

★Resolution Number

Agenda Item Number

26 B

Date October 26, 2009

AUTHORIZING AMENDMENT TO THE TERMS OF THE HOME LOAN
WITH OAKRIDGE NEIGHBORHOOD ASSOCIATES, PHASE II, L.P.
FOR RENOVATION OF LOW INCOME RENTAL HOUSING

WHEREAS, a Limited Partnership known as Oakridge Neighborhood Associates, Phase II L.P has been formed to purchase and renovate 150 housing units at the Homes of Oakridge, 1236 Oakridge Drive, Des Moines; and

WHEREAS, on October 12, 2009 by Roll Call No. 09-1854 the City Council approved the execution of Home Documents for \$825,000 for renovation of 150 units of low income rental housing for Oakridge Neighborhood Associates, Phase II, L.P.

WHEREAS, the original terms of the loan were such that the City would receive a 1% interest rate payment annually for 16 years plus full payment of the \$825,000 in year 17; and

WHEREAS, the developer has requested that the term of the loan be extended to 30 years in order to have the same term as a Flexible Subsidy Loan provided by the Multi-Family Division of the U.S. Department of Housing and Urban Development;

WHEREAS, the City will receive an interest payment of \$8250 annually in years 1 through 29 when the loan will be due in full;

WHEREAS, the extension of the term of the loan is still in compliance with the City's policy for Low Income Housing Tax Credit projects adopted on March 20, 2006 by Roll Call 06-569; and

WHEREAS, staff has prepared the amended HOME contract document for this project which are on file in the Office of the City Clerk;

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

1. The amended Home Investment Partnerships (HOME) Agreement between the City of Des Moines and Oakridge Neighborhood Associates, Phase II, L.P. 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 as approved by the Legal Department.

(Council Communication No. 09- 763)

Moved by _____ to adopt.

APPROVED AS TO FORM:



 Michael F. Kelley
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
MAHAFFEY				
KIERNAN				
VLASSIS				
MEYER				
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