



Date February 28, 2011

Alternative Resolution

RESOLUTION OF SUPPORT FOR AN APPLICATION TO THE IOWA HOUSING FINANCE AUTHORITY SUBMITTED BY SHAWN FOUTCH ON BEHALF OF FOUTCH BROTHERS, LLC, REQUESTING LOW INCOME HOUSING TAX CREDITS FOR REHABILITATION OF 16 UNITS OF HOUSING LOCATED AT 2411 AND 2413 24TH STREET AND NEW CONSTRUCTION OF AN ADDITIONAL EIGHT PLEX ON THE SAME PARCEL

WHEREAS, the City of Des Moines, Iowa, has been informed by Shawn Foutch, 8405 Blackstone Court, Johnston, Iowa 50131 that a Low Income Housing Tax Credit (LIHTC) application will be filed with the Iowa Finance Authority by Foutch Brothers, LLC, for the rehabilitation of 16 units of existing housing located at 2411 and 2413 24th Street and construction of an eight-plex on the same parcel more specifically described as follows:

The west 222.5 feet of the south 180 feet of the North 500 feet of Lot 25, Murray Hill, in 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 development is on an infill site and will improve the existing project with numerous improvements including a on-site storage, on-site office, community space, a computer user center and garages; and,

WHEREAS, the proposal is generally in conformance with City's Affordable Housing Policy for Low Income Housing Tax Credit Projects adopted by Roll Call 03-3654 on November 21, 2003, because it allows full build-out of a site and although the proposal has eight units of new construction the project is mostly exempt because it is rehabilitation; and,

WHEREAS, the developer has received an e-mail of support from the Martin-Hickman Neighborhood Association President and acknowledgement of the work the owner has done in recent years; and,

WHEREAS, the developer has not requested local assistance beyond tax abatement; and,

WHEREAS, the developer does not have approval for an exception from the Board of Adjustment for the deficient lot area per dwelling unit for the new construction of an additional eight units on the site, however, the application is on the Board of Adjustment agenda for March 23, 2011 and is merely an exception, which is more easily obtained than a variance.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the Council support the project for the purpose of receiving Low Income Housing Tax Credits from IFA subject to compliance with all City ordinances, which includes



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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 a 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				

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