

OFFICE OF THE GOVERNOR
Governor Chet Culver ★ Lt. Governor Patty Judge

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GOVERNOR ANNOUNCES AWARDS OF MORE THAN \$40 MILLION FOR AFFORDABLE HOUSING

Housing Tax Credits Awarded to Projects in Three Iowa Communities

DES MOINES – Governor Chet Culver announced today that the state of Iowa will award more than \$40 million in Housing Tax Credits to finance the construction of new affordable housing in Davenport, Des Moines and Waterloo.

“These awards mean that up to 257 Iowa families and individuals will have access to safe, decent and affordable housing in our state,” Governor Culver said. “What’s more, these awards will enable the construction of two new buildings and the rehabilitation of two more, generating and supporting good jobs. I congratulate the developers of these projects and I thank them for their efforts to create new housing and new employment opportunities in our state.”

Awards announced today include:

Taylor Heights Village, Davenport

- 1430 Warren Street
- 41 units of housing for older persons
- Acquisition/Rehabilitation
- Housing tax credit award: \$9,703,380
- Developer: Gandolf Group LLC, 952-543-2455

Oak Point, Des Moines

- 2501 24th Street
- 36 units of housing for families
- New construction
- Housing tax credit award: \$7,385,330
- Developer: South Holland Properties LLC, 347-424-5431

YMCA Supportive Housing, Des Moines

- 2 SW 9th Street
- 140 units of housing for families
- Acquisition/Rehabilitation

- Housing tax credit award: \$13,220,660
- Developer: YMCA of Greater Des Moines, 515-282-9622

East Waterloo Family Housing, Waterloo

- SE corner of Newell & Mobile Streets
- 40 units of housing for families
- New construction
- Housing tax credit award: \$9,716,260
- Developer: Commonbond Communities, 651-290-6245

The Iowa Finance Authority (IFA) has administered the federal Tax Credit program since its inception in 1986. Iowa received an additional allocation of Housing Tax Credits when Congress passed the Title VII Heartland Disaster Relief Act in October 2008. These credits total more than \$600 million and are available through 2010. Projects in counties that were declared Presidential Disaster Areas are eligible to receive tax credits from the special allocation. IFA accepts applications for Housing Tax Credits on an ongoing basis.

Developers who receive tax credits sell them to corporate investors to generate equity for the housing developments. The tax credits provide a dollar-for-dollar reduction to the investor's federal tax liability on ordinary income. Most investors realize a double-digit return on their tax credit investment.

In its history, the Housing Tax Credit program has enabled the development of nearly 19,000 units of affordable housing units in Iowa.

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