



Roll Call Number

23-0833

Agenda Item Number

33

Date June 12, 2023

**APPROVAL OF HOME INVESTMENT PARTNERSHIP PROGRAM AMERICAN RESCUE PLAN (HOME-ARP). AGREEMENT WITH ANAWIM HOUSING FOR \$1,000,000 MONARCH APARTMENTS REHABILITATION**

**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, public health, State and local governments, individuals, and businesses; 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, which allocates \$2,667,237 for the development of affordable rental housing which targets persons experiencing homelessness; 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 operates similar to the City's HOME Program, designed to provide affordable housing opportunities for low- and very low-income households through acquisition, rehabilitation, and new construction; and

**WHEREAS**, the rehabilitation of affordable housing is consistent with the City's 2020-2024 Consolidated Plan, which was approved by City Council for submission to HUD on November 4, 2019 by Roll Call 19-1792; and

**WHEREAS**, representatives of Anawim Housing submitted a proposal to City Neighborhood Services staff and provided financial information regarding the project which will result in the rehabilitation of the Days Inn Hotel located at 4845 Merle Hay Rd, which will result in forty (40) units of rental housing accessible and affordable to individuals experiencing homelessness; and

**WHEREAS**, five (5) of the units will be designated as HOME-ARP units; and

**WHEREAS**, the Environmental Review Record has been completed; and

**WHEREAS**, Anawim has provided all necessary documents for City staff to review and make a



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determination of funding, including financial projections, building specifications, capital needs assessment, populations served, and a supportive services work program; and

WHEREAS, Anawim has received financial commitment from Iowa Finance Authority's HOME program, Polk County Housing Trust Fund ARPA and Rental Program, Polk County ARPA, Prairie Meadows Legacy Grant Program; and

WHEREAS, the City and Anawim have negotiated an Agreement, a copy of which along with attachments is on file and available for public inspection with the City Clerk, under which the City will provide HOME-ARP funding for the five designated HOME-ARP units by way of a One Million Dollar (\$1,000,000) forgivable loan; and

WHEREAS, City staff has completed project due diligence, and determined that HOME funds are needed to fill a gap in the sources and uses of the development to serve the targeted income populations.

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

1. The HOME Agreement and all attachments, including the Promissory Note, Mortgage, and Restrictive Covenants, between the City and Anawim Housing for five (5) units of affordable housing as part of the forty (40) unit rehabilitation of 4845 Merle Hay Rd. Des Moines, IA 50322, in form on file with the City Clerk, is hereby approved.
2. The Director of the Neighborhood Services Department is authorized and directed to sign said Agreement and related documents, and the Neighborhood Services Department is directed to record said Agreement and all related documents as applicable.
3. The Neighborhood Services Director and his assignees are authorized and directed to administer the HOME-ARP Agreement and related documents in accordance with the terms therein; to approve and execute minor amendments thereto; and to present substantive amendments to the City Council for consideration and approval.

(Council Communication No. 23-291)

MOVED BY Gatto TO ADOPT.

SECOND BY

Mandelbaum

FORM APPROVED:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr., Assistant City Attorney



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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
GATTO	✓			
MANDELBAUM	✓			
SHEUMAKER				✓
VOSS	✓			
WESTERGAARD	✓			
TOTAL	6			1

MOTION CARRIED

APPROVED

*T. M. Franklin Cownie*  
 (Mayor)

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.

*Laura Baumgartner*

City Clerk