

50 K

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

RESOLUTION APPROVING SUPPORT FOR AN APPLICATION TO THE IOWA HOUSING FINANCE AUTHORITY SUBMITTED BY HIGHLAND PARK, LLLP, REQUESTING LOW INCOME HOUSING TAX CREDITS FOR RENOVATION OF 15 UNITS OF LOW INCOME SENIOR HOUSING LOCATED AT E. 9<sup>TH</sup> AND DOUGLAS AVENUE

WHEREAS, the City of Des Moines has been informed by Highland Park, LLLP, represented by Kate Ridge Director, John Lewis Community Services, Davenport, Iowa, that a low income housing tax credit application will be filed with the Iowa Finance Authority for the rehabilitation of existing affordable rental housing located at East 9<sup>th</sup> and Douglas Avenue with a legal description as follows:

Lots 1 through 6, in P.L.G. Place, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

AND, except the East 11 feet, the Southeast 1/4 of Lot 13, and, except the West 8 feet and except the East 11 feet, the Northeast 1/4 of Lot 13, all in the Official Plat of the Northeast Fractional 1/4 of the Northwest Fractional 1/4 of Section 4, Township 78 North, Range 24 West of the 5th P.M., all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

WHEREAS, the housing proposal involves the purchase of 16 units (8 duplexes) from the Des Moines Municipal Housing Agency (DMMHA) Disposition Program;

WHEREAS, on October 23, 2006, by Roll Call No. 06-2052, the DMMHA Governing Board approved negotiating for the sale of these units to Highland Park LLLP;

WHEREAS, the project will involve renovation of 15 of the units for low income seniors and those with physical handicaps, and one unit will become an office/community center for the residents;

WHEREAS, John Lewis Community will provide a variety of tenant services to the occupants of the housing units, including homeownership financial and physical counseling provided in partnership with local nonprofit housing providers;

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 Highland Park project will be renovated for handicapped accessibility and will be marketed to seniors and those with special needs;

★ Roll Call Number

Agenda Item Number

50K

Date November 6, 2006

WHEREAS, the development supports a Council goal in that the Des Moines Public Housing Agency Governing Board has entered into negotiation of the sale of these units with Highland Park LLLP;

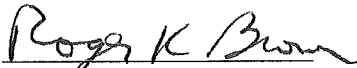
WHEREAS, the applicant has requested local assistance through five-year tax abatement and a preliminary commitment of \$120,000 of HOME funds;

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  
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