

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 6, 2022 AGENDA**

<p>Subject:</p> <p>Authorization to enter into a contract with HCS, Inc., for the development of three (3) new construction properties using HOME Investment Partnerships Program.</p> <p>Submitted By:</p> <p>Housing & Neighborhood Programs Department</p>	<p>Action Required:</p> <p style="text-align: center;">Ordinance √ Resolution</p>	<p>Approved By:</p> <p style="text-align: right;">Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p>	<p>A resolution to authorize the City Manager to enter into a contract with HCS, Inc., for the development of three (3) new construction properties at 4701, 4705 & 4707 Charles Bussey Avenue utilizing HOME Investment Partnerships Program Funds.</p>	
<p>FISCAL IMPACT</p>	<p>The total amount for the three (3) properties will be \$547,000.00 and will be distributed as follows: \$185,000.00 for 4701 Charles Bussey Avenue; \$181,000.00 for 4705 Charles Bussey Avenue; and \$181,000.00 for 4707 Charles Bussey Avenue. Funds for these purchases are available in HOME Funds Program and Entitlement Funds, Account No. 240009-G58721 & G53720.</p>	
<p>RECOMMENDATION</p>	<p>Approval of the resolution.</p>	
<p>BACKGROUND</p>	<p>The City of Little Rock receives an annual allocation of HOME Investment Partnerships Program Funds from the U.S. Department of Housing and Urban Development (HUD) to acquire, develop, and/or rehabilitate housing for low to moderate income persons. These parcels will be owned by the <i>City of Little Rock</i> and developed using HOME Funds. The properties will be sold as affordable housing to low to moderate income home buyers.</p>	

**BACKGROUND
CONTINUED**

All three (3) properties are located in Ward 1 and the property details are as follows:

4701 Charles Bussey Avenue: Lot 4; Block 1, Hyde Park Subdivision to the *City of Little Rock* Pulaski County, Arkansas, 72204.

4705 Charles Bussey Avenue: Lot 5; Block 1, Hyde Park Subdivision to the *City of Little Rock*, Pulaski County, Arkansas, 72204.

4707 Charles Bussey Avenue: Lot 6, Block 1, Hyde Park Subdivision to the *City of Little Rock*, Pulaski County, Arkansas, 72204.

Bid No. 1801 for New Home Construction on 4701 Charles Bussey Avenue received three (3) responses. There was a tie between HCS, Inc., and IN Affordable Housing, both of whom submitted bids for \$185,000.00. Purchasing Staff performed and recorded a coin toss of the tie breaker with HCS, Inc., declared the winner.

Bid No. 1802 for New Home Construction on 4705 Charles Bussey Avenue received three (3) responses, and HCS, Inc., was the low bidder.

Bid No. 1803 for New Home Construction on 4707 Charles Bussey Avenue received three (3) responses, and HCS, Inc., was the low bidder.