



**Roll Call Number**

15-0159

**Agenda Item Number**

6A

**Date** January 30, 2015

RESOLUTION OF SUPPORT FOR A WORKFORCE HOUSING TAX CREDIT  
BENEFIT APPLICATION TO BE SUBMITTED TO THE IOWA ECONOMIC  
DEVELOPMENT AUTHORITY BY CHRIST THE KING SENIOR HOUSING II,  
LLLP, FOR A SENIOR HOUSING PROJECT AT 5602 SW 9th STREET

WHEREAS, Christ the King Senior Housing II, LLLP (the "Developer"), represented by Chris Aldinger, Officer, 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 a 26 unit senior housing project at 5602 SW 9th Street; and,

WHEREAS, successful completion of the proposed senior housing project requires funding from a number of sources, including an award of Iowa Workforce Housing Tax Credit Program benefits in the estimated amount of \$330,000; 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 housing project by the community where the housing 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 dwelling unit; and

WHEREAS, the City has previously supported the proposed project as demonstrated by the following actions:

- On August 25, 2014, by Roll Call No. 14-1328, the City Council authorized the City Manager's office to negotiate with the Developer on the terms of agreements for an economic development grant funded from an identified source and a HOME Loan.

WHEREAS, the expected source of City funding for the proposed economic development grant has not materialized, creating the need to seek the Workforce Housing Tax Credit benefits; and,

WHEREAS, the proposed senior housing project is located within the City-wide Urban Revitalization Area and provided the project is completed as planned, the taxable value added to the property by the completion of the project will qualify for a temporary exemption from property taxes (a/k/a tax abatement) under the 5-year 100% abatement schedule, providing financial assistance of approximately \$125,000 based upon the estimated annual abated property taxes of \$25,000.

( continued )

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-2-

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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 the Developer, Christ the King Senior Housing II, LLLP, to the IEDA in February 2015, seeking an award of Workforce Housing Tax Credit Program benefits in the amount of \$330,000.
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 application by the 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 the 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 Community Development Director.
  - b) Any substantial change shall be subject to approval by the City Council after report and recommendation by the City Manager.

Motion by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning and acknowledging that the Council had to act without the normal detailed review but did so in an effort to aid the applicants and improve the quality of life in Des Moines and, further, did so with the understanding that the process will be more refined and complete prior to additional submissions for the program.

FORM APPROVED:

*Roger K. Brown*

Roger K. Brown, Assistant City Attorney

( Council Communication No. 15- 043 )

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MAHAFFEY	✓			
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*  
Mayor

*Diane Rauh*  
City Clerk

APPROVED