

Ahepa 192 IV Apartments Project Narrative  
August 22, 2022

## **Overview:**

The proposed project will be a 3 story, 90 unit apartment building for Seniors over the age of 62. The project is located on the west edge of the Southridge Mall, 111 E. Army Post Rd, Des Moines Iowa 50315. The proposed parcel will front on SE 5<sup>th</sup> Street and include approximately 4.4 acres.

The proposed design is an 'L' shaped structure fronting on the mall's Circle Drive with a rear courtyard and parking area. There is ample green space between the building and mall which will include outdoor amenities for the residents including a sitting patio, tenant gardens, gazebo and pet station all accessible via a loop walking path.

## **Funding and Costs:**

The subject project is being funded through the HUD Section 202 program together with federal tax credits allocated by the Iowa Finance Authority Housing Tax Credit Program. Estimated construction costs including all site development work are estimated to be \$13,700,000.

## **Development Team:**

The project will be owned and managed by Ahepa National Housing Corporation, located in Indianapolis Indiana. They are a non-profit developer of Senior Living environments and currently have more than 90 developments throughout the United States. Ahepa is a mission based fraternal organization with Chapter Offices located throughout the country. Chapter 192 is located in Des Moines and has already successfully developed two similar facilities in the Des Moines area.

Berardi+Partners will be the Architect and Engineers of record for the project. Berardi + has more than 40 years of experience designing similar projects throughout the United States. Bishop Engineering, a local Des Moines Civil Engineering firm, has been engaged to provide Civil Engineering services for the project.

## **Public Participation Process**

Ahepa Housing has been communicating with the City of Des Moines, Planning and Zoning since the funding application was prepared and submitted to HUD. The subject parcel was successfully rezoned from CX to RX2. We have already completed the City Pre-Application process.

## **Efficiency and Performance Components**

The project will be seeking certification either through the Energy Star Multi-Family New Construction program or the Energy Star Certified Homes prescriptive standards. Additionally sustainable materials will be specified throughout the building, both interior and exterior; each with a minimum 30 year useful life.

## **City Design / Use Requirements**

Ahepa Housing has been collaborating with the City of Des Moines since project inception in early 2021 prior to application for funding. The current design fronting on Circle Drive with rear parking was driven by discussions with Planning and Zoning. The proposed use and current design are fully compliant with all current zoning standards in the RX2 Zoning district.