

OFFICE OF THE CITY MANAGER  
DES MOINES, IOWA

CITY COUNCIL COMMUNICATION 97-014  
JANUARY 6, 1997 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
LOW-INCOME HOUSING TAX CREDIT REVIEWS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JAMES GRANT COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS —**

The Iowa Housing Finance Authority is required to notify and request comments from the City of Des Moines at such time as a Low-Income Housing Tax Credit has been submitted. The City has been notified that seven applications totaling 282 units have been submitted for this Low-Income Housing Tax Credit round.

**FISCAL IMPACT —**

N/A.

**RECOMMENDATION —**

River Valley Apartments - No Objection  
Arlington Heights - No Objection  
Southbrook Green II Apartments - No Objection  
Beaverdale Trail Apartments - No Objection  
College Park Townhomes - No Objection  
Mid-City Duplexes Phase III - No Objection  
Sargent Park Chateau Phase I - No Objection

**BACKGROUND —**

Low-Income Housing Tax Credits Review

By Roll Call No. 94-838, on the March 7, 1994, Council agenda, the City Council approved criteria by which to review assisted housing projects, including those projects financed with Low-Income Housing Tax Credits. City Council had not formally reviewed these tax credit projects prior to March of 1994 because no adopted policies were in place. 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.

***River Valley Apartments***

This application was filed by Des Moines Partners, L.P. and would create four (4) new buildings supplying forty-eight (48) new units to be located at 6209, 6211, 6229 and 6231 Creston Avenue. The project will be managed by National Management. The conceptual Planned Unit Development plan and final development plan were approved by the Plan and Zoning Commission and the City by reading of the ordinances on November 14, 1995. Staff recommends approval for this application.

***Arlington Heights***

Arlington Heights L.P. proposes the renovation of three buildings located at 1805, 1807 and 1809 Arlington and the construction of a new building at 1803 Arlington which will provide thirty-seven (37) units of housing. The project will be managed by Good Samaritan. Staff recommends approval of this application.

***Southbrook Green II Apartments***

This application was filed by Southbrook Green Apts. II, L.P. and would create two (2) new buildings supplying thirty-six (36) new units to be located at 1516 SE Evergreen Avenue. Staff recommends approval of this application.

***Beaverdale Trail Apartments***

Beaverdale Trail L.C. proposes a development of two buildings that will provide fifty-four (54) units of housing to be located at 3002 30th Street. Staff recommends approval of this application.

***College Park Townhomes***

College Park LLC proposes the development of twenty-five (25) new single family units which are to be located at 1404, 1424, 1428, 1430 College and 1548 Clark Street. This project was presented to the affected neighborhood organizations and received approval from the Enterprise Community Steering Committee. Staff recommends approval of this application.

***Mid-City Duplexes Phase III***

Mid-City Duplexes, L.P. proposes ten (10) units of housing located in six (6) buildings. The proposed duplexes would be located at 1330 7th Street, 1301 and 1311 10th Street, 1231, 1234, and 1322 12th Street and will be the third phase of the Mid-City Duplexes project. 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. Earlier phases of 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 also received approval from the City Council on August 21, 1995, by Roll Call No. 95-3242, and staff recommends approval for the renewal of this application.

***Sargent Park Chateau Phase I***

Sargent Park Chateau L.P. proposes seventy-two (72) units of new apartments located in three (3) buildings. Sargent Park Chateau L.P. proposed seventy-two (72) units of housing in three buildings with twenty-four (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 planned unit development (PUD) as proposed by the developer B.J. Baker. The conceptual plan and rezoning for the planned unit development has been approved by the Plan and Zoning Commission and the City Council by reading of the ordinances of 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 recommends renewal of the application.