



**Request for City Council Committee Action
From the Department of Community Planning & Economic Development**

Date: June 20, 2006

To: Council Member Lisa Goodman, Community Development Cmte
Council Member Paul Ostrow, Ways and Means/Budget Cmte

Prepared by: Beverly A. Wilson, Development Process Specialist
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**Presenter in
Committee:** Cherre Palenius, Senior Project Coordinator
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Approved by: Elizabeth Ryan, Director of Housing Policy and Development

Subject: Schedule Public Hearing for Washington Court Apartments
Housing Development and Tax Increment Finance (TIF) Plan
Approval, and Request Ways & Means/Budget Committee review
and comment

RECOMMENDATION: Schedule public hearing for consideration of Washington Court Apartments Tax Increment Finance (TIF) Plan and the Washington Court Apartments Housing Development Plan (the "Plans"); and request Ways & Means/Budget Committee review subject Plans and submit its comments at the Community Development Committee public hearing scheduled for July 11, 2006.

Previous Directives: Not Applicable.

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to next box)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

Background/Supporting Information

MWF Properties is proposing to construct a 38-unit rental "workforce" family housing complex on vacant land located at 2101 Washington Street NE in the first ward in the

Holland Neighborhood. The structure will be a three-story, handicapped accessible, elevator apartment building with underground parking.

The development will include one-, two- and three-bedroom apartments to meet the demands for workforce family housing and will accommodate households of one to six persons. The proposed development will also include a community room, fitness center, computer room, leasing office, playground, community garden spaces, and green space.

It is requested that the Community Development Committee schedule a public hearing on the proposed Plans, to be held by the Community Development Committee on Tuesday, July 11, 2006 at 1:30 p.m. Final Council action will be held on Friday, July 21, 2006.

It is requested that the Ways and Means/Budget Committee review the proposed Plans and submit its comments at the public hearing to be held by the Community Development Committee on Tuesday, July 11, 2006.