



Date December 8, 2008

ADOPTING CRITERIA FOR CITY COUNCIL REVIEW AND SUPPORT OF LOW INCOME HOUSING TAX CREDIT (LIHTC) APPLICATIONS

WHEREAS, the city of Des Moines, Iowa, has been informed by the Iowa Finance Authority (IFA) that it has reinstated awarding ten points to Low Income Housing Tax Credit (LIHTC) applications that have support from a local government;

WHEREAS, IFA wants comment on whether the City Council supports a project, whether it has a preference for one project over another, or whether it opposes a project, and the reasons for its recommendation; and

WHEREAS, the increase in the number of LIHTC's available over the next three years will have an effect on the development of the city; and

WHEREAS, at its October 27, 2008 meeting by Council Communication No. 08-650 the City Council requested staff to formulate review criteria for LIHTC projects; and

WHEREAS, the following criteria for City Council review of LIHTC projects will support strong affordable housing projects and balanced development throughout the city:

- Support projects that contain 100% assisted units only if they are located near market rate rental or owner-occupied housing to avoid concentration of assisted units. Within census tract 51 (downtown) support projects where there is existing or potential for market rental or owner-occupied housing within a two block radius of the projects to avoid isolation of assisted housing projects.
- Support projects that meet the housing needs identified in the City's Consolidated Plan, including rental units for families below 50% of median income and three bedroom or larger units.
- Support projects that develop on an infill parcel with connectivity into a neighborhood including a link to schools. Infill is defined as a Brownfield site, a location that includes demolition of a non historic dilapidated building, property that has previously been developed, or centrally located site available for development because of infrastructure improvements. Projects on a commercial corridor should develop links to neighborhoods or pedestrian areas to gain City Council support.
- Support projects for which City Council has entered into development agreements or has authorized staff to begin negotiation including sale of land or commitment of funding. Council should support all projects to which it may support through land contribution, Tax Increment Fund dollars, or federal allocation dollars.

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- Support projects that are certified by LEED (Leadership in Energy and Environmental Design) or other resource sustainable program and/or utilize energy saving technology such as geothermal heating and cooling.
- For rehabilitation of existing assisted or market units, support projects that make substantial external and energy efficient improvements including the use of brick on the outside, conformance with the city's landscape standards and energy efficient heating and cooling systems.

NOW THEREFORE, BIT IT REESOLVED, by the City Council of the City of Des Moines, Iowa as follows:

1. That the findings made in the preamble to this Resolution are hereby approved and adopted.
2. That the City Council shall consider the additional criteria identified in reviewing and supporting the pending requests for support of applications to the Iowa Finance Authority for an allocation of Low income Housing Tax credits. (Council Communication No. 08- **729**)

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				
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