

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	March 23, 2015
	Agenda Item No.	55
	Roll Call No.	<u>15-550</u>
	Communication No.	<u>15-132</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Approval of a Community Development Block Grant (CDBG) agreement with Anawim Housing for a redevelopment project located along the 6th Avenue Corridor.

SYNOPSIS:

The City of Des Moines has partnered with 6th Avenue Corridor, Inc. (6AC) and Anawim Housing to acquire and demolish property along 6th Avenue. Pockets of blighted property have been identified as a high priority for redevelopment by 6AC. These properties include, 1605, 1609, 1619 and 1623 6th Avenue (Former City Hall – Grocery), 1511, 1517 and 1521 6th Avenue (Hansen House), and 1710 and 1714 6th Avenue (Urban Dreams). These properties have been determined to pose an impediment to the redevelopment of the 6th Avenue Corridor. Anawim Housing intends to redevelop property that it is able to acquire with high quality, multi-family housing with rent levels that are appropriate for the emerging 6th Avenue market.

FISCAL IMPACT:

Amount: \$150,000

Funding Source: CDBG – Neighborhood Revitalization Plan Implementation Funds

ADDITIONAL INFORMATION:

The 6th Avenue Corridor is in the midst of an exciting revitalization effort. Over the last couple of years the corridor has seen a number of exciting plans developed that envision a thriving, mixed-use urban corridor. The City of Des Moines has partnered with 6AC and Anawim Housing to acquire and redevelop blighted property along 6th Avenue. Pockets of blighted property have been determined to pose an impediment to the redevelopment of the 6th Avenue Corridor. This effort is intended to address these pockets of blight and build on the positive momentum that the area is experiencing.

CDBG funds will be utilized to acquire and demolish some of the target buildings. Anawim Housing intends to redevelop property that it is able to acquire with high quality, multi-family housing. The rent levels will be above what Anawim typically offers and will be in line with rent levels that are appropriate for the emerging 6th Avenue and River Bend market. If Anawim chooses not to lead the redevelopment project, they will work with the City to identify a suitable for-profit or non-profit housing developer to build a new residential development on the cleared site(s).

PREVIOUS COUNCIL ACTION(S):

Date: January 27, 2014

Roll Call Number: [14-0145](#)

Action: [On](#) Waiver Request to the Department of Housing and Urban Development (HUD), to incur program year 2014 Pre-Award Costs for Community Development Block Grant funds (CDBG) and Emergency Solutions Grant Funds (ESG), (2-24-14). Moved by Mahaffey to adopt. Motion Carried 5-2.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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