



Date May 24, 2021

RESOLUTION APPROVING LETTER OF SUPPORT AND PRELIMINARY COMMITMENT OF HOME INVESTMENT PARTNERSHIP PROGRAM FUNDS AUTHORIZED UNDER THE AMERICAN RESCUE PLAN (HOME-ARP) TO ANAWIM FOR REHABILITATION OF 4845 MERLE HAY ROAD

WHEREAS, Anawim provides housing and supportive care services to individuals who are homeless or at-risk of becoming homeless; and

WHEREAS, Anawim proposes to acquire, convert, and perform rehabilitation of the existing Days Inn hotel located at 4845 Merle Hay Road in Des Moines,

WHEREAS, on April 28, 2021, the City received notification from the United States Department of Housing and Urban Development (HUD) for supplemental funding of the HOME Investment Partnership Program authorized under the American Rescue Plan (HOME-ARP), which is intended to meet the housing and service needs of the City's most vulnerable populations; and

WHEREAS, the HOME-ARP funds are intended to target individuals or families from the following qualifying populations: homeless; at-risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; other populations where providing assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability; and veterans and families that include a veteran family member that meet one of the preceding criteria; and

WHEREAS, HOME-ARP funds can be used for four eligible activities including:

1. The production or preservation of affordable housing;
2. Tenant-based rental assistance;
3. Supportive services, including homeless prevention services and housing counseling; and
4. The purchase or development of non-congregate shelter for individuals and families experiencing homelessness; and

WHEREAS, the conversion and rehabilitation to create affordable housing units for Anawim's clients is consistent with the HOME-ARP requirements and the City's 2020-2024 Consolidated Plan; and

WHEREAS, representatives of Anawim submitted a project summary to the City's Neighborhood Services staff and provided financial information regarding the proposed project; and

WHEREAS, City staff has determined that HOME-ARP funds will be needed to fill a gap in the sources and uses of the development to serve the targeted income populations and that the project is eligible for HOME-ARP funds, subject to completion of a final Environmental Review Record, more detailed subsidy layering once additional funding sources have been acquired, and approval of construction plans by the Development Services Department; and



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WHEREAS, Anawim further intends to submit grant applications to the National Housing Trust Fund administered by the Iowa Finance Authority and Affordable Housing Program administered by the Federal Home Loan Bank for grant funding for said construction; and

WHEREAS, Anawim has requested that the City approve and execute a Letter of Support and Preliminary Commitment for said grant applications, in form on file with the City Clerk.

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

- 1. A preliminary commitment of HOME-ARP funds, in the form of a forgivable loan, is hereby approved and reserved for the above-listed development, conditional to completion of an Environmental Review Record and more detailed subsidy layering and underwriting analysis per HUD's requirements once additional sources of funding are known.
2. The City of Des Moines does hereby express its support for the grant applications to be submitted by Anawim to the National Housing Trust Fund and Affordable Housing Program.
3. The Letter of Support for Anawim toward the grant applications to the National Housing Trust Fund and Affordable Housing Program is hereby approved; the Mayor is authorized and directed to execute said Letter on behalf of the City of Des Moines; and the City Manager is authorized to submit said Letter as required.

(Council Communication No. 21- 234)

MOVED BY TO ADOPT

Judy K. Parks-Kruse

Judy K. Parks-Kruse, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, and TOTAL.

MOTION CARRIED

APPROVED

CERTIFICATE

I, P. Kay Cmelik, 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.

Mayor

City Clerk