

RESOLUTION NO. 26-33

A RESOLUTION APPROVING A ZERO PERCENT (0%) PAYMENT IN LIEU OF TAXES (PILOT) FOR CURRENT AND FYE 22'/FYE 23'/FYE24'/FYE 25'FOR AN AFFORDABLE HOUSING PROJECT OWNED AND OPERATED BY AREA XV MULTI-COUNTY HOUSING AGENCY

WHEREAS, Area XV Multi-County Housing Agency (the "Housing Agency") owns and/or operates

Allerton-611 W Elm, & 106 N Wayne Street,
Corydon-408 E Anthony, 300 E South, 310 E South, & 413 E. South,
Seymour-511 E Main, 513 E Main, 603 E Main, 605 E Main

which provides safe, decent, and sanitary affordable housing to low-income individuals and families within Wayne County, Iowa; and

WHEREAS, The Housing Agency is authorized under federal law, including the regulations of the United States Department of Housing and Urban Development (HUD), to make Payments in Lieu of Taxes (PILOT) to local taxing jurisdictions in place of ad valorem property taxes, subject to regulatory limitations and the financial capacity of the housing project; and

WHEREAS, HUD regulations, including 24 C.F.R. § 960.253 and 24 C.F.R. § 990.190, provide that PILOT payments shall not exceed ten percent (10%) of a project's shelter rents and must be structured so as not to impair the financial viability or sustainability of public housing operations; and

WHEREAS, The Housing Agency must maintain compliance with HUD Housing Quality Standards as set forth in 24 C.F.R. § 5.703, and must ensure that operating revenues remain sufficient to support ongoing maintenance, repairs, and capital needs; and

WHEREAS, Pursuant to Iowa Code § 403A.5, housing projects owned or operated by a housing authority may make payments in lieu of taxes to local taxing bodies, provided such payments are established in a manner consistent with the financial capacity of the project and in furtherance of the public purpose of providing safe and affordable housing; and

WHEREAS, The Housing Agency has demonstrated that increased operating costs, capital and maintenance needs, and other financial constraints currently impact the subject property, and that continuation of PILOT payments would impose a financial burden that could adversely affect long-term operational stability and program compliance; and

WHEREAS,

The Wayne County Board of Supervisors has reviewed the request submitted by Area XV Multi-County Housing Agency and finds that approval of a zero percent (0%) PILOT is consistent with federal and state law and serves the public interest by preserving affordable housing within Wayne County.

NOW, THEREFORE, BE IT RESOLVED BY THE WAYNE COUNTY BOARD OF SUPERVISORS:

1. Approval of PILOT Reduction

That the Payment in Lieu of Taxes (PILOT) obligation associated with **Allerton**-611 W Elm, & 106 N Wayne Street, **Corydon**-408 E Anthony, 300 E South, 310 E South, & 413 E. South, **Seymour**-511 E Main, 513 E Main, 603 E Main, 605 E Main, owned and/or operated by Area XV Multi-County Housing Agency, is hereby set at **zero percent (0%)**, effective June 23, 2026 **AND** retroactive for FYE 22'/ FYE 23'/FYE24'/ FYE25'.

1. Term of Approval

This approval shall remain in effect until modified or rescinded by subsequent action of the Wayne County Board of Supervisors, or until such time as financial conditions materially change and a revised PILOT agreement is deemed appropriate.

1. Consistency With Law

This action is taken in accordance with applicable HUD regulations and Iowa Code § 403A.5 and is intended to support the continued operation and financial viability of affordable housing serving low-income residents of Wayne County.

1. Authorization

The Chair of the Wayne County Board of Supervisors is hereby authorized to execute any documents necessary to carry out the intent of this Resolution.

PASSED AND ADOPTED this 23rd day of June, 2026.

WAYNE COUNTY BOARD OF SUPERVISORS

By: Chris Moore
Chair, Board of Supervisors

ATTEST: Michelle Dooley
County Auditor / Clerk