



Roll Call Number

08-397

Agenda Item Number

30

Date March 10, 2008

**AUTHORIZING EXECUTION OF HOME DOCUMENTS WITH COMMUNITY HOMES,
L.P. FOR RENOVATION OF LOW INCOME RENTAL HOUSING**

WHEREAS, by Roll Call 08-002 on January 7, 2008, Roll Calls 07-2171, 07-2172 and 07-2173 on November 19, 2007 and a Roll Call TBD on March 10, 2008, the Governing Board of the Des Moines Municipal Housing Agency (DMMHA) has approved for sale to Community Housing Initiatives, Inc. (CHI) eighteen units of DMMHA owned housing;

WHEREAS CHI has formed Community Homes, L.P. an Iowa Limited Partnership to purchase the units from and renovate the housing units in order to utilize the allocation of Low Income Housing Tax Credits and Doug LaBounty is President of each entity (14 W 21st Street, Spencer, Iowa 51301);

WHEREAS, on November 6, 2006 by Roll Call No. 06-2243 the City Council supported an application for Low Income Housing Tax Credits for Community Housing L.P. to the Iowa Finance Authority and a preliminary commitment of HOME funds for \$250,000; and,

WHEREAS, the Low Income Housing Tax Credit application also contained an application for \$800,000 of State HOME funds to the Iowa Department of Economic Development; and

WHEREAS, the Community Homes, L.P. project was not originally provided an allocation of tax credits but was awarded an allocation upon appeal;

WHEREAS, the delay in approval of the Low Income Housing Tax Credit application resulted in a loss of the State HOME funds resulting in the City increasing the amount of City HOME funds to \$370,000; and

WHEREAS, the developer will repay all the HOME funds over a 16 year period; and

WHEREAS, the project will result in the continuation of scattered site rental units, recently rehabilitated, and affordable to persons at 40%, 50%, and 60% of median income; and

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WHEREAS, staff has prepared the HOME contract documents for this project which are on file in the Office of the City Clerk;

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

1. The Home Investment Partnerships (HOME) Agreement between the City of Des Moines and Community Homes, L.P. is hereby approved; and
2. The Community Development Director of the City of Des Moines is authorized to execute all City HOME contract documents on behalf of the City in such form approved by the Legal Department.

(Council Communication No. 08- 124)

MOVED by Hensley to adopt.

FORM APPROVED:

Michael F. Kelley
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
HENSLEY	✓			
KIERNAN	✓			
MAHAFFEY	✓			
MEYER	✓			
VLASSIS	✓			
TOTAL	7			

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.

Y. M. Franklin
Mayor

Diane Rauh
City Clerk