

.....
Date April 20, 2009

**AUTHORIZING EXECUTION OF ADDITIONAL HOME CONTRACT DOCUMENTS
WITH COMMUNITY HOUSING INITIATIVES, INC. FOR RENOVATION OF 12 UNITS
OF SENIOR RENTAL HOUSING AT 3716 INDIANOLA ROAD**

WHEREAS, by Roll Call. 06-2051 on October 23, 2006 and Roll Calls 07-091 and 07-092 on January 22, 2007, the Des Moines Municipal Housing Governing Board authorized sale of 34 units of Des Moines Municipal Housing Agency housing (DMMHA) to Community Housing Initiatives, Inc. (CHI); and

WHEREAS, CHI, an Iowa nonprofit corporation, has a history of providing affordable housing in Iowa and of meeting the requirements of federally funded housing programs; and

WHEREAS, by Roll Call 06-775 on April 24, 2006, the City Council committed \$250,000 of Home Investment Partnerships (HOME) funds to CHI to be used for renovation of 34 units of housing to be purchased from the DMMHA project; and

WHEREAS, CHI had secured commitments for purchase and renovation of the units from the Neighborhood Finance Corporation, Iowa Department of Economic Development, Federal Home Loan Bank and Polk County Housing Trust Fund, and

WHEREAS, by Roll Call 07-253 on February 12, 2007, the City Council approved HOME documents for a total of \$250,000 to rehabilitate 34 units of housing; and

WHEREAS, on July 17, 1979 the Board of Adjustment allowed the construction of twelve units of multi-family housing at 3716 Indianola Road under a special permit requiring that the housing consist of elderly units owned by a public agency; and

WHEREAS, on May 28, 2008, the Board of Adjustment amended the special permit so that the housing could be owned by a non public agency, but upheld the decision that all twelve units should be rented to elderly households and required conformance with the City's current landscape and parking standards; and

WHEREAS, handicapped improvements and compliance with the City's Landscaping Standards on the twelve senior unit property located at 3716 Indianola Road cost \$52,043.00 more than estimated at the time of contract execution; and

WHEREAS, the City has reviewed the sources and uses and agreed to provide an additional \$40,550 for paving, landscaping, and handicapped accessibility for the property at 3716 Indianola; and

WHEREAS, staff has prepared the supplemental HOME Contract documents which are on file in the Office of the City Clerk;

Date April 20, 2009


NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines that the following:

1. The Home Investment Partnerships (HOME) Agreement between the City of Des Moines and Community Housing Initiatives, Inc. is hereby approved; and
2. The Community Development Director of the City of Des Moines is authorized to execute all City HOME contract documents on behalf of the City in such form approved by the Legal Department.

(Council Communication No. 09- 217)

MOVED by _____ to adopt.

FORM APPROVED:


 Michael F. Kelley
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk