



**Roll Call Number**

19-0555

**Agenda Item Number**

26

**Date** April 8, 2019

**RESOLUTION IN SUPPORT OF A WORKFORCE HOUSING TAX CREDIT  
BENEFIT APPLICATION TO BE SUBMITTED TO THE  
IOWA ECONOMIC DEVELOPMENT AUTHORITY BY  
SOUTHRIDGE PARTNERS, L.P. FOR A HOUSING PROJECT LOCATED IN THE  
7100 BLOCK SE 5TH STREET**

WHEREAS, on December 19, 2016, the City Council for the City of Des Moines by Roll Call No. 16-2164 adopted a resolution supporting an application by Southridge Partners, LP (the "Developer") for Workforce Housing Tax Credits for a housing project located at 201 SE 6<sup>th</sup> Street; and,

WHEREAS, Southridge Partners, LP, represented by Samuel Rogers, Officer, has requested City support for a modified application to the Iowa Economic Development Authority (IEDA) for State tax incentives under the Workforce Housing Tax Credit ("WHTC") Program for the housing development project located at 7100 block of SE 5th Street, consisting of construction of a minimum of 168 housing units (the "Project") in order to accelerate payment under the WHTC Program; and,

WHEREAS, the application requirements for the Workforce Housing Tax Credit Program include the submission of a resolution in support of the Project by the community where the 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 consist of a project generated TIP assistance in the estimated present value of \$7,232,238; and,

WHEREAS, support of the City is contingent on Developer constructing 288 units as already agreed with no change in Developer's obligations, under existing agreement with the City.

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 Southridge Partners, LP application to the IEDA, seeking an accelerated award of Workforce Housing Tax Credit benefits in the amount of \$1,000,000.
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 Southridge Partners, LP, as described above, upon approval of the same by the City Legal Department.



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3. The Office of Economic Development is directed to transmit a copy of this resolution and Roll Call to Southridge Partners, LP, 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 Southridge Partners, LP, 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 Community Development Director.
  - b. Any substantial change shall be subject to approval by the City Council after report and recommendation by the City Manager.

(Council Communication No. 19- 164 Attached)

APPROVED AS FORM:

Moved by Coleman to adopt.

  
 Thomas G. Fisher Jr.  
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
WESTERGAARD	✓			
TOTAL	7			

MOTION CARRIED

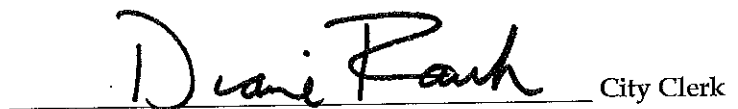
APPROVED

  
 J. M. Franklin Cownie Mayor

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.

  
 Diane Rauh City Clerk

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Not Used