



# Council Communication

Office of the City Manager

<b>Date</b>	January 22, 2007
<b>Agenda Item No.</b>	26
<b>Roll Call No.</b>	07
<b>Communication No.</b>	07-031
<b>Submitted by:</b>	Larry Hulse, Community Development Director

## AGENDA HEADING:

Resolution authorizing City Manager to negotiate and execute a contract with Greater Des Moines Habitat for Humanity regarding the Thrivent Builds Neighborhoods Planning Grant Program.

## SYNOPSIS:

Recommend authorization for the City Manager to negotiate and execute a contract with Greater Des Moines Habitat for Humanity (Lance Henning, Executive Director, 2341 2<sup>nd</sup> Avenue, P.O. Box 716, Des Moines, IA 50303) to implement the Thrivent Builds Neighborhoods (TBN) planning grant.

## FISCAL IMPACT:

Amount: \$53,200, which will be paid to the City of Des Moines for reimbursable expenses as outlined in the contract.

Funding Source: Thrivent Builds Neighborhoods planning grant

## ADDITIONAL INFORMATION:

In August 2005, Thrivent Financial for Lutherans, a faith-based, non-profit Fortune 500 financial services company, and Habitat for Humanity International announced a four-year \$100 million partnership. Thrivent Builds Neighborhoods (TBN) is one of the components of this partnership. TBN is a holistic community development initiative that seeks to mobilize a coalition of community partners that will transform a distressed neighborhood, so that residents and stakeholders can enjoy a higher quality of life. The TBN program has two phases: planning and implementation.

The goal of the planning phase (nine months) of the TBN grant is to create a strong, effective coalition of neighborhood stakeholders who formally commit to working in partnership to transform a neighborhood. The coalition is formalized through the creation of a neighborhood action plan that will be used to guide the implementation phase of TBN. The implementation phase, which is a three to five year period, offers up to \$500,000 in grants and \$500,000 in social investment funds (no/low interest loans).

The City of Des Moines was approached by Greater Des Moines Habitat for Humanity (GDMHFH) in October to determine if the City would be interested in pursuing a planning grant from Thrivent Builds Neighborhoods (TBN) program for the King Irving and Mondamin Presidential Neighborhoods. GDMHFH sought out the City's Community Development Department because of its expertise in neighborhood development. Staff determined that the grant opportunity should be pursued, with the City acting as the project lead and GDMHFH acting as the fiscal agent. The grant application was submitted

on November 16, 2006, and on December 15, 2006, GDMHFH was notified that Des Moines had been selected to be part of the pilot TBN program. Neighborhoods in Baltimore, Detroit and Milwaukee were also selected for the program.

As part of the planning grant application, numerous social service agencies in the King Irving and Mondamin Neighborhoods were asked to become part of the TBN Coalition. The following are among the agencies that have signed on to be part of the TBN coalition:

- King Irving Neighborhood Association
- Mondamin Presidential Neighborhood Association
- Greater Des Moines Habitat for Humanity
- City of Des Moines
  - Community Development Department
  - Neighborhood Based Service Delivery Program
  - Park and Recreation Department
- Thrivent Financial for Lutherans, East Central Iowa Chapter
- King Academy of Math and Sciences
- House of Mercy
- Rebuilding Together
- Community Housing Development Corporation
- HOME, Inc.
- Neighborhood Finance Corporation

Additional coalition members and stakeholders will be added throughout the process, as needs are further identified.

A significant portion of the TBN planning grant will be spent to hire a coalition coordinator. The coordinator will be a temporary City of Des Moines employee who will be hired as an Assistant Planner in the Community Development Department. The City of Des Moines will be reimbursed for all salary and benefit costs by GDMHFH per the contract that the City Manager will negotiate upon approval of this Council action. It is anticipated that this will be a nine month position.

This program will assist the Community Development Department in implementing the “pilot area” recommendation of the Wisconsin Partnership for Housing Development (Stockard & Engler) evaluation of the Neighborhood Revitalization Program, which was completed in August 2005. This evaluation encouraged the City and other stakeholders to expand the concept of revitalization in distressed neighborhoods to include investment in people, not just housing and infrastructure. The evaluation suggested that the City pick a small area to test this concept, where a human services component would be added to the traditional Neighborhood Revitalization Program. The TBN program will give the City the opportunity to devote resources to the development of a pilot area where this concept can be tested. Because the TBN area focuses on the King Irving and Mondamin Presidential Neighborhoods, these two neighborhoods will be the “pilot area,” as envisioned by the Stockard & Engler evaluation.

The TBN planning grant will enable the development of a neighborhood investment strategy that will help implement the goals of the King Irving Neighborhood Plan and Forest Avenue Urban Renewal Plan. The TBN program requires a 10 to 1 match on their investment, so the potential investment created by this program could be up to \$10 million in the King Irving and Mondamin Presidential Neighborhoods.

The TBN program will complement the City’s Neighborhood Revitalization Program, but will not replace it. King Irving is currently a Designated Neighborhood in the City’s Neighborhood Revitalization

Program, and is engaged in the implementation of its neighborhood plan, which was approved by Council in December 2003. Mondamin Presidential is a Recognized Neighborhood, and participation in TBN will not elevate it to a Designated Neighborhood. As such, there is no guarantee of additional infrastructure investment through NIRP as part of the TBN program.

**PREVIOUS COUNCIL ACTION(S):**

Date: September 11, 2006

Roll Call Action: 06-1810

Action: [On](#) Proposed Amended Forest Avenue Urban Renewal Plan. ([Council Communication No. 06-580](#)). Moved by Vlassis to adopt. Motion Carried 6-0.

Date: October 25, 2005

Roll Call Action: 05-2584

Action: Resolution closing hearing and approving the proposed Urban Renewal Plan. ([Council Communication No. 05-601](#)) Moved by Vlassis to adopt. Motion Carried 6-1. Nays: Brooks.

Date: December 22, 2003

Roll Call Action: 03-2900

Action: The King Irving Neighborhood Plan and adopting the plan as an amendment to the Des Moines 2020 Community Character Plan. ([Council Communication No. 03-612](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

A temporary Assistant Planner will be hired to assist in the implementation of the grant. An offer of employment will not be made until the City Manager approves and executes the contract between the City and GDMHFH. Upon approval of the Neighborhood Action Plan by Thrivent Financial for Lutherans and Habitat for Humanity International, additional grant and social investment funds of up to \$1 million will be available to implement the plan.