


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-221	Meeting:	May 8, 2023
	Agenda Item:	28	Roll Call:	23-0652
	Submitted by:	Matthew A. Anderson, Deputy City Manager		

AGENDA HEADING:

Resolution approving an American Rescue Plan Act (ARPA) Affordable Housing Allocation and authorizing City Manager to negotiate and execute a grant agreement with AHEPA National Housing Corporation of Fishers, Indiana.

SYNOPSIS:

AHEPA National Housing Corporation is proposing the construction of a new 90-unit affordable senior housing project on the vacant 4.4-acre site that was previously the location of Montgomery Wards on the west side of Southridge Mall.

AHEPA National Housing Corporation is a non-profit developer of senior housing with chapters across the country. AHEPA owns and operates over 90 affordable senior housing projects in 19 states, with four (4) locations in Iowa: three (3) in Ankeny and one (1) in Johnston.

The developer has committed to providing 100% of the residential units at an affordable rent structure with all the units at 50% of the Area Median Income (AMI). A link to the 2022 Polk County AMI requirements can be found at the following link:

https://www.huduser.gov/portal/datasets/homedatasets/files/HOME_IncomeLmts_State_IA_2022.pdf

FISCAL IMPACT:

Amount: \$400,000 paid upon project completion and issuance of certificate of occupancy

Funding Source: ARPA funding, affordable housing designated funds

ADDITIONAL INFORMATION:

- Total project cost is estimated at \$13,700,000; and construction is expected to begin in spring 2023 with completion anticipated in early 2024.
- The affordable unit mix will be all one (1)-bedroom units.
- The affordability term for all City of Des Moines ARPA affordable housing allocations is 10 years. Alternate project funding sources such as Urban Renewal Development Agreements, state or federal grants and other programs may have terms that extend the affordability term beyond 10 years.

Map



Images



courtyard view looking northwest



circle drive elevation



view from circle drive looking southeast



entrance canopy and patio

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: February 7, 2023

Resolution Number: N/A

Action: Recommend final approval of site plan design to construct a sidewalk connections throughout the site and a more gracious connection at the bus stop by Wilke-Shapiro. Seconded by Nagle. Motion carried. Yes = 8, No = 0, Abstain = 0, Absent = 1.

Board: Urban Design Review Board

Date: October 18, 2022

Resolution Number: N/A

Action: Recommend approval of the preliminary design as presented by Hielkema. Seconded by Clark. Yes = 7, No, 0, Abstain = 0, Absent = 2.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Approval of the site plan and determination of any necessary Type II design waivers.

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