

# Innovation in Housing Pitch Competition

## Judges Conversation Guide

September 7, 2023



IOWA FINANCE  
AUTHORITY

### OPPORTUNITY TO TURN INNOVATIVE IDEAS IN HOUSING INTO A REALITY TO MEET STATE HOUSING NEEDS

This not to be missed and first of its kind session will showcase development teams that have been named as finalists in the newly created Federal Low-Income Housing Tax Credit (LIHTC) Innovation Set-Aside award competition. This pitch competition will feature highly innovative projects that respond to a state housing need. A panel of expert judges will select the top project, which will then have an opportunity to receive up to \$10 million in tax credits over a 10 year period to help it become a reality in an Iowa community!

Each finalist will have a maximum of 30 minutes to present followed by up to ten minutes for the judges to ask questions of the panel.

#### FINALISTS

##### **Bridgeview Lofts**

Developer: Anawim

Bridgeview Lofts will be a 100% permanent supportive housing apartment building located in Council Bluffs featuring Trauma Informed Design, a green roof, grey water reclamation system, modular construction, solar electric, solar water heating, exterior insulation, and a unique funding partnership.

##### **Goldfinch Lofts**

Developer: Cutler Development

The Goldfinch Lofts would be the first-ever Zero Carbon Certified LIHTC project in the country (signifying carbon-neutrality). The project prioritizes creating community; it would feature an urban-infill, mixed-use, and mass-timber building offering affordable housing to tenants at varying AMI thresholds and to the previously homeless, all with ongoing supportive services.

##### **Monarch Village**

Developer: Pivotal Housing Partners

Monarch Village will reunite families impacted by substance abuse through a safe housing community using an innovative approach towards long-term sobriety and successful relationships.

##### **The Townhall Apartments and Community Food Market**

Developer: Ntontan RE and Newbury Living

The Townhall Apartments and Community Food Market strengthens neighborhood cohesion. It does this by offering affordable housing, inclusivity, and economic opportunities. It features housing and a unique food hall offering affordable food options, promoting local culture. Innovations include sustainable design and a focus on resident wellness.

