

501

.....
Date..... November 6, 2006

RESOLUTION APPROVING SUPPORT FOR AN APPLICATION TO THE IOWA HOUSING FINANCE AUTHORITY SUBMITTED BY COMMUNITY HOUSING, LP REQUESTING LOW INCOME HOUSING TAX CREDITS FOR RENOVATION OF 44 UNITS OF SCATTERED SITE FAMILY HOUSING

WHEREAS, the City of Des Moines, Iowa, has been informed by Doug LaBounty of Community Housing Initiatives, Inc., Spencer, Iowa, that a low income housing tax credit application will be filed with the Iowa Finance Authority for the rehabilitation of 44 units of existing affordable scattered site rental housing, more specifically described as follows:

Except the East 250 feet, the South 75 feet of Lot 11, and except the East 250 feet, the North 75 feet of Lot 12, DuPont Place, an Official Plat;
Lots 1 through 5, and Lot 8, Wilhite Place Plat 2, an Official Plat;
Lots 19 and 20, Patricia Ann Estates Plat 1, an Official Plat;
Lots 849 and 850, and the South 33 feet of Lot 851, Four Mile, an Official Plat;
Lots 6 through 9, Broadacre Place, an Official Plat;
Lots 1, 2 and 3, Homz Heights, an Official Plat; and,
North 138 feet of the South 171 feet of Lot 34, Certainty Acres;
all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

WHEREAS, this housing proposal involves the purchase of 44 units of scattered site family units from the Des Moines Municipal Housing Agency (DMMHA) Disposition Program;

WHEREAS, on October 23, 2006, by Roll Call No. 06-2053, the DMMHA Governing Board approved a proposal to negotiate for the sale of these units to Community Homes, L.P.;

WHEREAS, the project will involve renovation of the units;

WHEREAS, Community Housing Inc. will provide a variety of tenant services to the occupants of the housing units;

WHEREAS, the development is an existing development of project based affordable housing and will not increase the number of affordable units in the city and therefore not count toward the 144-unit allocation of Low Income Housing Tax Credits allocated to Polk County;

WHEREAS, the development supports a Council goal in that the DMMHA Governing Board has entered into negotiation of the sale of these units with Community Housing, L.P.; and,

(continued)

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WHEREAS, the applicant has requested local assistance through ten-year tax abatement and a preliminary commitment of \$250,000 of HOME funds;

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines that the low-income housing tax credit application is supported subject to compliance with City ordinances, including the Zoning and Site Plan ordinances, and the building permit process. This resolution is effective until December 31, 2007. In the event that any of the characteristics mentioned above should change prior to the issuance of a building permit, this resolution is null and void.

(Council Communication No. 06- 703)

MOVED by _____ to adopt.

Form Approved:

Roger K. Brown
 Roger K. Brown
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
VLASSIS				
TOTAL				

MOTION CARRIED APPROVED

 Mayor

CERTIFICATE

I, DIANE RAUH, 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.

 City Clerk