

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	November 8, 2010
	Agenda Item No. 37 Roll Call No. <u>10-1853</u> Communication No. <u>10-674</u> Submitted by: Phil Delafield Community Development Director	

AGENDA HEADING:

Approve the extension of the King Irving Affordable Housing Consortium Community Development Block Grant Contract through December 31, 2011.

SYNOPSIS:

Just over \$1 million in City of Des Moines Community Development Block Grant (CDBG) funds has been awarded by the City Council for housing development in the King Irving Neighborhood. Of that funding, \$457,030 has been expended resulting in construction of 15 new homes, 2 completely rehabilitated homes and the acquisition of an additional 5 properties that are in various stages of redevelopment. This action extends the contract through 2011 and identifies projects on which the remaining funds will be spent.

FISCAL IMPACT:

Amount: No additional funds requested.

Funding Sources: City of Des Moines Community Development Block Grant funds awarded to the King Irving Affordable Housing Consortium Project in years 2003, 2004, 2005, 2007, and 2008. \$556,622 remains in these combined accounts for the implementation of the Forest Avenue Urban Renewal Plan and the King Irving Neighborhood Plan.

ADDITIONAL INFORMATION:

The King Irving Neighborhood was selected to participate in the Neighborhood Revitalization Program (NRP) in November 2001 as a “distressed” neighborhood. The King Irving Neighborhood Plan was approved by the Neighborhood Revitalization Board on December 3, 2003, the Plan & Zoning Commission on December 4, 2003, the City Council on December 22, 2003, and the Polk County Board of Supervisors on February 10, 2004.

Recently, staff has been working closely with the King Irving Neighborhood Association to evaluate the progress made toward implementing the goals outlined in the plan. The purpose of the plan evaluation was to review progress on achieving plan goals and determine whether or not to move the King Irving Neighborhood to Charter status. The evaluation consisted of a comparison of the housing data contained in the plan (“then”) to the current housing conditions (“now”) as well as a review of the progress made on all plan goals. During the course of the evaluation process, the remaining CDBG funds allocated to the development in the neighborhood was cited as a key outstanding issue. The full evaluation will be

brought before Council at a later meeting. This action will simply extend the CDBG Contract through 2011, allowing development projects within the neighborhood to continue.

For the past seven years, the Community Development Department has worked closely with the King Irving Neighborhood Association, Mondamin Neighborhood Association and local nonprofit housing developers to improve housing conditions in the Forest Avenue Urban Renewal Area. This group has been titled the King-Irving Housing Consortium.

The City has a balance of \$556,622 in CDBG funds for the King Irving Affordable Housing Consortium Project. These funds will continue to be utilized in those parts of the King Irving and Mondamin Presidential neighborhood within the Forest Avenue Urban Renewal Area:

- 13th and Clark Redevelopment: The 2 block area along 13th Street, north of Clark is a priority for redevelopment. Some lots have been acquired and others are in the process of being acquired. Developable sites will be assembled and new housing built.
- 1702 Forest, which is on the public nuisance list, is a priority for the neighborhood and is a key structure on Forest Avenue. The title of this property has been an obstacle but the City will continue to pursue this property and work on resolving title issues.
- 1315 Harrison Avenue and 1443 12th Street are vacant lots owned by the City of Des Moines where homes have been demolished. The City will either work with or sell to a developer for single family home construction.
- Edna Griffin Park (1600 Block of 13th Street) improvements.
- Owner-Occupied Repair: The remaining CDBG funds would be used to supplement the Minor Home Repair Program allowing larger scope owner occupied repair projects. It is anticipated that 3-5 houses would be repaired with these funds. Priority will be given to applicants already in the Minor Home Repair application process—specifically homeowners who are working with the Habitat Housing Outreach Worker through the Thrivent project and are located in the Urban Renewal Area.

The proposed action would extend the CDBG contract for this project through 2011.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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