

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date</b>	September 14, 2009
	<b>Agenda Item No.</b> <b>31</b> <b>Roll Call No.</b> <b><u>09-</u></b> <b>Communication No.</b> <b><u>09-628</u></b> <b>Submitted by: Matt Anderson</b> <b>Economic Development Administrator</b>	

**AGENDA HEADING:**

Resolution approving economic development grant to Hubbell Homes for the redevelopment of 2016 and 2024 Forest Avenue with nine Low Income Housing Units.

**SYNOPSIS:**

On September 9, 2009, Hubbell Homes (Rick Tollakson, President, 6900 Westown Parkway, West Des Moines, IA 50266) began construction on a nine-plex housing structure to be located at the corner of 21st Street and Forest Avenue. This nine-plex will be rental homes to families with household incomes of \$13,000 or less. The project will be constructed for and managed by Anawim Housing (Sister Stella Neill, Executive Director, 921 6th Avenue, Suite B, Des Moines, IA 50309), a local non-profit organization that provides affordable housing to low-income families.

The project follows the concept of “Extreme Home Makeover” and will be completed in only nine days solely through the use of donated labor and materials. Following this format, the City of Des Moines will convey a grant to Hubbell Homes in an amount equal to the City of Des Moines’ permit fees charged to the project.

**FISCAL IMPACT:**

Amount: \$13,186.81

Funding Source: Economic Development Enterprise Account, Fund SP743, Organization CMO980717, FY2009-10 Operating Budget, page 54.

**ADDITIONAL INFORMATION:**

The Anawim nine-plex was designed to fit into the existing single family home neighborhood. The homes in the neighborhood have a great deal of horizontal siding, large windows, and steeply pitched roofs. To attempt to fit and reduce the scale of such a long building, three different siding colors and two different patterns were used to break up the facade. In addition, nine gables prominently display the fact that there are nine individual units in the building. Pella Corporation donated large windows to allow considerable natural light into the homes.

The project is truly a team effort. A list of the dozens of sponsors can be found at the following website: <http://www.hubbellextreme.com/sponsors/>.

**PREVIOUS COUNCIL ACTION(S): NONE**

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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