Council Communication

Department: Community Development	Resolution No. _____	City Council: 2-12-2024 Public Hearing: 3-25-2024

Subject/Title

Resolution approving the Urban Renewal Joint Agreement between the City of Council Bluffs and Pottawattamie County for a housing development project located within the two-mile limit of Council Bluffs.

Background/Discussion

In 2023, the City was approached by the County regarding a new single-family development located along McPherson Avenue that will create 12 lots with 11 new homes that are market-rate. Because a portion of the development lies within the two-mile agreement, the City must agree to the creation of Urban Renewal Area.

Under Chapter 403 of the Iowa Code, Iowa law allows municipalities to establish urban renewal areas to finance public improvements such as streets, sewers, sidewalks, and other infrastructure related to residential, commercial, or industrial development; to redevelop slum or blighted areas; to fund private economic development; and to finance construction of low and moderate income housing. Because this land is considered "greenfield" development, it has a maximum of 10-years available increment and requires a low-and-moderate income (LMI) set-aside equal to a portion of the original project cost that is equal to the percentage of residents in the county that do not exceed the LMI threshold. For Pottawattamie County, that percentage is 46.1% LMI set-aside.

Working with the County, the City has negotiated the required LMI set-aside will be provide to the City of Council Bluffs to assist in the creation of new affordable housing opportunities at its discretion. The City will be required to provide the County what projects are funded with the LMI dollars but can choose which project is the best fit for Council Bluffs.

Recommendation

Adopt the resolution approving the Urban Renewal Joint Agreement between the City of Council Bluffs and Pottawattamie County for a housing development project located within the two-mile limit of Council Bluffs.

Attachments

1. Resolution
2. Urban Renewal Joint Agreement

Submitted by: Courtney Harter, Community Development Director