



Roll Call Number

24-1258

Agenda Item Number

50

Date ..September..16,....2024

COMMITMENT OF \$400,000 IN HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) FUNDS FOR CONSTRUCTION OF ALLEY LANDING AT 2701 DOUGLAS AVENUE, RESULTING IN 40 AFFORDABLE RENTAL UNITS

WHEREAS, the City has entered into an Agreement with United States Department of Housing and Urban Development (HUD) for funding of its Home Investment Partnership (HOME) Program pursuant to Title II of the Cranston-Gonzalez National Affordable Housing Act; and

WHEREAS, the City's HOME Program is designed to provide affordable rental and home ownership opportunities for low- and very-low income households through acquisition, rehabilitation, and new construction; and

WHEREAS, the construction of new 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 Alley Landing Limited Partnership and Woda Cooper Companies submitted a proposal to City Neighborhood Services staff and provided financial information regarding the building which will result in 40 new units of housing affordable to those from 50%-60% Area Median Income (AMI) at 2701 Douglas Ave, Des Moines, Iowa; and

WHEREAS, four (4) of the units set at 60% AMI will be City funded High HOME rental units and one (1) of the units set at 50% AMI will be a City funded Low HOME rental unit; and

WHEREAS, Alley Landing will be built on the site of the former Plaza Lanes bowling alley and recreation center; and

WHEREAS, the Environmental Assessment was completed and an Authorization to Use Grant Funds was provided by HUD on December 29, 2023; and

WHEREAS, this project has received additional funding from multiple sources including a Low Income Housing Tax Credit award and HOME award from Iowa Finance Authority, an American Rescue Plan Act award from the City of Des Moines, and private debt; 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:



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1. The HOME Agreement, including the Promissory Note, Mortgage, and Restrictive Covenants, between the City and Alley Landing Limited Partnership for five (5) units of affordable housing as part of the development project 2701 Douglas Avenue, 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 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 Comm. No. 24 - 356)

Moved by Coleman to adopt,
Second by Gatto.

FORM APPROVED:

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			

MOTION CARRIED APPROVED
Connie Boesen 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