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Date October 27, 2008

RESOLUTION APPROVING SUPPORT AND A COMMITMENT OF TIF FUNDS FOR AN APPLICATION TO THE IOWA HOUSING FINANCE AUTHORITY SUBMITTED BY SA METRO LOFTS, LIMITED PARTNERSHIP REQUESTING LOW INCOME HOUSING TAX CREDITS FOR NEW CONSTRUCTION OF MIXED INCOME HOUSING AT 255 VINE STREET

WHEREAS, the City of Des Moines, Iowa, has been informed by Metro Lofts, George Sherman of Sherman Associates Minneapolis, Minnesota, Managing Member of SA Metro Lofts, Limited Partnership, that a Low Income Housing Tax Credit (LIHTC) application will be filed with the Iowa Finance Authority for the development of 111 units of mixed income housing including 62 units of affordable housing to be located at 255 Vine Street upon the property more specifically described as follows:

Lots 4, 5, 6, 7, 8, and 9; the vacated East/West alley lying North of and adjoining Lots 7, 8, and 9, all in Block 30, in Original Town of Fort Des Moines, all now included in and forming a part of the City of Des Moines, Iowa, except that part thereof conveyed to the City of Des Moines, Iowa, by General Warranty Deed dated February 10, 2003, and filed for record in the office of the Recorder of Polk County, Iowa on March 31, 2003, in Book 9723, at Page 86.

WHEREAS, the developer has requested local assistance of \$1.5 million in Tax Increment Financing and the City Council has previously taken action on this request by Roll Call No. 06-910 and provided \$660,000 upon the purchase of the land; and

WHEREAS, this housing project will be new construction and contain 111 units, 49 which will be market rate and 62 of which will be affordable to families; and

WHEREAS, the development is in conformance with the City's Affordable Housing Policy except that it is located within a low-moderate income census tract; and

WHEREAS, the development furthers previously adopted City Council goals for Low Income Housing Tax Credit Projects in that the development is mixed income housing in the downtown, on an infill site, and the City has entered into negotiations with the developer for development of the site;

WHEREAS, the project is located within an existing Enterprise Zone and will be able to take advantage of additional tax credits for housing; and

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NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that financial support in the form of \$840,000 of Tax Increment Financing is approved subject to final underwriting and contract negotiations, Urban Design Review Board review and recommendations, neighborhood review, compliance with City ordinances, which includes the Zoning and Site Plan Ordinances, and the building permit process. This resolution is effective until August 31, 2009. 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, should complete and sign the attached Local Contributing Effort Form that shows the use of tax abatement and Enterprise Zone Credits for the project and sign the attached Letter of Support for the project.

(Council Communication No. 08- **650**)

MOVED by _____ to adopt.

Form Approved:


 Michael F. Kelley
 Assistant City Attorney

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

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.

MOTION CARRIED APPROVED

_____ Mayor

_____ City Clerk