own in Logan home program. We feel truly blessed to be able to participate in the program and use the grant money towards a down payment on our new home! We are so glad that the grant program exists and that we were able to put it to good use in purchasing our home. We feel it was a great gift that we were able to put it towards our down payment and we would not have been able to complete the purchase without it! We found out in the week prior to closing our loan, that two of our neighbors were not able to receive a grant, and that ours was one of the last given. We felt sad that both of them didn't get the opportunity to benefit from the program, but even more blessed that the money was available to us! We truly hope the program continues and is available to benefit others, as it has our family.


Sincerely,
Carrie and Charles Clayton

Civil
PROOF OF PUBLICATION


STATE OF UTAH
COUNTY OF CACHE, ss

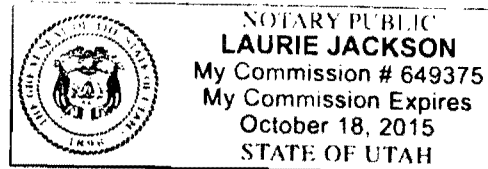
On this 23rd day of June , A.D. 2015 personally appeared before me JAIME MAW who being first being duly sworn, deposes and says that (s)he is the Principal Legal Clerk of the Cache Valley Publishing Co., publishers of The Herald Journal a daily newspaper published in Logan City, Cache County Utah, and that the Legal Notice, a copy of which is hereto attached was published in said newspaper for 1 issue(s) and that said notice also published on utahlegals.com on the same days(s) as publication in said newspaper

Commencing on the following days:
06/21/2015

 _____, Principal Legal Clerk

Subscribed and sworn to before me on this 23rd day of June , A.D. 2015

 _____, Notary Public
Commissioned in the State of Utah
My Commission expires 10/18/2015



**LEGAL NOTICE
LOGAN REDEVELOPMENT AGENCY**

The Logan Redevelopment Agency of the City of Logan will hold public hearings to consider the following:

Consideration of a proposed resolution approving Agency Assistance in an amount not to exceed \$50,000 for Neighborhood Nonprofit Housing Corporation's "Welcome Home Own in Logan" Program.

Consideration of a proposed resolution approving Agency Assistance to the Logan Downtown Alliance in the Downtown Redevelopment Project Area.

Said public hearings will be held Tuesday, July 7, 2015 not before 5:30 p.m. in the Logan Municipal Council Chamber, 290 North 100 West, Logan, UT. Full texts of the resolutions are available for inspection at the City Recorder's Office during business hours.

Teresa Harris, City Recorder
Publication Date: June 21, 2015