



Date May 4, 2026

**RESOLUTION OF SUPPORT FOR A WORKFORCE HOUSING TAX
CREDIT BENEFIT APPLICATION TO BE SUBMITTED TO THE IOWA
ECONOMIC DEVELOPMENT AUTHORITY BY JJR HOLDINGS, LLC FOR
THE CARPENTER ROW PROJECT AT 1245 21ST STREET**

WHEREAS, JJR HOLDINGS, LLC (the "Developer"), represented by Josh Moulton (managing member), has requested City support for its application to the Iowa Economic Development Authority ("IEDA") for State tax incentives under the Workforce Housing Tax Credit Program for the Carpenter Row Project (the "Project"); and

WHEREAS, successful completion of the Project requires funding from a number of sources, including an award of Iowa Workforce Housing Tax Credits in the amount of \$240,000; and

WHEREAS, the application requirements for the Workforce Housing Tax Credit program include a requirement for the submission of a resolution in support of the Project by the community where the Project will be located, which requirement is intended to be satisfied by this roll call and resolution; and

WHEREAS, a further application requirement for the Workforce Housing Tax Credit program is documentation of local matching funds pledged for the project in an amount not less than \$1,000 per housing unit; and

WHEREAS, the Developer is proposing to undertake new construction of 16 new housing units at 1245 21st Street, at an estimated project cost of \$3,343,000; and,

WHEREAS, if the project received the requested Tax Credits and moves forward, the subject property and project will receive City match funds in the amount of \$16,000; and

WHEREAS, the City finds that the subject property is zoned appropriately for construction of the proposed improvements and use and a re-zoning effort will not be required for such proposal.

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

1. The City Council of the City of Des Moines does hereby express its strong support for the application by Developer, to the IEDA in June 2026, seeking an award of Workforce Housing Tax Credit benefits in the amount of \$240,000.
2. The Mayor and the City Manager are hereby authorized and directed to sign any forms required by the Administrative Rules of the IEDA to evidence the City's support for the

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application by Developer, as described above, upon approval of the same by the City Legal Department.

3. The Office of Economic Development is directed to transmit a copy of this resolution and roll call to the Developer for submittal to the IEDA, and to conduct project compliance monitoring.
4. In the event that any of the project characteristics mentioned above should change prior to final award of tax credit benefits to Developer, then:
 - a) The City Manager or the City Manager's designee is authorized and directed to execute the applicable consent to any unsubstantial change upon receipt of a recommendation in support of such consent from the Development Services Director.
 - b) Any substantial change shall be subject to approval by the City Council after report and recommendation by the City Manager.

(Council Communication No. 26- 171)

MOVED by _____ to adopt. SECOND by _____

FORM APPROVED:

/s/Gary D. Goudelock

Gary D. Goudelock
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	<p style="text-align: center;">CERTIFICATE</p> <p>I, LAURA BAUMGARTNER, 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.</p> <p>IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.</p>
BOESEN					
SIMONSON					
VOSS					
BARRON					
WESTERGAARD					
MANDELBAUM					
GATTO					
TOTAL					
MOTION CARRIED		APPROVED			

Mayor

City Clerk