



Roll Call Number

09-554

Agenda Item Number

37

Date April 6, 2009

RESOLUTION OF SUPPORT FOR AN APPLICATION TO THE IOWA FINANCE AUTHORITY REQUESTING LOW INCOME HOUSING TAX CREDITS FOR DEVELOPMENT OF 70 UNITS OF AFFORDABLE HOUSING AT 7400 MEADOWLAND DRIVE, HALLMARK MEADOWLANDS SUBMITTED BY ASLAN DEVELOPMENT

WHEREAS, the city of Des Moines, Iowa, has been informed by consultant Jeff Voohries, that the Aslan Hallmark Company, 1031 Zorn Avenue, Suite 1400, Louisville KY 40207 will file Low Income Housing Tax Credit (LIHTC) application with the Iowa Finance Authority for the development of 70 units of affordable rental housing to be located at 7400 Meadowland Drive, Des Moines, Iowa with a legal description as follows:

Lot 3 of the Meadowlands Plat 2, City of Des Moines, Polk County, Iowa

WHEREAS, by Roll Call 08-2162 on December 8, 2008, the City Council adopted criteria for review and support of LIHTC applications; and

WHEREAS, staff has reviewed the project by the Council adopted criteria and finds the development is in conformance with the City's policy in that it will provide 3 and 4 bedroom units, thus, supporting a need identified in the City's Consolidated Plan.

WHEREAS, staff has reviewed the project by the Council adopted criteria and finds the development does not violate any of the City Council criteria because the development does not create a concentration of low income rental units because the proposed development would only make 47% of the units in the PUD low income rental and more plats can be developed at the site.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the Council supports the Hallmark Meadowlands project for the purpose of receiving Low Income Housing Tax Credits from IFA subject to all City ordinances, which includes the Zoning and Site Plan Ordinances, and the building permit process. This resolution is effective until December 31, 2009. In the event that any of the characteristics



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mentioned above should change prior to the issuance of a building permit, this resolution is null and void.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the City Manager, or his designee should complete and sign the attached Local Contributing Effort Form that shows the use of tax abatement for the project and the attached Letter of Support for the project.

(Council Communication No. 09- 208 )

MOVED by Hensley to adopt.

Form Approved:

[Signature of Michael F. Kelley]

Michael F. Kelley
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, HENSLEY, KIERNAN, MAHAFFEY, MEYER, VLASSIS, and TOTAL (7 yeas).

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.

[Signature of T. M. Franklin] Mayor

[Signature of Diane Rauh] City Clerk