

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	March 23, 2015
	Agenda Item No.	25
	Roll Call No.	<u>15-504</u>
	Communication No.	<u>15-143</u>
	Submitted by:	Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Resolution in support of a Workforce Housing Tax Credit (WHTC) benefit application from Neighborhood Development Corporation to be submitted to the Iowa Economic Development Authority (IEDA).

SYNOPSIS:

Recommend approval for an application for WHTC benefits for the MacRae Terrace project proposed at 2249 SW 9th Street by the Neighborhood Development Corporation (Glenn Lyons, Executive Director 3209 Ingersoll Avenue Suite 205 Des Moines, Iowa 50312).

The \$1.2 million project is a three-story, six (6) unit stacked townhome that will be developed on a currently vacant site on SW 9th Street. The project is presented as part of the SW 9th Revitalization effort and will provide needed quality infill housing to this south side neighborhood.

A resolution of support from City Council and an identification of the local match for the project at a minimum of \$1,000 per unit is required for submittal of applications to the WHTC program, which replaced the former IEDA Housing Enterprise Zone housing benefit program on July 1, 2014.

Additional information on the project is below.

FISCAL IMPACT:

These are State of Iowa Tax Credits and have no impact on the City of Des Moines General Fund.

Amount: Workforce Housing Tax Credit: \$90,000; Sales Tax Refund: \$22,710.54; Total: \$112,710.54

Funding Source: State of Iowa Workforce Housing Tax Credits

ADDITIONAL INFORMATION:

The proposed project will provide each of the six (6) residential units with two (2) bedrooms and direct access to grade. Nine (9) parking spaces will be provided. Construction is anticipated to begin in summer 2015 and be concluded by summer 2017. The Workforce Housing Tax Credits will serve to bridge the financing gap on the development of the project, which would not be able to move forward with the anticipated lease rates without this funding source.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

The Office of Economic Development will provide City Council resolution to project representatives for submittal with the WHTC program application to the IEDA.

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 first 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.