

**CITY COUNCIL
COMMUNICATION:**

REVISED

ITEM _____

98-486

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

AGENDA:

SYNOPSIS —

OCTOBER 26, 1998

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 (LIHTC) has been submitted. The City has been notified that two applications totaling 100 units have been submitted for this LIHTC round.

SUBJECT:

**LOW INCOME
HOUSING TAX
CREDIT REVIEWS**

FISCAL IMPACT —

TYPE:

N/A

**RESOLUTION
ORDINANCE
RECEIVE/FILE**

RECOMMENDATION —

Approval {Kromer Flats (8 Units) - No Objection; River Valley Apartments (92 Units) - No Objection}.

SUBMITTED BY:

**JAMES GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR**

BACKGROUND —

Low Income Housing Tax Credits Review
On the March 7, 1994 Council agenda, by Roll Call No. 94-838, the City Council approved criteria by which to review assisted housing projects, including those projects financed with LIHTCs. 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, were 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.

Kromer Flats

This project will renovate the apartment building located at 1433-1439 Sixth Avenue and provide eight units of housing. The River Bend Neighborhood Association supports the project. Staff will work with Kromer Flats, LP (ANAWIM Housing, Inc., 921 Sixth Avenue, Suite B, Des Moines, IA 50309, Sister Stella Neill, President) to ensure that this project will comply with historic requirements. This development complies with the River Bend Plan, the Sixth Avenue Revitalization Plan, and the current zoning ordinance. The property is listed on the National Register of Historic Places and is a key property in the revitalization of Sixth Avenue. The LIHTC is a crucial piece of the financing for this project. This project received approval from the City Council on April 17, 1995, Roll Call No. 95-1510, and on December 22, 1997, Roll Call No. 97-4019. The project has not been granted LIHTC and needs to renew the application. Staff recommends renewal of the application.

Deer Ridge Apartments

This application was filed by River Valley Estates, LP (319 Seventh Street, Suite 300, Des Moines, IA 50309, Partners James Conlin and Roxanne Conlin) and would create five new buildings supplying 92 new units to be located at 6001 and 6021-6023 SW Creston Avenue. Developers for the project are James Conlin and Roxanne Conlin. Regency Management will manage the project. James Conlin and Roxanne Conlin own this management company. The proposed area is currently zoned Planned Unit Development (PUD). It is not located within any recognized neighborhood association. According to the Iowa Finance Authority, this project is the same project that was submitted a year ago under the name River Valley Estates Apartments and received a recommendation of no opposition. At that time, staff noted that the design was compatible with the existing housing stock and the developer had stated that the design of these units would allow for hallway storage areas. Staff also had concerns about the limited storage spaces proposed. During the 1997 review process, the developer stated

that they would provide adequate recreation areas for this development. Based on the 1997 plans, staff had concerns about playground and open spaces required to adequately serve the needs of the families of this proposed development. Staff does not oppose approval of the application.

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