

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> August 13, 2012
	<b>Agenda Item No.</b> 63 <b>Roll Call No.</b> <u>12-1309</u> <b>Communication No.</b> <u>12-437</u> <b>Submitted by:</b> Phillip Delafield, Community Development Director

**AGENDA HEADING:**

Authorizing City Manager to sign Iowa Finance Authority (IFA) form “5s Local Contributing Effort” for 60 units of family housing to be located at 4555 Hubbell Avenue utilizing Low Income Housing Tax Credits (LIHTC).

**SYNOPSIS:**

Anawim Housing and Hubbell Development have an allocation of LIHTC for the IFA 2012 round to build 60 units of family housing. The units were originally to be constructed at 1801 McKinley Avenue, but are now proposed to be built at 4555 Hubbell Avenue, Buildings E and F. IFA requires new zoning, utility and City contribution forms to be completed for the new site. This action authorizes the Manager to sign the form for the 4555 Hubbell Avenue site acknowledging the City contribution of five year tax abatement and the site’s designation in an enterprise zone.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

By Roll Call No. 12-0090 on January 23, 2012, the City Council reviewed 12 applications submitted to the IFA for an allocation of LIHTC. The roll call action authorized the City Manager to sign the form of “Local Contributing Effort” for each project that acknowledged the availability of tax abatement, enterprise zone credits, Polk County Housing Trust Fund monies, and any additional funding provided by the City. Of those allocations, six projects in Des Moines received an allocation of credits including Anawim Housing for 60 units of family housing to be developed at 1801 McKinley.

Anawim Housing has withdrawn its application for development of the property at 1801 McKinley and is relocating the project to 4555 Hubbell Avenue, Buildings E and F.

A series of public and neighborhood meetings have been held concerning development of LIHTC units on this site, generically referred to as the Baker Planned Unit Development. In February 2012, a request from Baker Real Estate, LP (owner), represented by Bernice Baker (partner), was made to amend the Baker PUD on property in the vicinity of 4500 Hubbell Avenue. Specifically, the amendment revised development on Parcels B and C to increase the number of permitted multiple-family residential units from 180 to 210 and to remove the required brick exterior materials replacing them with cement board materials.

The Baker PUD is not located within the boundaries of a recognized neighborhood association, but is within 250 feet of the Sheridan Gardens Neighborhood Association (south side of Hubbell Avenue).

Notices of the PUD amendment were mailed on February 24, 2012 (20 days prior to the scheduled Plan and Zoning Commission hearing) and March 5, 2012 (10 days prior), to all property owners within 250' of the property and to the Sheridan Gardens Neighborhood Association. The final Plan and Zoning Agenda was mailed to all neighborhood associations on March 9, 2012. A Neighborhood meeting was held on March 8, 2012 concerning the amendments, which was attended by three persons.

No citizens or neighborhood association representatives spoke during the Plan and Zoning public hearing on March 15, 2012. Three reply cards were received in favor of the requested amendment and four reply cards were received in opposition to the request. No citizen or neighborhood residents spoke at the City Council hearing on March 26, 2012. Numerous comments were made during the public hearing concerning a proposed LIHTC project although the majority of discussion was regarding the cement board panels. Income of residents is not considered in a PUD review, but building materials are central to the PUD review process.

The Plan and Zoning Commission recommended approval of the PUD Concept Plan Amendment subject to amendments contained in the staff report on March 15, 2012. City Council approved the PUD Concept Plan Amendment on March 26, 2012 by Roll Call No. 12-0487.

On July 30, 2012, a meeting was held at the East Side Library (attended by approximately 20 persons) to explain the Anawim proposal for 4555 Hubbell Avenue. City Council Members Skip Moore, Bob Mahaffey, and Chris Coleman were in attendance, as was Mayor Frank Cownie. Representatives of the Northeast Neighbors and representatives from individual neighborhood associations from the north east area of the city were at the meeting. The meeting was led by Council Members Mahaffey and Moore, who explained the development concept and management to the group. The group was supportive of the development. The Northeast Neighbors and Friends also reviewed the proposal and support the development. Northeast Neighbors and Friends indicated they would send a letter of support to the City Council regarding the development and will request a meeting with Anawim Housing.

#### **PREVIOUS COUNCIL ACTION(S):**

Date: March 26, 2012

Roll Call Number: [12-0487](#)

Action: [On](#) request from Baker Real Estate, LP to amend the Baker PUD on 4500 Hubbell Avenue to revise development on Parcels B and C to increase the number of permitted multiple-family residential units from 180 to 210, and to remove the required brick exterior materials replacing them with cement board materials. Moved by Mahaffey to adopt approval of the amendment to the Baker PUD Conceptual Plan to revise development on Parcels B and C to increase the number of permitted multiple-family residential units from 180 to 210, and to replace previously required full brick exterior materials with cement board materials in a manner to be approved by the Community Development Director. Motion Carried 5-2. Nays: Cownie and Moore.

Date: January 23, 2012

Roll Call Number: [12-0090](#)

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](#)) Moved by Hensley to adopt; refer to the City Manager to send a letter to IFA indicating the Council's concern regarding inconsistencies in the taxable status of the projects. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Plan and Zoning Commission

Date: March 15, 2012

Resolution Number: Zon 2012-00021

Action: Commission voted 10-0-1 to recommend approval of the PUD Concept Plan Amendment subject to amendments contained in the staff report and plan review comments.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Application for Enterprise Zone benefits will be submitted to City Council, the Enterprise Zone Commission and the Iowa Economic Development Authority.

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](mailto:cityclerk@dmgov.org).