



Roll Call Number

18-1258

Agenda Item Number

32

Date July 23, 2018

**RESOLUTION IN SUPPORT OF A WORKFORCE HOUSING TAX CREDIT (WHTC)  
BENEFIT APPLICATION TO BE SUBMITTED TO THE IOWA ECONOMIC  
DEVELOPMENT AUTHORITY (IEDA) BY INDIGO DAWN, LLC FOR A  
SCATTERED SITE HOUSING REHABILITATION PROJECT AT  
1124 13TH STREET, 1311 LAUREL STREET AND 1345 7TH STREET**

**WHEREAS**, Iowa Code Section 446.19A permits cities to acquire tax sale certificates for abandoned property assessed as residential property or as commercial multifamily property or vacant residential lots at a tax sale without paying the taxes then due, to obtain the assignment of outstanding tax sale certificates by payment to the certificate holder the amount then due to redeem the certificate, and to further assign said certificates, all for the purpose of encouraging the acquisition and rehabilitation of abandoned dwellings and lots; and

**WHEREAS**, on February 5, 2018, by Roll Call No. 18-0204, the City Council approved acquisition of the vacant and abandoned properties locally known as 1124 13<sup>th</sup> Street and 1311 Laurel Street by tax sale deed and directed Community Development staff to distribute a Request for Proposal (RFP) to developers to acquire and renovate said properties based on an approved rehabilitation plan; and

**WHEREAS**, on May 16, 2018, the City Community Development staff distributed a Request for Proposal (RFP) to redevelopers of single family housing in order to select a developer to complete the necessary development on said properties for housing use; and

**WHEREAS**, Indigo Dawn, LLC, represented by Chaden Halfhill, President, responded to the RFP and was selected by the reviewers as the recommended developer for the purpose of said redevelopment; and

**WHEREAS**, the real property locally known as 1345 7<sup>th</sup> Street has been vacant in excess of six months and is non-conforming to the current single-family zoning, and Indigo Dawn, LLC is in the process of submitting a rezoning application to allow a duplex use on the property; and

**WHEREAS**, Indigo Dawn, LLC 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 four-unit scattered site housing rehabilitation project including all of the afore-mentioned properties; and

**WHEREAS**, successful completion of the Indigo Dawn, LLC project requires funding from a number of sources, including an award of Iowa Workforce Housing Tax Credit benefits in the estimated amount of \$104,600; 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, which is expected to be covered by City of Des Moines' residential tax abatement (residential ten-year declining tax abatement).



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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 support for the Indigo Dawn, LLC application to the IEDA, seeking an award of Workforce Housing Tax Credit benefits in the estimated amount of \$104,600 for the above-described project.
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 Indigo Dawn, LLC as described above, upon approval of the same by the City Legal Department.
3. The Community Development Department is directed to transmit a copy of this resolution and Roll Call to Indigo Dawn, LLC 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 the final award of tax credit benefits to Indigo Dawn, LLC, 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 by the Assistant City Manager.
b. Any substantial change shall be subject to approval by the City Council after report and recommendation by the City Manager.
5. The City's Community Development Department is directed to submit to City Council for consideration a recommendation to sell and convey the properties locally known as 1124 13th Street and 1311 Laurel Street following City acquisition pursuant to the tax sale process.

(Council Comm. No. 18-393)

MOVED BY Gatto to adopt.

FORM APPROVED:

Glenna K. Frank, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL.

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. McFranklin Cownie Mayor

Diane Rauh City Clerk