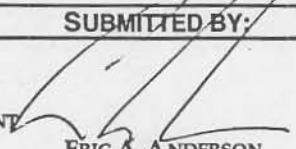


**OFFICE OF THE CITY MANAGER
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-005
JANUARY 2, 1996 AGENDA**

SUBJECT:	TYPE:	PREPARED BY:	SUBMITTED BY:
LOW INCOME HOUSING TAX CREDIT REVIEWS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JIM GRANT COMMUNITY DEVELOPMENT DEPARTMENT	 ERIC A. ANDERSON CITY MANAGER

SYNOPSIS —

The Iowa Housing Finance Authority is required to notify and request comments from the City at such time as a request for Low Income Housing Tax Credits has been submitted. The City has been notified that eight applications totaling 562 units have been submitted for this Low Income Housing Tax Credit (LIHTC) round.

FISCAL IMPACT —

N/A

RECOMMENDATION —

Mid-City Duplexes - No Objection
 South Glen Apartments - No Objection
 River Oaks Centre Apartments - No Objection
 College/Clark Streets Project - No Objection
 Southridge Run - Denial based on a lack of information
 13th & Forest-Phase II - No Objection
 Tenth and Cherry Apartments - No Objection
 Maine Apartments - No Objection
 Sargent Park Chateau-Phase I - No Objection

BACKGROUND —*Low Income Housing Tax Credits Review*

On the March 7, 1994, by Roll Call No. 94-838, the City Council approved criteria by which to review assisted housing projects, including those projects financed with Low Income Housing Tax Credits. The review criteria, in the form of an amendment to the Year 2000 Housing Plan, was developed over 18 months by the Neighborhood Advisory Board and Plan and Zoning Commission.

The policy directs City staff to review the project for the following information:

1. Management of the building(s),
2. Design of the building(s), and
3. Amenities of the building for storage and recreation.

The policy also requests that the developer have a meeting with the neighborhood association.

Mid-City Duplexes II

This application was filed by Mid-City Duplexes L.P. and would create 12 buildings supplying 26 units to be located at 1330, 1338 and 1706 - 7th Street; 1126 - 9th Street; 1318 - 10th Street; 1401 - 11th Street; 1231, 1234, 1238

and 1240 - 12th Street; and 1139 and 1241 - 13th Street. This project was presented to the River Bend Association and received their approval. The neighborhood association will continue to work with the developer to ensure that the units are compatible with the historic character of the neighborhood. This project received approval from the City Council on April 17, 1995, by Roll Call No. 95-1512, pending approval from the Board of Adjustment on individual buildings. The individual buildings have received approval from the Board of Adjustment. This project received approval from the City Council on August 21, 1995, Roll Call No. 95-3242, and staff recommends approval for the renewal of this application.

South Glen Apartments

C & H Des Moines Partners, L.P. has proposed the construction of one building, located at 315 SE McKinley, which will provide 24 units of housing. A building permit was issued for this development in October, 1995. Staff recommends approval of this application.

River Oaks Centre Apartments

This application was filed by River Oaks Centre Partners, L.P. and would create two buildings supplying 60 units to be located at 6010 and 6030 Creston Avenue. The conceptual Planned Unit Development plan and final development plan were approved by the Plan and Zoning Commission and the City Council on November 14, 1995. Building permits were issued for this development in December, 1995. The project will provide new housing alternatives for the area. Staff recommends approval of this application.

College/Clark Streets Project

Mercy Housing Iowa-III, L.P. and Dubuque Housing Initiatives have proposed a development of nine buildings that will provide 33 units of housing to be located at 1430 College Street. This project received approval by the City Council on April 17, 1995, by Roll Call No. 95-1516. The project also received approval by the City Council on August 21, 1995, by Roll Call No. 95-3243. Staff recommends approval of this application provided that the applicant complies with the site plan revisions in their proposed development and responds to stormwater issues.

Southridge Run

Southridge Run, L.P. has proposed the development of 85 single-family units which are to be located at 7400 SE 14th Street. The layout of the proposed development is unknown at this time as site plans have not been submitted to staff. Staff has informed the applicant of requirement of a pre-application meeting. However, the applicant has not met with staff. Staff recommends denial of the application based on a lack of information at this time.

13th and Forest-Phase II

This project involves the construction of six single-family units located at 1312, 1314, 1318, 1324, and 1332 - 13th Place as proposed by 13th and Forest L.P. No information has been submitted to staff regarding this project. However, the project is the second phase to the 13th and Forest project completed within the last two years. That project included the development of 15 single-family homes. That project was regarded as a success as the neighborhood has been pleased with the development, and all 15 units are now occupied. This project will provide affordable housing to the Enterprise Community Area and thus supports goals of the Enterprise Community Strategic Plan. Staff recommends approval of this application provided that the applicant completes the building permit process.

Tenth & Cherry Apartments

This application was filed by Tenth & Cherry Associates, L.C. and would rehabilitate the structure located at 1001 Cherry Street into 54 single-room occupancy units. This development received approval from the Board of Adjustment on July 27, 1994. A variance was also granted to the project for the proposed number of parking spaces. Staff recommends approval of the application for this project.

Maine Apartments

This project will renovate an apartment building located at 1635-1637 Sixth Avenue and provide 19 units of housing. The River Bend Association has approved the project. Staff is working with 6th Avenue Apartment

Investors to ensure that this project will comply with the River Bend Plan, the Sixth Avenue Revitalization Plan, zoning and historic requirements. The LIHTC are a crucial piece of the financing for this project. The project is a very important part of revitalization efforts on 6th Avenue; it is also a crucial step in implementing the goals of the River Bend Action Plan and the 6th Avenue Revitalization Plan, as well as implementing the goals of the Enterprise Community Strategic Plan. Its completion will help support these revitalization efforts. This project received approval from the City Council on April 17, 1995, by Roll Call No. 95-1510, and on August 21, 1995, by Roll Call No. 95-3241.

Sargent Park Chateau Phase I

Sargent Park Chateau L.P. proposes 72 units of housing in three buildings with 24 units in each building. The project is located at 3500, 3502, and 3504 East Douglas Avenue and is the first phase of this project. The project is part of a PUD as proposed by the developer, B.J. Baker. The conceptual plan and rezoning for the PUD has been approved by the Plan and Zoning Commission and the City Council on February 20, 1995. The project received approval from the City Council on August 21, 1995, by Roll Call No. 95-3246, provided that the site plan would be in compliance with the conceptual plan of the PUD. Staff has not received any revised site plans since the Council's support on August 21, 1995. Staff recommends renewal of the application provided that the site plan is in compliance with the conceptual plan of the PUD.