

Meeting Agendas/Info

CITY COUNCIL
COMMUNICATION:

ITEM _____

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

01-341

SYNOPSIS -

AGENDA:

JUNE 25, 2001

On the June 25, 2001, City Council agenda is a roll call giving preliminary approval to a Developer-Initiated Redevelopment Proposal from Community Housing Development Corporation (CHDC) to redevelop a City-owned lot at 1309 - 9th Street and a portion of Disposition Parcel 97-A in the Metro Center Urban Renewal Area (1300 - 7th Street and 1322 - 7th Street).

SUBJECT:

DEVELOPER-
INITIATED
REDEVELOPMENT
PROPOSAL FROM
COMMUNITY
HOUSING
DEVELOPMENT
CORPORATION

FISCAL IMPACT -

These properties were acquired by the City in 1992 with Community Development Block Grant dollars to foster infill housing in the area. CHDC is proposing purchasing the properties for \$2,000. CHDC is going to use a variety of sources to fund the project, including \$209,174 of Community Housing Development Organization (CHDO) funds it was awarded from the Neighborhood Revitalization Board and \$240,000 it has secured from the City through the Home Investment Partnership Program (HOME).

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

RECOMMENDATION -

Approval and referral to appropriate Boards and Commissions for review and recommendation.

SUBMITTED BY:

JAMES GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

BACKGROUND -

On December 9, 1991, the City Council approved the North Park Urban Renewal Plan. This plan was created as a tool to acquire vacant and under utilized lots in the area between University Avenue, Forest Avenue, 7th Street and 9th Street for single-family infill housing. Many of the lots that were acquired have been redeveloped. CHDC's proposal would utilize the remaining lots for single-family homes and in essence complete the plan.

CHDC's proposal would also satisfy a portion on the Memorandum of Agreement approved by Council on May 7, 2001 with the State Historical Society of Iowa for the 6th and University grocery store project. This agreement with the State is necessary because federal funds are being used in the grocery store project. Implementing the Memorandum of Agreement insures the City will satisfy federal requirements on protecting historic, architectural, and archaeologically significant properties.

As part of the agreement, six of the ten houses that would have been demolished to clear the site are to be moved to vacant lots in the surrounding area. The developer (SNAG LLC) has agreed to transfer the six structures to CHDC to be moved and rehabilitated through their single-family home ownership program. CHDC is proposing to acquire the aforementioned City-owned lots for the relocation of four of the houses.

The River Bend Association has been a very strong advocate of the house moving strategy and is donating two vacant lots it owns on 7th Street (1330 - 7th Street and 1338 - 7th Street) to CHDC for the remaining two houses.
