



# CITY OF IOWA CITY COUNCIL ACTION REPORT

September 5, 2023

Resolution authorizing the City Manager to sign an agreement with The Housing Fellowship to construct a single-family home at 724 Ronalds Street for affordable housing.

Prepared By:	Brianna Thul, Associate Planner
Reviewed By:	Tracy Hightshoe, NDS Director
Fiscal Impact:	This agenda item would authorize expenditure of \$200,000 from the City's Affordable Housing Opportunity Fund.
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	<a href="#">Resolution Agreement</a> <a href="#">City Council correspondence - Rev. Dr. John McKinstry</a>

## Executive Summary:

In 2022, the City sold 724 Ronalds Street to The Housing Fellowship, a local nonprofit housing organization, to own, develop, and manage up to two homes to be built as affordable rental housing for families through partnerships with the Iowa City Community School District (ICCS) and the Home Builder's Association, Vocational Training Council (VTC). The opportunity offered several benefits for Iowa City including addressing the affordable housing shortage, implementing City climate action goals, creating infill walkable housing, and introducing students to career opportunities. The Housing Fellowship has requested funds for construction expenses.

## Background / Analysis:

724 Ronalds Street was acquired by the City following a sheriff's sale in 2016. The residence on the property had a long history of nuisance violations dating back to 1987. Due to years of neglect and code violations, the Building Official determined the structure was a dangerous building and the home was demolished in 2022. Later that year, The Housing Fellowship purchased the land from the City at its assessed value with the understanding that The Housing Fellowship would construct up to two single family homes for affordable housing through a collaboration with the Student Built Program in partnership with the ICCS and the VTC.

The Housing Fellowship plans to subdivide 724 Ronalds into two lots in order to construct two affordable rental homes. The project is located in the Brown Street Historic District. The proposed design for the first home was submitted to the Historic Preservation Commission for

review and a Certificate of Appropriateness was approved at the March 22, 2023, meeting.

The Housing Fellowship plans to proceed with construction of the first home during the 2023-2024 ICCSD school year. Staff recommends that \$200,000 be allocated to The Housing Fellowship from the Opportunity Fund to allow the project to proceed as planned.

This project directly supports the City Council Strategic Plan Housing & Neighborhoods item: "Explore pilot housing projects utilizing tiny homes, 3D printed homes, prefabricated or manufactured homes, net-zero homes, or other innovative options."