



**Roll Call Number**

10-116

**Agenda Item Number**

25B

**Date** January 25, 2010

**RESOLUTION APPROVING SUPPORT FOR AN APPLICATION TO THE IOWA HOUSING FINANCE AUTHORITY SUBMITTED BY JAMES C. CONLIN REQUESTING LOW INCOME HOUSING TAX CREDITS FOR REHABILITATION OF 78 UNITS OF FAMILY HOUSING LOCATED AT 423 & 433 E. PHILIP AND 420 E. MCKINLEY AVE.**

WHEREAS, the City of Des Moines, Iowa, has been informed by James C. Conlin of Conlin Properties, Inc., 319 7<sup>th</sup> Street that a Low Income Housing Tax Credit (LIHTC) application will be filed with the Iowa Finance Authority for the rehabilitation of 78 units of housing located at 423 & 433 E. Philip and 420 E. McKinley Avenue more specifically described as follows:

LTS 88 THRU 93 & N163.2F LOT 98 W & ADJ LOT 92 SCANDIA MAGNOLIA PARK PLAT 4, and LOT 97 & BEG SE COR THN W 120F N 77.5F E 51.5F N 75.6F E 68.5F S TO POB LOT 98 SCANDIA MAGNOLIA PARK PLAT 4 all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

WHEREAS, this project involves rehabilitation of existing family housing; and

WHEREAS, by Roll Call No. 08-2162 on December 8, 2008 the City Council adopted criteria to evaluate support for LIHTC. The rehabilitation is consistent with the criteria because the developer is making substantial exterior improvements to the buildings as well as energy saving heating and cooling systems and the project is supported by the Neighborhood Organization.

WHEREAS, the developer will receive no local assistance beyond tax abatement; and

WHEREAS, the City's Affordable Housing project is not applicable because the project is rehabilitation of existing family units; and

WHEREAS, Conlin Development is an experienced tax credit developer who has building, renovated, and managed many successful tax credit properties through the City.

★ Roll Call Number

10-116

Agenda Item Number

25B

Date January 25, 2010

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 and sign the attached Letter of Support for the project.

(Council Communication No. 10- 025 )

MOVED by Mahaffey to adopt.

Form Approved:

[Signature]

Michael F. Kelley  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GRIESS	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MEYER	✓			
MOORE	✓			
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.

T. M. Franklin Council Mayor

[Signature]

City Clerk