



# Council Communication

Office of the City Manager

<b>Date</b>	December 17, 2007
<b>Agenda Item No.</b>	<b>54</b>
<b>Roll Call No.</b>	<b>07-</b>
<b>Communication No.</b>	<b>07-731</b>
<b>Submitted by:</b>	<b>Larry Hulse, Community Development Director</b>

## AGENDA HEADING:

Authorizing the City Manager or Designee to sign the Thrivent Builds Neighborhoods Coalition Implementation Phase Memorandum of Understanding outlining the City of Des Moines' support and commitment to the King Irving and Mondamin Presidential Neighborhood Action Plan.

## SYNOPSIS:

Recommend approval to authorize the City Manager or Designee to sign the Thrivent Builds Neighborhoods Coalition Implementation Phase Memorandum of Understanding. On January 22, 2007, City Council gave authorization to implement the Thrivent Builds Neighborhoods Planning Grant Program. The program involves a planning phase and an implementation phase. The planning phase is now complete, and the city is prepared to submit a Neighborhood Action Plan as an application for the implementation phase of the project. The MOU is a requirement for the application process. The MOU outlines the City of Des Moines' support and commitment to the King Irving and Mondamin Presidential Neighborhood Action Plan. Twenty-two other non-profit organizations that comprise the Thrivent Builds Neighborhoods Coalitions are expected to sign the MOU.

## FISCAL IMPACT:

Amount: The City has requested the following from the Thrivent Builds Neighborhoods Program:

- \$500,000 in loan funds to be administered by Community Development - Neighborhood Conservation Services for residential redevelopment and/or home repair.
- \$13,000 in grant funds for use by Neighborhood Based Services Delivery (NBSD) to enhance public awareness of safety issues and of the program

The City Council also previously authorized an anticipated revenue allocation of \$375,000 of Community Development Block Grant (CDBG) funds for the Neighborhood Infrastructure Revitalization Program (NIRP) to be designated to infrastructure upgrades in the Mondamin Presidential Neighborhood.

Funding Source: The funding source for the \$500,000 loan and the \$13,000 for the NBSD program will come from Thrivent Builds Neighborhoods. The accounts to implement the grant will be established upon receipt of the grant.

The funding source for the \$375,000 in NIRP funds comes from FY08-FY13 Capital Improvement Program, STR205 – NIRP Neighborhood Infrastructure Rehabilitation Program – Page 28.

## ADDITIONAL INFORMATION:

**Background**

In late 2006, the City of Des Moines in partnership with Greater Des Moines Habitat for Humanity, Mondamin Presidential Neighborhood Association and King Irving Neighborhood Association made application and were awarded a planning grant from Thrivent Financial for Lutherans. An initial coalition of neighborhood residents and community partners was formed to create the application. A grant-funded Assistant Planner was hired by the City in March of 2007 to facilitate the planning process and coordinate the coalition. As priorities were identified by the community, more coalition members joined the planning process. By the end of November, representatives from over twenty organizations, seven City departments and dozens of neighborhood residents attended almost 40 meetings and contributed over 800 hours toward the formation of the Neighborhood Action Plan. The plan is scheduled for final submission on January 15, 2008.

**Thrivent Financial for Lutherans and the Thrivent Builds Neighborhoods Program**

Thrivent Financial for Lutherans is a not-for-profit membership organization helping nearly 3 million members achieve their financial goals and give back to their communities. As a not-for-profit fraternal benefit society, Thrivent Financial sponsors national outreach programs and activities that support congregations, schools, charitable organizations and individuals in need.

Thrivent Builds Neighborhoods (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. This program is currently a pilot program in four communities across the country—Milwaukee, Detroit, Baltimore and Des Moines. It is funded by Thrivent Financial for Lutherans in partnership with Habitat for Humanity. It represents just one of the programs within Thrivent Builds with Habitat for Humanity.

The Thrivent Builds Neighborhoods initiative is broken up into two phases: the planning phase and the implementation phase. Within the planning phase, each pilot area must form a coalition that is dedicated to transforming the target area. They will develop a Neighborhood Action Plan that outlines an investment strategy aimed at improving the quality of life in the target area. At the end of the planning period, each site will submit their Neighborhood Action Plan as an application for the implementation phase of the project. If that phase of the project is funded, each site will be eligible for up to \$500,000 in grant money and \$500,000 in social investment capital to use as a catalyst in carrying out the Neighborhood Action Plan. A 10:1 match is required for these funds; thus the overall investment strategy will include plans for at least an \$11 million investment.

**Thrivent Builds Neighborhoods Coalition Structure in Des Moines**

The Thrivent Builds Neighborhoods Coalition is an open coalition consisting of any community partner or neighborhood resident that is committed to the neighborhood vision. A smaller coordinating committee serves as the decision-making body when critical or time-sensitive issues need to be addressed. Priority area, procedural and special issue subcommittees address specific topics and monitor progress toward subcommittee specific outcomes. The overall conflict resolution strategy is consensus building whenever possible with the Neighborhood Revitalization Board serving as a conflict management option if consensus building fails to produce a result.

During the planning phase, the City of Des Moines has been the lead agency and Greater Des Moines Habitat for Humanity has been the fiduciary agency. During the implementation phase, Des Moines Neighbors Neighborhood Resource Office will take the lead with transitional support by the City. If awarded, Habitat will administer the Thrivent grant funds and the City will administer the Thrivent loan funds.

### **TBN Planning Process in King Irving and Mondamin Presidential Neighborhoods**

The TBN planning process began in March of 2007 with gathering existing data on community concerns and surveying both neighborhood associations. A list of seventeen community concerns was created from the data, and residents voted for their top six priorities at a community meeting in May. Coalition subcommittees were formed around each of those priorities. Each subcommittee reviewed data and created additional surveys to further define the need and to create strategies to address the need. Each subcommittee developed a comprehensive strategy and sought resources to implement those strategies. Each subcommittee also identified strategies or programs where Thrivent grant funds could be used most effectively. The housing subcommittee also strategized on how to most effectively utilize the loan funds for redevelopment in the area.

Throughout this process, the Coalition met monthly and the coordinating committee met as needed to make recommendations to the Coalition. Through those meetings and the work of the Coalition Coordinator, all of the different subcommittee strategies and budgets were integrated into a comprehensive plan and budget that utilizes \$1 million in Thrivent investment to leverage over \$13 million.

### **The Neighborhood Action Plan (2007-2010)**

#### Housing

- Housing developers such as CHDC, HOME, Inc, Habitat and the NFC have agreed to focus investment in the target area to build 55 new infill houses and rehabilitate 26 houses.
- New and existing home repair programs have been made affordable to all income levels by combining forgivable and repayable funds, lowering interest rates and extending the length of the terms (NFC, City, CHDC).
- An annual neighborhood Rebuilding Together Day coordinated by Rebuilding Together focusing on external repairs
- Housing outreach workers with Habitat and CHDC will provide outreach and support to residents.
- HOME, Inc will provide tenant/landlord education to neighborhood renters.

#### Crime and Safety:

- Increase public awareness and utilization of the NBSD program through targeted marketing and special events
- Public safety forums and workshops

#### Employment/Asset Building:

- Employment outreach through neighborhood job fairs organized by Iowa Workforce Development (IWD) and Iowa Employment Solutions (IES), Making Connections outreach workers, IWD/IES satellite office at Creative Visions and specialized training of existing organization staff by IWD/IES to utilize web-based job search system.
- United Way will pilot the Benefits Enrollment Network in the target area to link residents to public benefits
- Free tax preparation with an emphasis on increased utilization of the Earned Income Tax Credit

#### Youth:

- The Grubb YMCA will launch a new mentoring program, the Neighborhood Youth Achievers Program and form a neighborhood youth services collaboration group to better coordinate services in the area and increase participation
- Neighborhood youth agencies will host after school and summer enrichment programs through partnerships with local Lutheran congregations
- Leverage new investment in Evelyn K. Davis park programming

#### Neighborhood Pride and Perception:

- Physical strategies include Habitat Block Clean Up Days, a SCRUB workday and upgraded infrastructure in Mondamin Presidential using a special allocation of CDBG funds
- Resident engagement and increased pride strategies including increased communication, neighborhood branding and identity building, and increased neighborhood activities and events coordinated by Des Moines Neighbors Neighborhood Resource Office and the neighborhood associations

#### Use of Casady School Building/Neighborhood Resource Center

- Neighborhood Investment Corporation has partnered with the King Irving, Mondamin Presidential and Chautauqua Park Neighborhood Associations and will hire consultants to conduct a feasibility study and create a business plan

#### City of Des Moines Roles

- Signee of the Implementation Phase Memorandum of Understanding
- Administration of \$500,000 to fund the Revolving Loan Fund for use by nonprofits for acquisition/rehab activities for residential development in the target area and to fund an expanded minor repair program (Community Development)
- Designing and publishing targeted marketing materials for the NBSD program and holding public safety seminars in the neighborhood. Thrivent funding is requested for this. (NBSD in partnership with Des Moines Neighbors and the neighborhood associations)
- Corridor safety study along MLK between Carpenter and Hickman and examination of two intersections, (13<sup>th</sup> and College and 16<sup>th</sup> and College) (Engineering – Traffic & Transportation)
- Utilization of CDBG funds for infrastructure upgrades. (Public Works)
- Continue to actively participate in the Coalition and subcommittees as appropriate
- Provide support to Des Moines Neighbors Neighborhood Resource Office through the transition between the planning and implementation phases
- Conflict resolution (NRB)

City roles fall within the approved budgets and scope of work. For roles/programs that require additional funding, Thrivent funds have been requested.

#### PREVIOUS COUNCIL ACTION(S):

Date: January 22, 2007

Roll Call Action: 07-130

Action: [City](#) Manager to negotiate a contract with Greater Des Moines Habitat for Humanity regarding implementation of the Thrivent Builds Neighborhoods Planning Grant Program to provide funding to develop and implement neighborhood action plan for King Irving and Mondamin Presidential Neighborhoods. ([Council Communication No. 07-031](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

#### BOARD/COMMISSION ACTION(S):

Date: December 5, 2007

Roll Call Action: N/A

Action: The Neighborhood Revitalization Board approved a motion to send a letter in support of the King Irving and Mondamin Presidential Neighborhood Action Plan recommending the Council authorizes the signing of the Memorandum of Understanding.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

If funded, the City of Des Moines will enter into a contract with Habitat for Humanity regarding the Thrivent Program Related Investment/Loan funds.