



Date September 24, 2007

AMENDING THE AUTHORIZATION FOR THE DES MOINES MUNICIPAL HOUSING AGENCY TO NEGOTIATE WITH PRESERVATION ROSE, LLLP FOR THE DISPOSITION SALE OF 1338 CLARK STREET, 1511 18TH STREET, 1539 18TH STREET, 1463 5TH STREET, 1709 GILLETTE STREET, 1158 MLK PKWY, 1163 MLK PKWY, 1160 9TH STREET, 1809 9TH STREET, 1246 10TH STREET, 1400 10TH STREET, 1404 10TH STREET, 1061 21ST STREET, AND 1809 22ND STEET

WHEREAS, on August 19, 2003, the U.S. Department of Housing and Urban Development (HUD) approved the Des Moines Municipal Housing Agency's (DMMHA) application for disposition of 394 scattered site units; and

WHEREAS, pursuant to the Housing Disposition plan, DMMHA may negotiate with prospective buyers for the sale of specific properties; and

WHEREAS, on October 23, 2006 the Municipal Housing Governing Board authorized the DMMHA to negotiate with Preservation ROSE, LLLP by roll call number 06-2054 with a deadline of July 31, 2007 to successfully conclude negotiations; and

WHEREAS, on January 25, 2007 HUD approved the sale of the above mentioned properties to Preservation ROSE, LLC; and

WHEREAS, amending the authorization will allow time Preservation ROSE, LLC to submit a Low Income Housing Tax Credit Application, and if awarded, allow time for relocation of residents and property acquisition; and

WHEREAS, Preservation ROSE, LLLP and the National Affordable Housing Foundation (Developer) has a long history of providing affordable housing in Iowa, of meeting the requirements of federally funded housing programs and has the ability to meet the requirements of DMMHA's disposition plan; and

WHEREAS, Preservation Rose, LLLP has made a request to purchase, through negotiated sale, which is attached hereto as Exhibit 1, and by this reference made a part hereof, the properties locally known as 1338 Clark Street, 1511 18th Street, 1539 18th St., 1463 5th St., 1709 Gillette St., 1158 MLK Pkwy., 1163 MLK Pkwy., 1160 9th St., 1809 9th St., 1246 10th St., 1400 10th St., 1404 10th St., 1061 21st St., and 1809 22nd St. which will be sold to use the single family properties in their Renter to Owner Savings Equity (ROSE) program for income-limited households after the homes have been rehabbed.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Housing Governing Board that:

1. We find that Preservation Rose, LLLP and the National Affordable Housing Foundation (Developer) has a successful history of providing affordable housing in Iowa and is therefore eligible to participate in the negotiated sale process of the DMMHA Housing Disposition program.
2. The Housing Director is hereby authorized to enter into negotiations with Preservation Rose, LLLP for the purchase of the properties listed above.
3. The Director shall return to the Municipal Housing Governing Board with an Offer to Purchase and related transfer documents for final approval.



Roll Call Number

Agenda Item Number

M.H.G.B. -2

Date September 24, 2007

BE IT FURTHER RESOLVED that should negotiations not be successfully concluded with Preservation Rose, LLLP and approved by HUD by September 30, 2008, the properties referenced above shall be considered immediately available for other sales options pursuant to DMMHA's Housing Disposition plan.

(Board Communication No. 07-590)

APPROVED AS TO FORM:

Moved by _____ to approve.

Mary A. Laughlin
Mary A. Laughlin
Assistant City Attorney

M.H.G.B. ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
MAHAFFEY				
MEYER				
KIERNAN				
VLASSIS				
NESBITT				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City of Des Moines, Municipal Housing Agency Governing Board, 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

National Affordable Housing Foundation

"Opening doors to new opportunities..."
12289 Stratford Drive ~ Clive, Iowa 50325
Phone: 515.225.3500

EXHIBIT 1

September 18, 2007

Chris Johansen
Des Moines Municipal Housing Authority
Park Fair Mall - Suite 101
100 Euclid Avenue
Des Moines, Iowa 50309

Subject: Preservation ROSE, LLLP Low Income Housing Tax Credit Project (LIHTC)

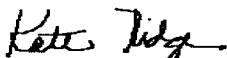
Greetings Chris,

Per our recent conversations and e-mail I am following up with this letter as a summary of National Affordable Housing Foundation (NAHF), proposed Preservation ROSE, LLLP Low Income Housing Tax Credit Project. We would appreciate listing these units as available for Section 8 rental when they go into services, which is anticipated to be in phases between September and December 2009.

In summary the project will provide working families an opportunity to eventually own their home, while at the same time salvaging single-family houses that are in need of fundamental repair. I helped pioneer the first LIHTC State of Iowa Renter to Owner Savings Equity (ROSE) program which is a comprehensive approach in offering stable, quality, affordable housing and the opportunity of homeownership to families who are employed but are living below area median income. This will be achieved through homeownership classes, debt and credit counseling, a savings program, financial literacy classes and ongoing supportive services.

We are proposing redevelopment of 14 single family scattered site homes currently owned by DMMHA as we did last fall 2006. We would appreciate the opportunity to renew our options on these units, please contact me as to what the process would be to do so. Should you have any questions about Preservation ROSE, please do not hesitate to contact me at your convenience. Thank you for taking time to assist with this matter.

Respectfully,



Kate Ridge,
President

Executive Summary of Preservation ROSE, LLLP:

General Partner/Owner: National Affordable Housing Foundation (NAHF)

Address: 12289 Stratford Drive, Clive, IA 50329 Phone: 515.225.3500 Fax: 515.225.0586

Contact Person: Kate Ridge, President E-mail: Irishwoman@gmail.com

Developer: National Affordable Housing Foundation (NAHF)

Address: 12289 Stratford Drive, Clive, IA 50329 Phone: 515.225.3500 Fax: 515.225.0586

Contact Persons: Kate Ridge ~ E-mail: Irishwoman@gmail.com or

Kris Clements ~ E-mail: kclem60@gmail.com

NAHF mission is to preserve, maintain and develop quality affordable housing in Iowa and the Midwest .

NAHF vision is to develop diverse and sustainable housing by working in partnership with local communities, neighborhoods and entities assuring that all citizens have a choice of quality housing opportunities.

Project summary:

NAHF serving as developer and owner/general partner proposes to acquire and rehab 14 single-family scattered site homes located primarily in northeast Des Moines neighborhoods. The City of Des Moines Public Housing Authority currently owns the mix of three and four bedroom houses. They are selling them to non-profits for 75% of appraised fair market value. Several of the homes are vacant and boarded up and income-limited households rent the majority of the remaining units. NAHF would work with tenant families as they participate in a Renter to Owner Savings Equity (ROSE) program designed to assist families achieve the American dream of owning their own home. Services will be provided in contract with a local Des Moines based non-profit.

NAHF would acquire rehabilitate and preserve the units for future use by hard working families with limited incomes. The ROSE program provide families an opportunity to eventually own their home, while at the same time salvaging single-family houses that are in need of fundamental repair. Ms Clements and Ms. Ridge helped pioneer the first LIHTC State of Iowa Renter to Owner Savings Equity program which is a comprehensive approach in offering stable, quality, affordable housing and the opportunity of homeownership to families who are employed but are living below area median income. This will be achieved through homeownership classes, debt and credit counseling, a savings program, financial literacy classes and ongoing supportive services.

The goals of the Preservation ROSE program are:

1. Empowering residents to achieve economic self-sufficiency, and to create new homeownership opportunities for income limited, employed citizens through participation in a homeownership development program and supportive services.
2. To provide access to safe, quality, affordable renter to owner single-family homes, addressing a current gap in local programs and offering an innovative homeownership option.

Amenities:

- Affordable rents for beautiful, quality built single-family 3 or 4 bedroom homes, with front porches, garages;
- Lower heating costs due to energy-efficient re-designs;
- Opportunity to move from project-based or sub-standard housing to a neighborhood setting and a single-family home with access to home-based supportive services.
- An opportunity to purchase their first home after saving money toward a down payment and learning the mechanics of maintaining a home, the importance of maintaining credit and contributing to their own quality of life as well as the surrounding neighborhood.

Proposed units:

	Address	# of BR		Address	# of BR
1	1338 Clark Street	4	10	1246 TENTH ST	3
2	1511 EIGHTEENTH ST	3	11	1400 TENTH ST	4
3	1539 EIGHTEENTH ST	4	12	1404 TENTH ST	4
4	1463 FIFTH ST	4	13	1061 TWENTY-FIRST ST	4
5	1709 GILLETTE ST	3	14	1809 TWENTY-SECOND ST	3
6	1158 MLK PKWY	4			
7	1163 MLK PKWY	4			
8	1160 NINTH ST	4			
9	1801 NINTH ST	4			

Preservation ROSE, LLLP Development Schedule:

ACTIVITY		SCHEDULED DATE	
		MONTH/YEAR	
A. SITE	Option/Contract	Oct-2007	
	Site Acquisition	Oct-2007	
	Zoning Approval	Oct-2007	
	Site Analysis	Oct-2007	
B. OWNERSHIP	Formation of Owner/Taxpayer	May-2001	
	Transfer of Property	May-2008	
C. FINANCING			
1.	Construction Loan	Loan Application	Oct-2007
		Conditional Commitment	Nov-2007
		Firm Commitment	Apr-2008
2.	Permanent loan	Loan Application	Oct-2007
		Conditional Commitment	Nov-2007
		Firm Commitment	Apr-2008
3.	Other Loans & Grants Type and Source	Polk county Housing Trust Fund	
		Application	Oct-2007
4.	Other Loans & Grants Type and Source	Award	Nov-2007
		City of Des Moines HOME Loan	
5.	Other Loans & Grants Type and Source	Application	Oct-2006
		Award	Nov-2007
5.	Other Loans & Grants Type and Source	State of Iowa HOME Loan	
		Application	Nov-2007
5.	Other Loans & Grants Type and Source	Award	Mar-2008
		D. PLANS AND SPECIFICATIONS	
	Schipper and Associates, PC	Oct-2007	
E. CLOSING AND TRANSFER			
	City of Des Moines, PHA	Apr-2008	
F. CONSTRUCTION START			
		Sep-2009	
G. COMPLETION OF CONSTRUCTION			
		Sep-2009	
H. CREDIT PLACED IN SERVICE DATE			
		Dec-2009	
I. LEASE-UP COMPLETED			
		Dec-2008	