

Date November 7, 2016

**AUTHORIZATION FOR CITY MANAGER TO SIGN
LOCAL CONTRIBUTION FORMS FOR ALL PROJECTS SUBMITTING LOW INCOME
HOUSING TAX CREDIT (LIHTC) PROJECT APPLICATIONS IN THE 2017 IOWA FINANCE
AUTHORITY ROUND, AND PRELIMINARY COMMITMENT OF HOME INVESTMENT
PARTNERSHIP PROGRAM (HOME) FUNDS FOR CERTAIN LIHTC PROJECTS**

WHEREAS, applications for Low Income Housing Tax Credits (LIHTC) are due to the Iowa Finance Authority (IFA) on November 17, 2016; and

WHEREAS, the IFA application for LIHTC projects requires that a local government or political subdivision complete and execute the form “Exhibit 5S, Local Government Contribution” for any LIHTC project submittal, listing any local funding contribution to the project and allowing the project to receive up to 8 points in the project scoring on the basis of such local funding; and

WHEREAS, according to the IFA Qualified Allocation Plan for the LIHTC program, “Local Government Contribution” from the City includes the value of: land or cash contribution; tax abatement; equity value of previously approved Enterprise Zone Credits; value of previously approved Enterprise Zone Sales Tax Rebate; Tax Increment Financing; and any Home Investment Partnership Program (HOME) or Community Development Block Grant (CDBG) funds; and

WHEREAS, in response to notice provided by the City, four developers have submitted information to the City’s Community Development Department regarding their proposed LIHTC projects, including project size, type and estimated cost, and have requested that an “Exhibit 5S, Local Government Contribution”, as required by IFA, be completed and executed by the City Manager for use in the developers’ applications to IFA for LIHTC; and

WHEREAS, two of said developers further have made a request to the City of Des Moines for a preliminary commitment of HOME funds to be used as a local governmental contribution, and City staff have determined that the projects are applicable for HOME funds and such funds are needed to fill a gap in the sources and uses of each development; and

WHEREAS, the proposed LIHTC applications and the amount of Local Government contribution requested from the City of Des Moines are listed in the following chart:

Date November 7, 2016

Project Address	Developer	Units	Type	Total Project Costs	Trust Fund or Enterprise Zone (EZ) Funding	Local HOME Program Funding Request
5515 SE 14 th Street Building E & F	Hubbell Development and HOME, Inc.	72	Senior/ Nonprofit Set-aside	\$ 10,624,445	\$147,789 EZ Tax Credit, \$88,975 EZ Tax Rebate	\$ 200,000
3720 E. Douglas Avenue	Conlin Development	72	Family	\$ 11,132,780	\$139,000 EZ Tax Credit, \$120,000 EZ Tax Rebate, \$150,000 PCHTF	None
2540 Hubbell Avenue	Curly Top Development and CommonBond	48	Senior/ Nonprofit set-aside	\$ 7,841,418	\$185,000 PCHTF	\$ 200,000
4421 & 4415 SE 14th Street	Vecino Group From Springfield MO 417-720-1577	40	Family/ Homeless set-aside 5 units reserved for homeless	\$7,000,000	None	None

WHEREAS, City staff have reviewed all developer submittals for location, impact on revitalization, connections to City amenities, and concentration of affordable housing projects; and

WHEREAS, drafts of the “Exhibit 5S, Local Government Contribution” for each project are on file in the City Clerk’s office.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that:



Date November 7, 2016

1. A preliminary allocation of HOME funds, in the amounts set forth above, is hereby approved and reserved for the above-listed Hubbell Development/HOME Inc. project and the Curly Top Development and CommonBond project, based for each project on the underwriting as submitted, and subject for each project to the City's receipt of 2017 HOME funds, to the award of an allocation of LIHTC in the 2017 IFA round, and to completion of an Environmental Review Record per HUD requirements.
2. The form "Exhibit 5S, Local Government Contribution" for each of the above-listed projects is hereby approved in the form on file in the office of the City Clerk, and the City Manager or his designee is hereby authorized and directed to complete and sign the "Exhibit 5S, Local Government Contribution" form for each of the four above-identified LIHTC project applications.
3. In the event that any of the project characteristics mentioned above should change prior to the developers submitting their applications to IFA, the Community Development Department Director or designee is authorized and directed to revise the applicable "Exhibit 5S, Local Government Contribution", and the City Manager is authorized and directed to execute the applicable form for unsubstantial project changes, and the City Manager is directed to submit substantial project changes (such as revision in the type of housing or amount of requested local HOME funding) to City Council for further consideration and approval.

(Council Communication No. 16- **642**)

MOVED BY _____ to adopt.

FORM APPROVED:

Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

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.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

MOTION CARRIED APPROVED

Mayor

City Clerk

**2017 Low Income Housing Tax Credit Round
Des Moines Applications**

##	Project	Project Address	Developer	Units	Bedroom size (bdr)	Income of tenants	Type	Neighborhood	Status of notification	Comments	Total Project Costs	Costs Per Unit	Trust Fund* or Enterprize Zone (EZ)	HOME Request
1	Melbourne IV Senior	5515 SE 14th Street Building E & F	Hubbell Development and HOME, Inc.	72	36 1-bdr, 36 2-bdr	4-30% 22-40%, 38-60%, 8-mkt	Senior/ Nonprofit Set Aside	Easter Lake	Meeting Held 2014 Contacted Jim Bollard in 2016	Partner with Nonprofit: HOME, Inc.	\$10,624,445	\$ 147,562	\$147,789 EZ Tax Credit, \$88,975 EZ Tax Rebate	\$ 200,000.00
2	Hilltop II	3720 E. Douglas	Conlin Development	72	12 1-bdr, 36 2-bdr, 12 3-bdr, 12 4-bdr	4-30% 12-40%, 48-60%, 8-mkt	Family	Sheridan Gardens, Douglas Acres, Fairmont Park	Meetings Held at Fairmont, Sheridan Gardens, and Douglas Acres in 2015		\$11,132,780	\$ 154,622	\$139,000 EZ Tax Credit, \$120,000 EZ Tax Rebate, \$150,000 PCHTF	None
3	East Town Parkway	2540 Hubbell Avenue	Curly Top Development and CommonBond	48	32 1-bdr, 16 2-bdr	5-30% 15-40%, 23-60%, 5-mkt	Senior/ Nonprofit set-aside	Fairmont Park and Accent	Fairmont Park 10/13/16 ACCENT 10/18/16	Need Board of Adjustment Action	\$ 7,841,418	\$ 163,363	PCHTF \$185,000	\$ 200,000.00
4	The Vecino group	4421 & 4415 SE 14th Street	Vecino Group From Springfield MO 417-720-1577	40	5 1-bdr, 18 2-bdr, 18 3-bdr	5 set-a- side for homeless	Homeless set-aside Family, 5 units reserved for homeless	Easter Lake	Developer is working on a concept plan that will comply with the existing zoning and promote the goals of PlanDSM. Will be available prior to Council meeting.	Vecino is currently working with IFA on who would be the best fit to manage this type of project.	\$7,000,000	\$ 175,000	None	None

Updated
November 7,
2016

* Polk County Housing Trust
Fund commitment is based
on number of 30% AMI units

Analysis of City Criteria
LIHTC Projects for 2017 IFA Round

City Criteria	Melbourne IV	Hilltop II	East Side Park	Libertad
Design and Density	A LIHTC award will complete the full-build out of this site. The density is in compliance with the R-3 Zoning District requirements	A LIHTC award will complete Phase II of multi-phase development. The density is in compliance with the approved PUD zoning.	There will be only one phase of the project. Staff is working with the developer on a design and front yard setback that works with the node as identified in PlanDSM. Board of Adjustment action is required to have a lesser setback and six (6) more units than allowed under zoning. Both of these action will promote a more urban building and site.	City Planning and Urban Design Staff is discussing the project with Vecino to ensure the project proposal is in conformance with the existing zoning and the concepts in PlanDSM. Staff does not know if there will be additional phases for this project in coming years.
Avoid Concentration	According to IFA, fewer than 10% of the housing units in the 108.02 census tract are LIHTC units that are within their first 15-year compliance period. The site will consist of 295 units of family and senior housing. The development is not located within a ½ mile of other existing large LIHTC developments.	According to IFA, the number of awarded LIHTC projects within their initial 15-year compliance period comprises 19% of the housing units within census tract 1.01. Because of its "density criteria", IFA will award 3 out of 5 points for construction of housing at this site. Hilltop II is adjacent to other large LIHTC developments. There are currently 240 units adjacent to Hilltop on E. Douglas in the Parkside East Apartments (3540 E. Douglas) and Willow Park Apartments (3604 E. Douglas). Full build out of Hilltop will include 162 units of family housing, 62 units of senior housing and 15 duplexes. Of those units, 36 family units and 62 senior units have been constructed. Upon completion there will be approximately 479 units in the immediate area.	According to IFA, fewer than 10% of the housing units in the 2.02 census tract are LIHTC units that are within their first 15-year compliance period. The site will consist of 48 units of senior housing. The development is not located within a ½ mile of other large LIHTC developments.	According to IFA, fewer than 10% of the housing units in the 108.02 census tract are LIHTC units that are within their first 15-year compliance period. The site will consist of 40 units of family housing. The development is located within a ½ mile of Melbourne Apartments which has family and senior housing.

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**Analysis of City Criteria
LIHTC Projects for 2017 IFA Round**

Neighborhood Association	Easter Lake Neighborhood Association is not opposed to completion of the project as Senior Housing.	Residents have raised concerns about the development due to concentration of units and traffic safety. Conlin Development met with three (3) neighborhood associations in 2015 and 2016 and has sent e-mails to neighborhood residents concerning the most recent IFA application.	The developer has presented at the ACCENT Neighborhood Association and the Fairmont Park Association. Neither neighborhood took an official position. The majority of members present at the Fairmont Park neighborhood Association had a positive opinion of the project with two members having a few concerns with staffing hours and seniors crossing Hubbell Avenue. Traffic along Hubbell is also a concern and the neighborhood will communicate with the developer concerning the additional six (6) units.	The developer has not presented to the neighborhood.
Management and Amenities	Hubbell Realty manages numerous market rate and low income developments. HOME, Inc. will bring an added dimension of services. Amenities include washer/dryers in every apartment and residents will have free access to computers and exercise equipment. Apartments are wired for high speed Internet, phone service, and cable or satellite television service.	Conlin Development works closely with the Des Moines Police Department and participates in the Crime-Free Multi-family Housing Program. Amenities include Community Center, exercise area and equipment, garden space and bike-racks. Conlin Development provides numerous activities and programs for residents, particularly children, throughout the year.	CommonBond Communities will manage the property. The amenities will be similar to other CT Senior Developments in Des Moines.	Vecino is currently working with IFA on who would be the best fit to manage this type of project.

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**Analysis of City Criteria
LIHTC Projects for 2017 IFA Round**

Support Revitalization	Provides households to shop along E. 14 th Street and support the commercial revitalization of the corridor. Minimal revitalization impact on adjacent residential areas due to connectivity and land forms.	A traffic study on the Hubbell Corridor between E. 33 rd and E. 38 th Street, with an emphasis on the safety issues at Hubbell and E. Douglas, has been completed. City Council has approved the concept plan. Roadway design began in August and construction could begin in late 2018 if funding is secured. If awarded a tax credit allocation, the Hilltop II would begin in late fall of 2017 and take approximately a year for completion and occupancy.	The addition of 48 units of housing will provide households to shop at E. Hubbell and Easton and support the commercial businesses along the Hubbell Corridor. Seniors can also use the existing cultural facilities such as the library and may volunteer at the adjacent school.	Provides households to shop along E. 14 th Street and support the commercial revitalization of the corridor. Minimal revitalization impact on adjacent residential areas due to connectivity and land forms.
Infill and Connections	The development is located adjacent to sidewalks and residents will be able to access the DART bus system near the apartments. Residents can walk to Wal-Mart and many other big-box and smaller retail stores and restaurants along E. 14 th Street.	The development re-uses the old Dahl's site previously on this property. The developer has provided numerous playgrounds on the site and tenants are able to access DART.	This will be a new development on the site of a former parking area. Seniors can use the school grounds to the west to walk and to connect to the rest of the neighborhood. It may prove difficult to cross the street in order to access the library services or retail services.	The site has been vacant for many years. The development is located adjacent to sidewalks and residents will be able to access the DART bus system near the apartments. Residents can walk to Wal-Mart and many other big-box and smaller retail stores and restaurants along E. 14 th Street.
Financial Underwriting	The project shows a gap of \$200,000 which is approximately 2% of the project. The developer will use EZ Tax Credits and Sales Tax Rebate. The co-developers, (HOME, Inc. and Hubbell) will split the developer fee and will defer \$91,797 in developer fee.	The project shows a gap of \$100,000 or 1% of the project. The developer will utilize PCHTF for 30% AMI units as well as Enterprise Zone Tax Credits and Sales Tax Rebate. The developer has deferred \$43,680 in fee.	The project shows a gap of \$200,000. The developer will utilize \$185,000 of PCHTF for 30% AMI units, but has no Enterprise Zone funding because it is a project begun since Enterprise Zone was eliminated. The co-developers (CT Development and Common Bond) will split the developer fee with no deferral of any fee at this time.	No request for HOME funds or other city funds.

**Analysis of City Criteria
LIHTC Projects for 2017 IFA Round**

<p>Analysis of city criteria and project</p>	<p>Aligns with City goals</p>	<p>The project does not align with a goal for neighborhood revitalization because of development and occupancy prior to the construction of improvements to the intersection of E. Douglas and Hubbell Avenue and implementation of safety improvements along the Hubbell Corridor and the concentration of LIHTC, however, the project conforms with the PUD zoning, adds households to a corridor served by transit, and the safety improvements should be begin construction in 2018. City staff wrote a letter to the IFA Board urging IFA's density criteria be eliminated because of its broad application to an entire census tract and the need to incentivize affordable housing development on major corridors in urban areas with transit service.</p>	<p>Aligns with City goals, dependent on Board of Adjustment Action</p>	<p>Project needs more review of concept drawing under requirements of the conditional C-2 Zoning. Only city action is to sign an Exhibit 5S Local Government Contribution showing no financial contribution. A zoning letter will also be supplied which will reflect the concept plan submitted.</p>
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EXHIBIT 5S

LOCAL GOVERNMENT CONTRIBUTION

Form(s) shall be completed by the qualified Government Entity or Political Subdivision along with any additional supporting documents as required in QAP Section 6.2.4.1.

Project Name Melbourne Apartments IV
Project Address 5515 SE 14th Street Des Moines IA 50320
Ownership Entity Name Melbourne Apartments IV, LLLP

Iowa Finance Authority (IFA) encourages developers to coordinate with Iowa communities regarding community revitalization plans, where applicable. A Local Government Contribution creates a presumption that the project is not in conflict with the local government's community revitalization plan, if any.

This form will verify the Local Government Contribution effort referenced in the Qualified Allocation Plan (QAP). A Local Government Contribution can be provided by a qualified Government Entity or Political Subdivision. QAP Section 6.2.4.1 states the following items will constitute a Local Government Contribution:

Table with 2 columns: Form of Contribution, Additional Supporting Documents. Rows include Cash Contribution, Gift of Land or Building, Tax Abatement, etc.

QAP Section 6.2.4.1 states the agency making the Local Government Contribution shall indicate the value of its contribution. The value of the Local Government Contribution is the value of the contribution made by the qualified Government Entity or Political Subdivision minus the value of any consideration or accommodation received by the qualified Government Entity or Political Subdivision in return for the contribution.

The Governmental Entity or Political Subdivision completing this form understands that IFA will rely on these valuations to determine whether the Applicant has met the requirements of the QAP to receive points for Local Government Contribution.

IFA reserves the right to limit the amount of fees waived by any Government Entity or Political Subdivision to one percent (1%) of the Total Project Costs.

For scoring purposes under this category, a Government Entity or Political Subdivision contribution to a Project provided through a certified Local Housing Trust Fund (LHTF) will be considered a qualified Local Government Contribution only if the Applicant provides documentation from the LHTF showing the Government Entity or Political Subdivision has made contributions to the LHTF during the current fiscal year totaling at least the amount of the proposed Local Government Contribution to the Project.



EXHIBIT 5S

Qualified Governmental Entity or Political Subdivision Contribution(s) (8 points maximum)

CASH CONTRIBUTION – Commitment letter attached

Amount	Source of Cash	Name of Entity Making Contribution

GIFT OF LAND – Third party MAI certified appraisal attached

Appraised Amount/Value	Name of Entity Making Contribution

Location/Address of property: _____

Is land held free and clear of encumbrances? YES NO

If NO, disclose all known liens and encumbrances and explain how and when these will be satisfied.

GIFT OF BUILDING – Third party MAI certified appraisal attached

Appraised Amount/Value	Name of Entity Making Contribution

Address of building(s): _____

Is land held free and clear of encumbrances? YES NO

If NO, disclose all known liens and encumbrances and explain how and when these will be satisfied.

TAX ABATEMENT (not exemption) – No attachment required

Amount/Value	Term of Abatement	Describe How Amount Was Determined	Name of Entity Making Contribution

TAX INCREMENT FINANCING – Project specific city council resolution attached

Amount/Value	Name of Entity Making Contribution

URBAN REVITALIZATION TAX EXEMPTION – Project specific city council resolution attached

Amount/Value	Term of Exemption	Describe How Amount Was Determined	Name of Entity Making Contribution

ENTERPRISE ZONE CREDIT (equity value) – No attachment required

Amount/Value	Name of Entity Making Contribution
\$147,789	State of Iowa/City of Des Moines



EXHIBIT 5S

ENTERPRISE ZONE SALES TAX REBATE – No attachment required.

Amount/Value	Name of Entity Making Contribution
\$88,975	State of Iowa/City of Des Moines

WAIVER OF FEES – Limited to one percent (1%) of Total Project Costs. No attachment required

Amount/Value	Type of Fees	Describe How Amount Was Determined	Name of Entity Making Contribution

CITY HOME LOAN – No attachment required

Amount/Value	Name of Entity Making Contribution
\$200,000	City of Des Moines

BELOW-MARKET INTEREST RATE LOAN - Calculation showing value of imputed savings using a market rate of six percent (6%) with a maximum 20 year loan term and a maximum 30 year amortization attached. IFA shall use the imputed savings value or the principal amount of the loan whichever is the lesser. IFA will allow the interest to be calculated only on a simple basis (not compounded) when calculating.

Amount/Value	Market Interest Rate	Below-Market Interest Rate	Describe How Calculated Savings Was Determined	Name of Entity Making Contribution
	6%			

City of Des Moines, IA

Agency Name (Typed)

Date

Scott Sanders

Name of Agency Representative (Typed)

City Manager, City of Des Moines

Title of Agency Representative (Typed)

Signature of Agency Representative



EXHIBIT 5S

LOCAL GOVERNMENT CONTRIBUTION

Form(s) shall be completed by the qualified Government Entity or Political Subdivision along with any additional supporting documents as required in QAP Section 6.2.4.1.

Project Name Hilltop II
 Project Address 3720 E Douglas Avenue Des Moines IA 50317
 Ownership Entity Name Hilltop II Limited Partnership

Iowa Finance Authority (IFA) encourages developers to coordinate with Iowa communities regarding community revitalization plans, where applicable. A Local Government Contribution creates a presumption that the project is not in conflict with the local government's community revitalization plan, if any.

This form will verify the Local Government Contribution effort referenced in the Qualified Allocation Plan (QAP). A Local Government Contribution can be provided by a qualified Government Entity or Political Subdivision. QAP Section 6.2.4.1 states the following items will constitute a Local Government Contribution:

Form of Contribution	Additional Supporting Documents
Cash Contribution	Commitment letter
Gift of Land or Building	Third party MAI certified appraisal
Tax Abatement (not tax exemption)	Scoring exhibit only
Tax Increment Financing	Project specific city council resolution
Urban Revitalization Tax Exemption (URTE)	Project specific city council resolution
Enterprise Zone Credits	Scoring exhibit only
Enterprise Zone Sales Tax Rebate	Scoring exhibit only
Waiver of Fees	Scoring exhibit only
City HOME	Scoring exhibit only
Below Market Interest Rate Loan	Calculation showing value of imputed savings using a market rate of six percent (6%) with a maximum 20 year loan term and a maximum 30 year amortization

QAP Section 6.2.4.1 states the agency making the Local Government Contribution shall indicate the value of its contribution. The value of the Local Government Contribution is the value of the contribution made by the qualified Government Entity or Political Subdivision minus the value of any consideration or accommodation received by the qualified Government Entity or Political Subdivision in return for the contribution.

The Governmental Entity or Political Subdivision completing this form understands that IFA will rely on these valuations to determine whether the Applicant has met the requirements of the QAP to receive points for Local Government Contribution.

IFA reserves the right to limit the amount of fees waived by any Government Entity or Political Subdivision to one percent (1%) of the Total Project Costs.

For scoring purposes under this category, a Government Entity or Political Subdivision contribution to a Project provided through a certified Local Housing Trust Fund (LHTF) will be considered a qualified Local Government Contribution only if the Applicant provides documentation from the LHTF showing the Government Entity or Political Subdivision has made contributions to the LHTF during the current fiscal year totaling at least the amount of the proposed Local Government Contribution to the Project.

EXHIBIT 5S

Qualified Governmental Entity or Political Subdivision Contribution(s) (8 points maximum)

CASH CONTRIBUTION – Commitment letter attached

Amount	Source of Cash	Name of Entity Making Contribution

GIFT OF LAND – Third party MAI certified appraisal attached

Appraised Amount/Value	Name of Entity Making Contribution

Location/Address of property:

Is land held free and clear of encumbrances? YES NO

If NO, disclose all known liens and encumbrances and explain how and when these will be satisfied.

GIFT OF BUILDING – Third party MAI certified appraisal attached

Appraised Amount/Value	Name of Entity Making Contribution

Address of building(s): _____

Is land held free and clear of encumbrances? YES NO

If NO, disclose all known liens and encumbrances and explain how and when these will be satisfied.

TAX ABATEMENT (not exemption) – No attachment required

Amount/Value	Term of Abatement	Describe How Amount Was Determined	Name of Entity Making Contribution

TAX INCREMENT FINANCING – Project specific city council resolution attached

Amount/Value	Name of Entity Making Contribution

URBAN REVITALIZATION TAX EXEMPTION – Project specific city council resolution attached

Amount/Value	Term of Exemption	Describe How Amount Was Determined	Name of Entity Making Contribution

ENTERPRISE ZONE CREDIT (equity value) – No attachment required

Amount/Value	Name of Entity Making Contribution
\$139,000	State of Iowa/City of Des Moines



EXHIBIT 5S

ENTERPRISE ZONE SALES TAX REBATE – No attachment required.

Amount/Value	Name of Entity Making Contribution
\$120,000	State of Iowa/City of Des Moines

WAIVER OF FEES – Limited to one percent (1%) of Total Project Costs. No attachment required

Amount/Value	Type of Fees	Describe How Amount Was Determined	Name of Entity Making Contribution

CITY HOME LOAN – No attachment required

Amount/Value	Name of Entity Making Contribution

BELOW-MARKET INTEREST RATE LOAN - Calculation showing value of imputed savings using a market rate of six percent (6%) with a maximum 20 year loan term and a maximum 30 year amortization attached. IFA shall use the imputed savings value or the principal amount of the loan whichever is the lesser. IFA will allow the interest to be calculated only on a simple basis (not compounded) when calculating.

Amount/Value	Market Interest Rate	Below-Market Interest Rate	Describe How Calculated Savings Was Determined	Name of Entity Making Contribution
	6%			

City of Des Moines, IA

Agency Name (Typed)

Date

Scott Sanders

Name of Agency Representative (Typed)

City Manager, City of Des Moines

Title of Agency Representative (Typed)

Signature of Agency Representative



EXHIBIT 5S

LOCAL GOVERNMENT CONTRIBUTION

Form(s) shall be completed by the qualified Government Entity or Political Subdivision along with any additional supporting documents as required in QAP Section 6.2.4.1.

Project Name East Town Park Senior Apartments
 Project Address 2540 Hubbell Avenue, Des Moines, IA
 Ownership Entity Name East Town Park Senior Apartments, LLLP

Iowa Finance Authority (IFA) encourages developers to coordinate with Iowa communities regarding community revitalization plans, where applicable. A Local Government Contribution creates a presumption that the project is not in conflict with the local government's community revitalization plan, if any.

This form will verify the Local Government Contribution effort referenced in the Qualified Allocation Plan (QAP). A Local Government Contribution can be provided by a qualified Government Entity or Political Subdivision. QAP Section 6.2.4.1 states the following items will constitute a Local Government Contribution:

Form of Contribution	Additional Supporting Documents
Cash Contribution	Commitment letter
Gift of Land or Building	Third party MAI certified appraisal
Tax Abatement (not tax exemption)	Scoring exhibit only
Tax Increment Financing	Project specific city council resolution
Urban Revitalization Tax Exemption (URTE)	Project specific city council resolution
Enterprise Zone Credits	Scoring exhibit only
Enterprise Zone Sales Tax Rebate	Scoring exhibit only
Waiver of Fees	Scoring exhibit only
City HOME	Scoring exhibit only
Below Market Interest Rate Loan	Calculation showing value of imputed savings using a market rate of six percent (6%) with a maximum 20 year loan term and a maximum 30 year amortization

QAP Section 6.2.4.1 states the agency making the Local Government Contribution shall indicate the value of its contribution. The value of the Local Government Contribution is the value of the contribution made by the qualified Government Entity or Political Subdivision minus the value of any consideration or accommodation received by the qualified Government Entity or Political Subdivision in return for the contribution.

The Governmental Entity or Political Subdivision completing this form understands that IFA will rely on these valuations to determine whether the Applicant has met the requirements of the QAP to receive points for Local Government Contribution.

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For scoring purposes under this category, a Government Entity or Political Subdivision contribution to a Project provided through a certified Local Housing Trust Fund (LHTF) will be considered a qualified Local Government Contribution only if the Applicant provides documentation from the LHTF showing the Government Entity or Political Subdivision has made contributions to the LHTF during the current fiscal year totaling at least the amount of the proposed Local Government Contribution to the Project.

EXHIBIT 5S

Qualified Governmental Entity or Political Subdivision Contribution(s) (8 points maximum)

CASH CONTRIBUTION – Commitment letter attached

Amount	Source of Cash	Name of Entity Making Contribution

GIFT OF LAND – Third party MAI certified appraisal attached

Appraised Amount/Value	Name of Entity Making Contribution

Location/Address of property: _____

Is land held free and clear of encumbrances? YES NO

If NO, disclose all known liens and encumbrances and explain how and when these will be satisfied.

GIFT OF BUILDING – Third party MAI certified appraisal attached

Appraised Amount/Value	Name of Entity Making Contribution

Address of building(s): _____

Is land held free and clear of encumbrances? YES NO

If NO, disclose all known liens and encumbrances and explain how and when these will be satisfied.

TAX ABATEMENT (not exemption) – No attachment required

Amount/Value	Term of Abatement	Describe How Amount Was Determined	Name of Entity Making Contribution

TAX INCREMENT FINANCING – Project specific city council resolution attached

Amount/Value	Name of Entity Making Contribution

URBAN REVITALIZATION TAX EXEMPTION – Project specific city council resolution attached

Amount/Value	Term of Exemption	Describe How Amount Was Determined	Name of Entity Making Contribution

ENTERPRISE ZONE CREDIT (equity value) – No attachment required

Amount/Value	Name of Entity Making Contribution

EXHIBIT 5S

ENTERPRISE ZONE SALES TAX REBATE – No attachment required.

Amount/Value	Name of Entity Making Contribution

WAIVER OF FEES – Limited to one percent (1%) of Total Project Costs. No attachment required

Amount/Value	Type of Fees	Describe How Amount Was Determined	Name of Entity Making Contribution

CITY HOME LOAN – No attachment required

Amount/Value	Name of Entity Making Contribution
\$200,000	City of Des Moines

BELOW-MARKET INTEREST RATE LOAN - Calculation showing value of imputed savings using a market rate of six percent (6%) with a maximum 20 year loan term and a maximum 30 year amortization attached. IFA shall use the imputed savings value or the principal amount of the loan whichever is the lesser. IFA will allow the interest to be calculated only on a simple basis (not compounded) when calculating.

Amount/Value	Market Interest Rate	Below-Market Interest Rate	Describe How Calculated Savings Was Determined	Name of Entity Making Contribution
	6%			

City of Des Moines, IA

Agency Name (Typed)

Date

Scott Sanders

Name of Agency Representative (Typed)

City Manager, City of Des Moines

Title of Agency Representative (Typed)

Signature of Agency Representative



EXHIBIT 5S

LOCAL GOVERNMENT CONTRIBUTION

Form(s) shall be completed by the qualified Government Entity or Political Subdivision along with any additional supporting documents as required in QAP Section 6.2.4.1.

Project Name Libertad Des Moines
 Project Address 4415 and 4421 SE 14th Street, 50320
 Ownership Entity Name Libertad Des Moines, LLC

Iowa Finance Authority (IFA) encourages developers to coordinate with Iowa communities regarding community revitalization plans, where applicable. A Local Government Contribution creates a presumption that the project is not in conflict with the local government's community revitalization plan, if any.

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Enterprise Zone Credits	Scoring exhibit only
Enterprise Zone Sales Tax Rebate	Scoring exhibit only
Waiver of Fees	Scoring exhibit only
City HOME	Scoring exhibit only
Below Market Interest Rate Loan	Calculation showing value of imputed savings using a market rate of six percent (6%) with a maximum 20 year loan term and a maximum 30 year amortization

QAP Section 6.2.4.1 states the agency making the Local Government Contribution shall indicate the value of its contribution. The value of the Local Government Contribution is the value of the contribution made by the qualified Government Entity or Political Subdivision minus the value of any consideration or accommodation received by the qualified Government Entity or Political Subdivision in return for the contribution.

The Governmental Entity or Political Subdivision completing this form understands that IFA will rely on these valuations to determine whether the Applicant has met the requirements of the QAP to receive points for Local Government Contribution.

IFA reserves the right to limit the amount of fees waived by any Government Entity or Political Subdivision to one percent (1%) of the Total Project Costs.

For scoring purposes under this category, a Government Entity or Political Subdivision contribution to a Project provided through a certified Local Housing Trust Fund (LHTF) will be considered a qualified Local Government Contribution only if the Applicant provides documentation from the LHTF showing the Government Entity or Political Subdivision has made contributions to the LHTF during the current fiscal year totaling at least the amount of the proposed Local Government Contribution to the Project.



EXHIBIT 5S

Qualified Governmental Entity or Political Subdivision Contribution(s) (8 points maximum)

CASH CONTRIBUTION – Commitment letter attached

Amount	Source of Cash	Name of Entity Making Contribution

GIFT OF LAND – Third party MAI certified appraisal attached

Appraised Amount/Value	Name of Entity Making Contribution

Location/Address of property: _____

Is land held free and clear of encumbrances? YES NO

If NO, disclose all known liens and encumbrances and explain how and when these will be satisfied.

GIFT OF BUILDING – Third party MAI certified appraisal attached

Appraised Amount/Value	Name of Entity Making Contribution

Address of building(s): _____

Is land held free and clear of encumbrances? YES NO

If NO, disclose all known liens and encumbrances and explain how and when these will be satisfied.

TAX ABATEMENT (not exemption) – No attachment required

Amount/Value	Term of Abatement	Describe How Amount Was Determined	Name of Entity Making Contribution

TAX INCREMENT FINANCING – Project specific city council resolution attached

Amount/Value	Name of Entity Making Contribution

URBAN REVITALIZATION TAX EXEMPTION – Project specific city council resolution attached

Amount/Value	Term of Exemption	Describe How Amount Was Determined	Name of Entity Making Contribution

ENTERPRISE ZONE CREDIT (equity value) – No attachment required

Amount/Value	Name of Entity Making Contribution



EXHIBIT 5S

ENTERPRISE ZONE SALES TAX REBATE – No attachment required.

Amount/Value	Name of Entity Making Contribution

WAIVER OF FEES – Limited to one percent (1%) of Total Project Costs. No attachment required

Amount/Value	Type of Fees	Describe How Amount Was Determined	Name of Entity Making Contribution

CITY HOME LOAN – No attachment required

Amount/Value	Name of Entity Making Contribution

BELOW-MARKET INTEREST RATE LOAN - Calculation showing value of imputed savings using a market rate of six percent (6%) with a maximum 20 year loan term and a maximum 30 year amortization attached. IFA shall use the imputed savings value or the principal amount of the loan whichever is the lesser. IFA will allow the interest to be calculated only on a simple basis (not compounded) when calculating.

Amount/Value	Market Interest Rate	Below-Market Interest Rate	Describe How Calculated Savings Was Determined	Name of Entity Making Contribution
	6%			

City of Des Moines, IA

Agency Name (Typed)

Date

Scott Sanders

Name of Agency Representative (Typed)

City Manager, City of Des Moines

Title of Agency Representative (Typed)

Signature of Agency Representative