



**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

**OFFICE OF THE CITY MANAGER  
CITY OF DES MOINES, IOWA**

**00-555**

**SYNOPSIS -**

**AGENDA:**  
  
DECEMBER 4, 2000

In accordance with a previous 28E Agreement, the Neighborhood Development Corporation (NDC) has requested the City of Des Moines provide a \$1 million funding allocation required to support an infill housing initiative in the Woodland Heights Neighborhood.

**SUBJECT:**  
  
CITY FUNDING  
COMMITMENT TO  
THE  
NEIGHBORHOOD  
DEVELOPMENT  
CORPORATION

**FISCAL IMPACT -**

The 2000-2001 Capital Improvements Program (CIP) includes \$1 million of General Obligation bond proceeds to support NDC activities.

**TYPE:**

**Approval.**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

**RECOMMENDATION -**

**BACKGROUND -**

**SUBMITTED BY:**

In accordance with the City's agreement with NDC, the NDC has requested the City forward the local government funding required to support their revitalization efforts.

JAMES GRANT  
COMMUNITY  
DEVELOPMENT  
DIRECTOR

The primary purpose of the NDC is to plan, coordinate, and implement public and private redevelopment efforts within recognized, designated, and charter neighborhoods located in low- to moderate-income census tracts in the City and Polk County. The NDC will provide technical and management resources to assist the City and the County to combat community deterioration through community redevelopment efforts designed to assist in the creation of housing, small business, and employment opportunities in low- to moderate-income census tracts. These efforts may include acquisition of commercial and residential properties, leasing or selling real property, participating in or sponsoring development projects, entering into contracts for the redevelopment of commercial and

residential properties, and entering into cooperative efforts with public and private entities to support redevelopment projects.

This funding will be used for the construction of nine houses in the Woodland Heights Neighborhood. The houses will be located at:

809, 817, and 825 - 23rd  
Place  
812, 816, 905, and 915 -  
23rd Street  
SW Corner of 22nd and  
Woodland Avenue  
951 - 24th Street

This is the first major initiative of the NDC and the first request for government source funds submitted by the NDC to the City. The proposed use of funds is:

Site Preparation	\$53,850
Surveys and Engineering	6,200
Legal	2,000
Construction	<u>810,000</u>
Total	872,050

The remaining \$127,950 will be used for upcoming projects.

This action requires that prior to expending any funds the NDC will provide the City Manager with a complete description of this program's activities, construction schedule, monthly progress reports, a final accounting of all costs, and a plan for the use of revenue generated from property sales.