

.....
Date May 10, 2010

RESOLUTION APPROVING SUPPORT FOR AN APPLICATION TO THE IOWA HOUSING FINANCE AUTHORITY REQUESTING LOW INCOME HOUSING TAX CREDITS FOR DEVELOPMENT OF 91 UNITS OF AFFORDABLE HOUSING AT 309 SW 8TH STREET, RIVER POINT LOFTS, SUBMITTED BY HUBBELL REALTY COMPANY

WHEREAS, the city of Des Moines, Iowa, has been informed by James R. Weber of Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, IA 50266, that a Low Income Housing Tax Credit (LIHTC) application will be filed with the Iowa Finance Authority for the development of 91 units of affordable rental housing to be located at 309 SW 8th Street, Des Moines, Iowa with a legal description as follows:

Lot 59 and Lot 60, (except the North 142.20 feet of the East 145.70 feet of said Lot 60 and except the portions of the Southeast and Southwest corners of said Lot 60 conveyed to the City of Des Moines, Iowa for right-of-way by that warranty deed filed for record in the Office of the Recorder for Polk County, Iowa on June 15, 1998 in Book 7931 at Page 732), Factory Addition, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, together with any easements and servient estates appurtenant thereto, and subject to (a) any easements, covenants and restrictions of record, and (b) existing zoning and other applicable building regulations,

which land collectively contains 2.3494 Acres, more or less, which property is outlined in red on the attached Exhibit "A" (the exact acreage of which and legal description shall be determined by the survey to be performed as provided in Subsection 2(a) of this Agreement), and by this reference made a part hereof (collectively hereinafter the "Property").

WHEREAS, by Roll Call 08-2206 on December 22, 2008 the City Council supported this project for LIHTC and sent a letter to IFA showing its support;

WHEREAS, no downtown project received LIHTC in 2009 because of an IFA market study contending that the downtown is saturated and additional housing will negatively impact existing projects;

WHEREAS, by Roll Call 09-1229 on July 13, 2009 the City Council expressed concern about the market study and directed the Manager to work with IFA on new projects for the downtown and the developer believes they can convince IFA of the market need for this project;

WHEREAS, by Roll Call 08-2162 on December 8, 2008, the City Council adopted criteria for review and support of LIHTC applications; and

WHEREAS, staff has reviewed the project by the Council adopted criteria and finds the development is in substantial conformance with the City's policy except for the review criterion that states if the project is 100% affordable, the site for assisted housing should be located within two blocks of market rate housing to avoid concentration and isolation of assisted housing;

Date May 10, 2010

WHEREAS, the site is located within 2 ½ blocks of market rate rental and owner-occupied housing;

WHEREAS, under the adopted review criteria, the project qualifies as an infill site because of the rehabilitation of a building eligible for the National Register of Historic Places and the site's connectivity with the downtown neighborhood;

WHEREAS, the use of an infill parcel and the amenities of the project compensate for the extra half block of separation from market rate rental and owner-occupied residential property.


NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the Council supports the River Point Lofts project for the purpose of receiving Low Income Housing Tax Credits from IFA subject to all City ordinances, which includes the Zoning and Site Plan Ordinances, and the building permit process. This resolution is effective until August 31, 2010. 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.

BE IT FURTHER RESOLVED THAT the City Manager or his designee is authorized and directed to sign the attached Local Contributing Effort Form showing the use of tax abatement and Enterprise Zone Credits for the project and the attached Letter of Support for the project.

(Council Communication No. 10- **242**)

MOVED by _____ to adopt.

Form Approved:


Michael F. Kelley
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
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