

# COUNCIL COMMUNICATION

|   |               |  |            |                         |
|---|---------------|--|------------|-------------------------|
|  | Number:       | <b>25-036</b>  | Meeting:   | <b>January 27, 2025</b> |
|   | Agenda Item:  | <b>32</b>  | Roll Call: | <b>25-0125</b>          |
|   | Submitted by: | <b>Chris Johansen, Neighborhood Services Department Director</b> |            |                         |

## AGENDA HEADING:

Resolution accepting development proposal from Housing For All and directing staff to negotiate the disposition process and preliminary terms of an urban renewal development agreement for the rehabilitation and redevelopment of 200 Euclid Avenue.

## SYNOPSIS:

The Neighborhood Services Department and Development Services Department issued a Request for Proposals (RFP) on September 30, 2024, for 200 Euclid Avenue, an historic property the City is in the process of acquiring. Three (3) submissions were received by the November 25, 2024 deadline; staff recommends proceeding with the proposal submitted by the Housing For All team. This proposal is for a mixed-use project that provides affordable housing, commercial space, and density that will promote vibrancy and activation of the 2nd and Euclid area.

## FISCAL IMPACT:

Not yet available, staff will proceed to negotiate preliminary terms.

## ADDITIONAL INFORMATION:

- The Housing For All development team has a strong background in adaptive re-use of historic mixed-use buildings, multifamily development, and affordable housing projects. The team has a robust portfolio of experience utilizing Low-Income Housing Tax Credits (LIHTC), Historic Rehabilitation Tax Credits, Community Development Block Grant (CDBG), Home Funds, New Market Tax Credits, and other local, state, and federal programs. Des Moines-based Estes Construction will provide general contracting services for the project.
- The proposed plan includes ground floor commercial and a total of 10 housing units. Housing units will be a mix of four (4) studio units, four (4) one (1)-bedroom units, and two (2) two (2)-bedroom units. The proposal also includes a concept for a new building constructed to the south of the existing historic structure with 16 housing units – 12 one (1)-bedroom units and four (4) two (2)-bedroom units.
- A second proposal was received from Preservation Corps United. The team has a strong focus on historic preservation and is developing a non-profit historic preservation apprenticeship job training program. In the proposal, the 12 housing units on the second and third floors would be

rehabilitated, and the first floor would be commercial. The adjacent metal outbuilding would store salvaged building materials such as doors and windows from historic buildings.

- A third proposal was received from North Arrow Partners. The team proposes a total of four (4)-bedroom apartments for a group supportive housing occupancy focused on residents with special needs. The proposal demonstrates a commitment to historic preservation and the team has experience utilizing a variety of tax credits and other financial incentives including LIHTC, Historic Rehabilitation Tax Credits, and Permanent Supportive Housing funding programs.
- Following direction from City Council, staff will negotiate the disposition process and preliminary terms of an urban renewal development agreement that will further refine details of the conceptual proposal.

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

Date: August 5, 2024

Roll Call Number: [24-1055](#)

Action: [Acceptance](#) of Real Estate documents from Ty Cawley for voluntary acquisition of property located at 200 Euclid Avenue for \$500,000, and authorization to use CDBG funds for acquisition and stabilization. ([Council Communication No. 24-320](#)) Moved by Coleman to adopt. Second by Simonson. Motion Carried 6-0. Absent: Gatto.

Date: April 15, 2024

Roll Call Number: [24-0593](#)

Action: Abatement of public nuisances as follows: (D) [200](#) Euclid Avenue to continue indefinitely, continued from the February 19, 2024 meeting. Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

Date: February 19, 2024

Roll Call Number: [24-0265](#)

Action: Abatement of public nuisances as follows: (C) [200](#) Euclid Avenue. Moved by Westergaard to continue to the April 15, 2024 Council meeting. Second by Gatto. Motion Carried 6-0.

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

### **ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

- City Council – Preliminary terms of urban renewal development agreement, final terms of urban renewal development agreement, and certificate of completion.

- Urban Design Review Board – Preliminary design review, final design review, and recommendation of the project’s financial terms.

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