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Date February 28, 2011

RESOLUTION APPROVING SUPPORT FOR AN APPLICATION TO THE IOWA HOUSING FINANCE AUTHORITY SUBMITTED BY JAMES C. CONLIN ON BEHALF OF ELMCREST APARTMENTS LP, REQUESTING LOW INCOME HOUSING TAX CREDITS FOR REHABILITATION OF 78 UNITS OF FAMILY HOUSING LOCATED AT 423 & 433 E. PHILIP STREET AND 420 E. MCKINLEY AVENUE

WHEREAS, the City of Des Moines, Iowa, has been informed by James C. Conlin of Conlin Properties, Inc., 319 7th Street that a Low Income Housing Tax Credit (LIHTC) application will be filed with the Iowa Finance Authority for the rehabilitation of 78 units of housing located at 423 & 433 E. Philip Street and 420 E. McKinley Avenue, more specifically described as follows:

LTS 88 THRU 93 & N163.2F LOT 98 W & ADJ LOT 92 SCANDIA MAGNOLIA PARK PLAT 4, and LOT 97 & BEG SE COR THN W 120F N 77.5F E 51.5F N 75.6F E 68.5F S TO POB LOT 98 SCANDIA MAGNOLIA PARK PLAT 4 all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

WHEREAS, the proposal is in conformance with the criteria for Council review and support of LIHTC applications adopted on December 8, 2008, by Roll Call No. 08-2162 because the developer is making substantial exterior improvements to the buildings as well as energy saving heating and cooling systems and the project is supported by the Neighborhood Organization.

WHEREAS, the City's Affordable Housing Policy for Low Income Housing Tax Credit Projects adopted by Roll Call 03-3654 November 21, 2003 is not applicable because the project is rehabilitation of existing family units; and

WHEREAS, the developer will receive no local financial assistance; and

WHEREAS, Conlin Development is an experienced tax credit developer who has built, renovated, and managed many successful tax credit properties through the City.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the Council supports the 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 December 31, 2011. 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.

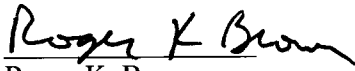
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BE IT FURTHER RESOLVED, by the City Council of the City of Des Moines, Iowa, that the City Manager, or his designee is hereby authorized and directed to complete and sign the attached Local Contributing Effort Form that shows no local financial support.

(Council Communication No. 11- 142)

MOVED by _____ to adopt.

FORM APPROVED:


 Roger K. Brown
 Assistant City Attorney

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