

Date:	February 27, 2012
Agenda Item No.	27
Roll Call No.	[]
Communication No.	<u>12-094</u>
Submitted by:	Terrance N. Vorbrich, Acting Economic
	Development
	Administrator

#### **AGENDA HEADING:**

Resolution approving applications to the Iowa Economic Development Authority for Enterprise Zone benefits for the Baker Creek Senior Living I and II housing projects located in the NE Hubbell/Broadway Enterprise Zone.

#### **SYNOPSIS:**

Baker Creek Senior Living, L.L.L.P. (BJ Baker, Managing Member and General Partner, 4224 Hubbell Avenue, Des Moines, Iowa 50317) has presented application for State of Iowa Enterprise Zone benefits for two housing projects at NE 46th and Hubbell Avenue. The two projects total \$10 million in new investment and propose construction of a total of 66 residential units designed for seniors. Anawim Housing will provide long term management of the projects and provide numerous specialized services for residents.

### **FISCAL IMPACT:**

Amount: Baker Creek Senior Living I, L.L.L.P Investment Tax Credit: \$165,453.00 Sales Tax

Rebate: \$45,000

Baker Creek Senior Living II, L.L.L.P. Investment Tax Credit: \$165,453.00 Sales Tax Rebate: \$45,000

<u>Funding Source</u>: State of Iowa Enterprise Zone Program. These are State of Iowa tax credits and have no fiscal impact on the City of Des Moines.

#### ADDITIONAL INFORMATION:

The Baker Creek Senior Living housing projects will provide affordable housing for seniors in a campus setting in Northeast Des Moines. The project will include multiple amenities such as walking trails, community room, exercise room, gardening area and assisted living services as required by tenants. Anawim Housing will provide the assisted living services, which may include transportation, shopping assistance, social activities, medication management and others. The new investment in the project will benefit the Northeast Des Moines community and provide a catalyst for additional development along NE Hubbell Avenue.

Construction is anticipated to begin in spring 2012 and be completed by spring 2014.

# PREVIOUS COUNCIL ACTION(S):

<u>Date</u>: January 23, 2012

Roll Call Number: 12-036

Action: City Manager to sign Iowa Finance Authority form "5S Local Contributing Effort" for 12 Low-Income Housing Tax Credit Projects and send letter of support for waiver of maximum per unit development costs for adaptive reuse properties eligible for listing on the National Register of Historic Places. (Council Communication No. 12-036)

## **BOARD/COMMISSION ACTION(S): NONE**

## ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

The Des Moines Enterprise Zone Commission will meet in March 2012 to review the applications. Following, the applications will be submitted to the Iowa Economic Development Authority for review.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the second floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.