


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	21-145	Meeting:	March 22, 2021
	Agenda Item:	40	Roll Call:	21-0496
	Submitted by:	Erin Olson-Douglas, Development Services Department Director		

AGENDA HEADING:

Public hearing for the Hilltop Urban Renewal Plan and approving same.

SYNOPSIS:

This action opens and closes the public hearing on the proposed Hilltop Urban Renewal Plan and Tax Increment Financing (TIF District). The purpose for the Hilltop Urban Renewal Plan is to encourage development within the area for medium-density and/or high-density affordable housing opportunities and rehabilitate existing multi-family housing for low-and moderate-income families and seniors. The proposed Hilltop urban renewal area is located in the 3500-3600 block of Hubbell Avenue, at the intersections of East Douglas Avenue and Kennedy Drive. The proposed plan boundary consists of approximately 23.7-acres, includes eight (8) tax parcels, including one (1) vacant site where a multi-family housing development is proposed.

FISCAL IMPACT:

Amount: There is no direct fiscal impact associated with the approval of the Hilltop Urban Renewal Plan. The activities and projects that may be assisted by this Urban Renewal Plan and Tax Increment Financing district are addressed in the plan text and are subject to separate City Council action.

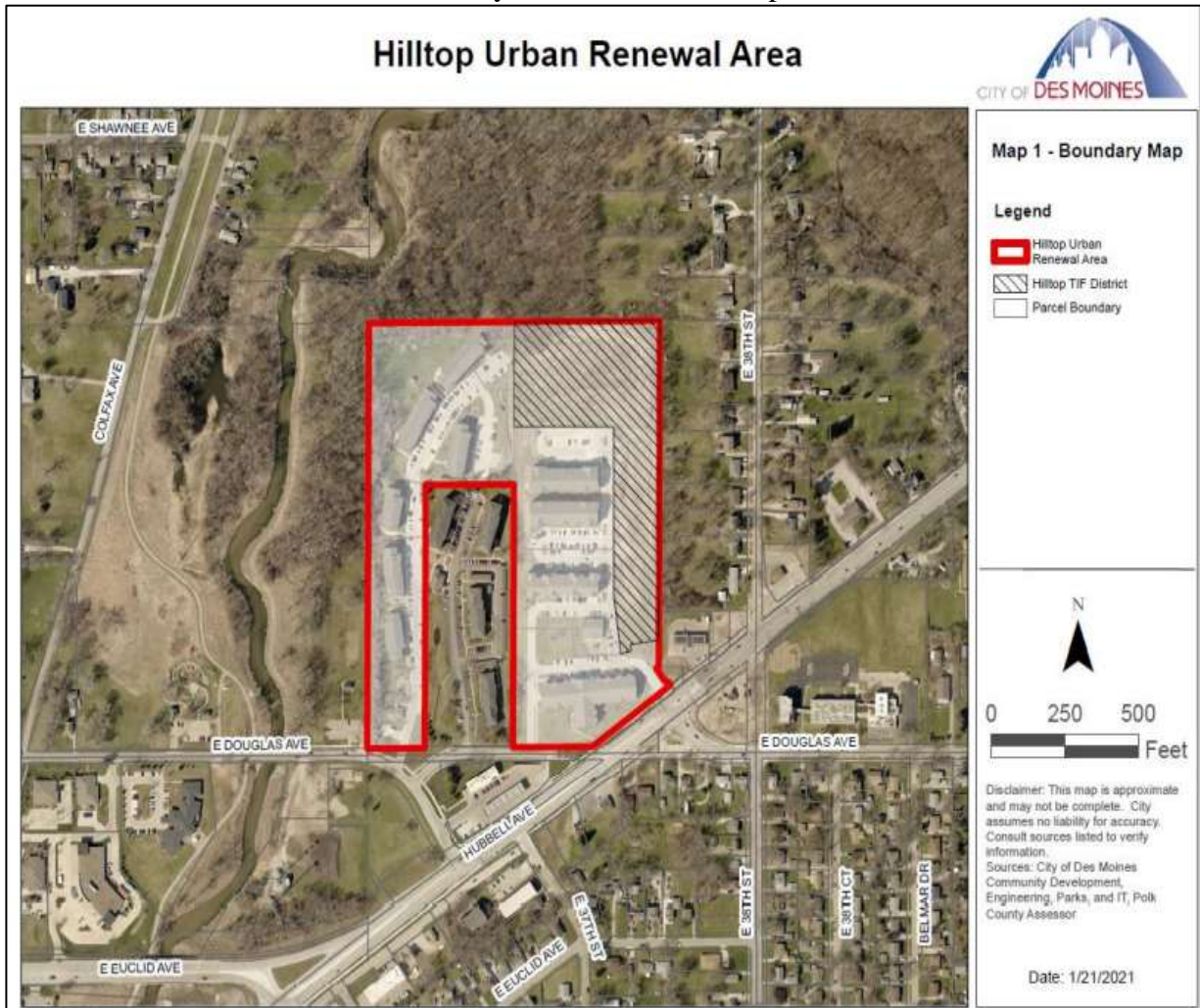
Funding Source: N/A

ADDITIONAL INFORMATION:

- The purpose for the Hilltop Urban Renewal Plan is to encourage development within the area for medium-density and/or high-density affordable housing opportunities and rehabilitate existing multi-family housing for low-and moderate-income families and seniors. This plan is intended to guide the development of the Urban Renewal Area and to activate new economic investment leading to increased taxable valuations on currently undeveloped property, and aid in the creation of needed affordable housing opportunities.
- The duration of the urban renewal plan is limited by Iowa law to 20 years from the calendar year in which the City first certifies the amount of any loans, advances, indebtedness, or bonds, which qualify for payment from the division of property tax revenue within the urban renewal area

- As required by Iowa Law, a consultation meeting with the taxing entities was held on February 23, 2021. There were no attendees present and no written objections were received on the Hilltop Urban Renewal Plan.
- There is one (1) project identified within the Hilltop Urban Renewal Plan: The new construction of a total of 84 multiple-family dwellings units consisting of a 3-story, 42-unit senior apartment building, and a 3-story, 42-unit family apartment building, including associated amenity spaces, both intended for low-and-moderate income families and seniors.

Plan Boundary and TIF District Map



PREVIOUS COUNCIL ACTION(S):

Date: February 22, 2021

Roll Call Number: [21-0277](#)

Action: [Preliminary](#) terms of an Urban Renewal Development Agreement with Hilltop Housing, LLC for the new construction of two (2) Multi-family Apartment Buildings, consisting of a 42-unit Family Apartment Building, and a 42-unit Senior Apartment Building located in the vicinity of 3600 Hubbell Avenue at the Hilltop Apartments site. ([Council Communication No. 21-082](#)) Moved by Gatto to approve the preliminary terms of agreement as set forth in Council Communication No. 21-082, and to direct the City Manager or his designee to negotiate final terms of agreement for future consideration by the City Council. Motion Carried 7-0.

Date: February 8, 2021

Roll Call Number: [21-0192](#)

Action: [Set](#) date of hearing on the proposed Urban Renewal Plan for the Hilltop Urban Renewal Area located in the 3500-3600 block of Hubbell Avenue, at the intersection of E. Douglas Avenue and Kennedy Drive, (3-22-21). ([Council Communication No. 21-065](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: March 4, 2021

Resolution Number: N/A

Action: Plan and Zoning Commission voted 10-0 for approval of the proposed Hilltop Urban Renewal Plan in conformance with the PlanDSM: Creating Our Tomorrow Plan.

Board: Urban Design Review Board

Date: March 2, 2021

Resolution Number: N/A

Action: Motion to recommend approval of the plan as presented by Morgan-Huggins. Seconded by Rypma. Motion carried. Yes – 7, No – 0, Abstain – 0, Absent – 2.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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