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Date February 28, 2011

RESOLUTION APPROVING SUPPORT FOR AN APPLICATION TO THE IOWA HOUSING FINANCE AUTHORITY SUBMITTED BY RUSS FRAZIER ON BEHALF OF FOREST AND FIELDS LLLP, REQUESTING LOW INCOME HOUSING TAX CREDITS FOR CONSTRUCTION OF EIGHT (8) UNITS OF HOUSING LOCATED AT 2104 FOREST AVENUE AND 20 UNITS OF HOUSING LOCATED AT 4565 E. 46TH STREET

WHEREAS, the City of Des Moines, Iowa, has been informed by Russ Frazier of Anawim Housing, 2024 Forest Avenue that that a Low Income Housing Tax Credit (LIHTC) application will be filed with the Iowa Finance Authority for the construction of 28 units of housing located at and more specifically described as follows:

2104 Forest Avenue	Lots 348 & 249 University Land Cos 2 nd Addition
4465 E 46 th Street	Lot 1 Summersfield Plat 2

WHEREAS the proposal is in conformance with Roll Call 08-2162 adopted on December 8, 2008 that provides criteria for Council review and support of LIHTC applications because the project provides for three bedroom family housing as identified in the City's HUD Consolidated Plan. The Forest Avenue townhomes will be on an infill site well connected to the neighborhood; and

WHEREAS, the development is in conformance with the City's Affordable Housing Policy for Low Income Housing Tax Credit Projects adopted by Roll Call 03-3654 on November 21, 2003 except that the Forest Avenue site is located within a low income census tract; and

WHEREAS, the developer has provided information to the Drake Neighborhood Association and offered to provide any additional information requested; and

WHEREAS, the developer has requested local assistance tax abatement for both sites and possibly City and State HOME funds.


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 directed to complete and sign the attached Local Contributing Effort Form that shows five and ten year tax abatement and authorizes staff to negotiate with IFA and the developer on HOME funds.

(Council Communication No. 11- 142)

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				

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