

Date May 22, 2006

Approval of a Certificate of Consistency with the City's 2005-2009 Consolidated Plan for EXCEL Community Outreach Center, Inc.

WHEREAS, on May 17, 2004, by Roll Call No.04-1025, the City Council approved the goals for the current Five-Year (2005 - 2009) Housing and Urban Development (HUD) Consolidated Plan Affordable Housing Strategy, which includes the objective to provide affordable housing for low to moderate-income households, and

WHEREAS, the EXCEL Community Outreach Center, Inc. has informed the City of their intent to apply to the U.S. Housing and Urban Development Department for the HUD SuperNOFA Section 811 Supportive Housing for Persons with Disabilities Program grant, and

WHEREAS, the City of Des Moines must certify to HUD that the services provided by EXCEL through the Section 811 Supportive Housing for Persons with Disabilities Program are consistent with the City's current Consolidated Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that the EXCEL program, on file with the City Clerk as Exhibit "A" and by this reference made a part here of, is hereby approved as consistent with the City's 2005-2009 Consolidated Plan.

BE IT FURTHER RESOLVED that the Mayor or his designee is hereby authorized and directed to sign the attached HUD Certification and the City Clerk to attest to the signature.

(Council Communication No.06- 288)

Moved by _____ to adopt.

APPROVED AS TO FORM:

Ann DiDonato
Ann DiDonato, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
KIERNAN				
HENSLEY				
MAHAFFEY				
BROOKS				
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

5/12/06

EXHIBIT A

TO: Kathy Kahoun, Des Moines Community Development Department
FR: Nancy Sheriff
RE: Excel Community Outreach Center, Inc.'s 811 HUD grant application

I have been retained by Excel Community Outreach Center, Inc., Des Moines, to assist them in their efforts to secure a HUD Section 811 Supportive Housing for Persons with Disabilities grant. I am forwarding the following information about the project in an effort to clarify what you have received from them.

HUD has designed this program as a part of its ongoing efforts to improve the quality of life for very-low income persons with disabilities. This program provides capital advances to finance property acquisition, site improvement, conversion, and other expenses associated with supportive housing for persons with disabilities.

Project Rental Assistance is used to cover the difference between the HUD-approved operating cost per unit and the tenant's rent. The amount requested for this project is \$132,100 for three years. This amount would provide an estimated \$435 per month per apartment from HUD as a Project Rental Assistance Contract. The information to determine the total rental amount from tenants has not been developed at this time.

Excel Community Outreach Center, Inc.'s project under this program is for a 8-unit community of apartment homes located at 1218-1222 E 16th Street. Based on a limited market analysis, this site was chosen for its convenience to shopping, banks, places of worship, medical facilities, etc. There would be 7 one-bedroom apartments for the disabled and one 2-bedroom manager's apartment. The estimated size of the building is determined as follows:

7 1-bedroom apartments each @ 540 sq feet	3,780
1 2-bedroom manager's apartment @ 800 sq feet	800
Manager's office	100
Common areas and hallways	750
Estimated total square feet for building	5,430

The HUD grant provides for the stated capital advance with estimated expenditures as follows:

HUD capital advance	\$677,249
Less:	
Developer's fees: consultant, survey, appraisal, soil test, contingency fees, start up, organization fees	54,000
Architect's fee	35,000
Legal, title & audit	17,000
Insurance, fidelity bond	1,000
Estimated total available for construction	\$570,249

If additional monies are needed to successfully complete the project, the applicant will seek a Federal Home Loan Bank Affordable Housing Program grant for a minimum of \$50,000. Any additional funds required will come from HUD supplemental funding.

Please let me know if you have any questions or if you need any other information for the letter of support that Excel Community Outreach Center, Inc. requested. As the application deadline is May 26, 2006 you can see time is of the essence on this project.

Thank you,

Nancy Sheriff
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Fax 641.892.4499
Cell 641.430.4000