



**Date** February 28, 2011

RESOLUTION APPROVING SUPPORT FOR AN APPLICATION TO THE IOWA HOUSING FINANCE AUTHORITY SUBMITTED BY RICK TOLLAKSON ON BEHALF OF MELBOURNE APARTMENTS II, LLLP, REQUESTING LOW INCOME HOUSING TAX CREDITS FOR CONSTRUCTION OF 62 UNITS OF FAMILY HOUSING LOCATED AT 5515 SE 14<sup>TH</sup> STREET

WHEREAS, the City of Des Moines, Iowa, has been informed by Rick Tollakson of Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, Managing Partner of Melbourne Apartments II, LLLP, that a Low Income Housing Tax Credit (LIHTC) application will be filed with the Iowa Finance Authority for the construction of 62 units of housing located at 5515 SE 14<sup>th</sup> Street property more specifically described as follows:

A part of Parcel "A" of that Plat of Survey filed September 15, 2009, in Book 13205 at Pages 606-607 in the Office of the Recorder for Polk County, Iowa, being more particularly described as follows:

Commencing at the Northwest Corner of said Parcel "A"; thence South 89°(degrees) 25'(minutes) 30"(seconds) East, 400.03 feet along the North line of said Parcel "A" to the Point of Beginning; thence continuing South 89°25'30" East, 344.10 feet along the North line of said Parcel "A"; thence South 08°48'06" West, 83.84 feet; thence South 25°25'01" East, 31.40 feet; thence South 09°00'00" West, 77.83 feet; thence South 61°53'47" East, 75.00 feet; thence South 21°42'16" East, 170.56 feet; thence North 88°17'53" West, 265.00 feet; thence South 13°37'48" West, 67.29 feet; thence South 89°11'07" West, 180.01 feet; thence North 00°08'09" West, 445.42 feet to the Point of Beginning. Containing 3.56 acres.

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 development will build a significant number of housing units on an infill site along South East 14<sup>th</sup> Street and will contribute to the revitalization of this corridor; and,

WHEREAS, the proposal is in conformance City's Affordable Housing Policy for Low Income Housing Tax Credit Projects adopted by Roll Call 03-3654 in November 21, 2003 because it allows full build out of a site and is not located in a low and moderate income census tract; and,

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

WHEREAS, the developer has not requested local assistance beyond tax abatement and Enterprise Zone Credits for the development.

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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 compliance with 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.

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 Enterprise Zone Credits and five year tax abatement.

( Council Communication No. 11- 142 )

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

Roger K. Brown  
 Roger K. Brown  
 Assistant City Attorney

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