



**It's real.**

To: Mayor and City Councilmembers

From: Steve Parker, City Manager

Date: May 13, 2022

Re: Public Finance Corporation Multifamily Projects

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Over 10 years ago, the City formed a Public Finance Corporation in hopes of acquiring some workforce housing projects. Unfortunately, that plan never came to fruition. In 2016, the State changed legislation that helped make Public Finance Corporation Multifamily Projects much more attractive to municipalities as it provided clawbacks to ensure that projects could be Class A in nature and would remain that way.

With the rising cost of housing across the Country as well within our own community, workforce housing availability is becoming an issue for many communities. Also, with the large number of manufacturing and governmental jobs, workforce housing is crucial to an economic ecosystem. Workforce housing is also crucial for a substantive teacher, nursing, and retail workforce.

The City will have a consultant who specializes in these types of transaction to provide the City Council with the details of these types of developments. The City has been approached by a multifamily developer who is looking at a potential project in the Hwy 46 and Cordova area. They will also be here on Tuesday to explain a little bit more about the project they are proposing. The land they are looking at still has to go through the entitlement process so it is a way from coming to fruition. We wanted to get the City Council's input on what they would like to see come from these types of projects. Thank you!