



Date May 8, 2023

**AUTHORIZING CITY MANAGER TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH AHEPA 192-IV APARTMENTS, LP FOR AN AFFORDABLE SENIOR HOUSING FACILITY**

WHEREAS, AHEPA 192-IV APARTMENTS, LP (“AHEPA”) is proposing the construction of a new 3-floor affordable senior housing facility at the property locally known as 1111 East Army Post Road, Des Moines, Iowa (the “Project”), which will consist of 90 dwelling units; and

WHEREAS, AHEPA has committed to providing for fifteen years 100% of the dwelling units at an affordable rent structure of 50% of the Area Median Income (AMI); and

WHEREAS, the Project will serve the public purposes of providing affordable senior housing in an area that needs affordable senior housing and improving a vacant 4.4 acre site for a higher and better use in Des Moines; and

WHEREAS, the City desires to enter in to a Grant Agreement (“Agreement”) to provide a financial grant in the amount of \$400,000 in support of the Project; and

WHEREAS, on November 21, 2022, by Roll Call No. 22-1817, the City Council authorized the City Manager to apply American Rescue Plant Act (ARPA) funds in an amount not to exceed \$400,000 to affordable housing – new construction, assuring that the City funds shall be used for public purposes; and

WHEREAS, due to the Agreement, said ARPA funds will be reallocated for the provision of government services within the general fund.

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

1. A Grant Agreement between the City and AHEPA should be negotiated by the City Manager for the Project for a grant not to exceed \$400,000, subject to the Legal Department’s approval of the Agreement as to form, the City Manger is hereby authorized and directed to sign said Agreement.
2. The Director of Development Services or his designee is directed to submit a copy of the fully executed Development Agreement to the Finance Department for purposes of required Electronic Municipal Market Access disclosure filings.

**(Council Communication No. 23-221)**



**Roll Call Number**

**Agenda Item Number**

28

**Date** May 8, 2023

MOVED by \_\_\_\_\_ to adopt. Second by \_\_\_\_\_.

FORM APPROVED:

*/s/ Lisa A. Wieland*

Lisa A. Wieland

Assistant City Attorney

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

**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.

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk