

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: February 14, 2011
	<p>Agenda Item No. 73</p> <p>Roll Call No. <u>11-0253</u></p> <p>Communication No. <u>11-084</u></p> <p>Submitted by: Phillip M. Delafield, Community Development Director and Jeb E. Brewer, P.E., City Engineer</p>

AGENDA HEADING:

Hold hearing for conveyance of City-owned property located at 1416 22nd Street, 1420 22nd Street, and 1315 Harrison Avenue to Greater Des Moines Habitat for Humanity for \$16,500 for the Forest Avenue Urban Renewal Project

SYNOPSIS:

Recommend approval of conveyance of City-owned property located at 1416 22nd Street, 1420 22nd Street, and 1315 Harrison Avenue to Greater Des Moines Habitat for Humanity (Jason Ekstrom, Land Development Manager, 2341 2nd Avenue, PO Box 716, Des Moines, IA 50303) for \$16,500 for the Forest Avenue Urban Renewal Project. This action is required by Iowa law prior to making a final determination on the proposed conveyance by resolution. There is no current or anticipated need for these properties. The sale of these properties will allow Habitat for Humanity to move forward with a proposed low-income residential infill housing project.

FISCAL IMPACT:

Amount: \$16,500

Funding Source: 2010/11 Operating Budget, Special Revenue Funds, Page 70, \$11,000 CDBG2004034, SP020, Forest Avenue Redevelopment and \$5,500 CDD100400, SP060, LIHTC-Low Inc Hsg Tax Credit.

ADDITIONAL INFORMATION:

Greater Des Moines Habitat for Humanity has submitted an offer to the City to purchase three City-owned residential lots for development of low-income, single family residential infill housing units. The two properties on 22nd Street were originally acquired in 2007 as part of the Forest Avenue Urban Renewal Project at 22nd Street and Forest Avenue. The property on Harrison Avenue was purchased through a Sheriff’s sale and is in the Forest Avenue Urban Renewal Area that extends into the King Irving Neighborhood. Community Development Department staff sent notices to local developers requesting competitive proposals for these three sites in January 2011. The Request for Proposal (RFP) was sent to a list of developers maintained by the Community Development Department, a press release was sent out and the RFP was published in the Des Moines Register. Greater Des Moines Habitat for Humanity’s proposal was selected as the best proposal for these sites.

On each site, Habitat has proposed to build a single-family home that will be purchased by a low-income family. Each home will be a two story home, of varying design and layout, and will have energy efficient features and will include a passive radon ventilation system. If Habitat seeks additional funding for the development of these properties, the City may consider a funding/development agreement with Habitat prior to the start of construction on each property.



PREVIOUS COUNCIL ACTION(S):

Date: January 24, 2011

Roll Call Number: 11-0098

Action: [On](#) conveyance of 1416 and 1420 22nd Street and 1315 Harrison Avenue to Greater Des Moines Habitat for Humanity for development of infill housing in the Forest Avenue Urban Renewal Project, \$16,500, (2-14-11). Moved by Hensley to adopt. Motion Carried 7-0.

Date: September 11, 2006

Roll Call Number: 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 24, 2005

Roll Call Number: 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.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the second floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.