



Date October 20, 2025

**PRELIMINARY AWARD OF HOME INVESTMENT PARTNERSHIP PROGRAM FUNDING,
AS AUTHORIZED UNDER THE AMERICAN RESCUE PLAN (HOME-ARP), FROM THE
UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) TO
ANAWIM HOUSING FOR NONPROFIT OPERATING ASSISTANCE**

WHEREAS, on March 11, 2021, President Biden signed the American Rescue Plan Act of 2021, Public Law number 117-2 ("ARP") into law, which provides over \$1.9 trillion in relief to address the continued impact of the COVID-19 pandemic on the economy and public health; and

WHEREAS, on April 28, 2021, HUD notified the City of Des Moines ("City") that the City would receive a HOME-ARP allocation of \$3,556,317.00; and

WHEREAS, on October 18, 2021 by Roll Call No. 21-1563, Council approved the HOME-ARP grant agreement with HUD; and

WHEREAS, on July 27, 2022 HUD approved the City's HOME-ARP Allocation Plan; and

WHEREAS, on June 6, 2023 by Roll Call No. 23-0833, Council approved the allocation of \$1,000,000 of HOME-ARP funds to Anawim Housing for the rehabilitation of Monarch Apartments at 4845 Merle Hay Rd, the former site of a Days Inn Hotel, which contains 40 units, of which five (5) units are designated as City-funded HOME-ARP units; and

WHEREAS, on December 9, 2024 by Roll Call No. 24-1666, Council approved a Substantial Amendment to the HOME-ARP Allocation Plan, allowing for funds to be used toward non-profit operations or supportive services; and

WHEREAS, HOME-ARP funds must be used for individuals and families who are experiencing homelessness; are at risk of homelessness; are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; are a part of other populations where aid would prevent homelessness; and veterans and families that include a veteran family member who meet one of the previous criteria; and

WHEREAS, the City's HOME-ARP program allows for an allocation of up to 5% of the HOME-ARP award for nonprofit operating assistance to help leverage supportive services, and eligible non-profit operating expenses must follow requirements set forth in Community Planning and Development (CPD) Notice 21-10; and



Roll Call Number

Agenda Item Number

30

Date October 20, 2025

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

1. The City of Des Moines preliminarily approves \$175,000 of HOME-ARP funds to Anawim Housing for Nonprofit Operating Assistance conditional on staff completion of project underwriting and completion of the HUD Environmental Review.
2. The Director of the Neighborhood Services Department is authorized and directed to sign said preliminary award letter as attached.

(Council Communication No. 25 -378)

MOVED BY _____ TO ADOPT. SECOND BY _____

FORM APPROVED:

/s/ Gary D. Goudelock Jr.
Gary D. Goudelock Jr.
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	CERTIFICATE I, LAURA BAUMGARTNER, 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
BOESEN					
SIMONSON					
VOSS					
COLEMAN					
WESTERGAARD					
MANDELBAUM					
GATTO					
TOTAL					
MOTION CARRIED				APPROVED	
Mayor					



October 20, 2025

Anawim Housing
Attn: Megan Milligan
2024 Forest Ave, Suite 101
Des Moines, IA 50311

Dear Ms. Milligan,

This letter serves as a preliminary award of funding to support Anawim Housing with nonprofit operations assistance. This is not a final commitment of funding.

The City of Des Moines anticipates awarding \$175,000 of HOME Investment Partnerships Program funding, as authorized under the American Rescue Plan (HOME-ARP), from the United States Department of Housing and Urban Development (HUD).

After reviewing your application, staff will recommend to the Council approve \$175,000 in HOME-ARP funds to support eligible operating expenses, as defined in HUD CPD Notice 21-10 and consistent with the City's HOME-ARP Nonprofit Operating and Capacity Building Assistance Policy. No payment will be due unless the project falls out of compliance with the HOME-ARP Program.

The approval of the HOME-ARP Operating Expense Agreement will be on November 4, 2025, City Council agenda. If you have any questions, please contact me by email at CMJohansen@dmgov.org.

Sincerely,

Chris Johansen, Neighborhood Services Director
City of Des Moines