

**CITY COUNCIL COMMUNICATION 98-035
JANUARY 26, 1998 AGENDA**

SUBJECT:

**CAPITOL EAST URBAN RENEWAL AREA–
SALE OF PROPERTY FOR SINGLE-FAMILY
RESIDENTIAL CONSTRUCTION**

SUBMITTED BY:

**JAMES GRANT
COMMUNITY DEVELOPMENT DIRECTOR**

SYNOPSIS –

Des Moines Habitat for Humanity, Inc. is submitting a proposal to redevelop one disposition parcel for single-family homes in the Capitol East Urban Renewal Area.

The Housing Conservation Division of the Community Development Department received the proposal on January 20, 1998, accompanied by a good faith deposit of \$455.

FISCAL IMPACT –

Approximately \$80,000 will be added to the City' s tax base (after the ten-year abatement period).

RECOMMENDATION –

Receive redevelopment proposal and approve execution of urban renewal contract on March 23, 1998, after publication of required notice if no competing proposals are received in the interim by the Urban Renewal Board.

BACKGROUND –

Des Moines Habitat for Humanity, Inc. is proposing to redevelop Disposition Parcel No. N-8. A two-story, three bedroom house is proposed to be constructed; the house will have a full basement. The Plymouth Congregational United Church of Christ has raised \$125,000 in a capital drive to partner with Habitat for Humanity to construct the house. Construction is expected to commence in April 1998.

The Council will execute the special warranty deed to convey the properties if no competing proposals are received by the Urban Renewal Board after the publication of the required notice.