

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	October 12, 2015
	<b>Agenda Item No.</b>	<b>24</b>
	<b>Roll Call No.</b>	<b><u>15-1695</u></b>
	<b>Communication No.</b>	<b><u>15-549</u></b>
	<b>Submitted by:</b>	<b>Phillip Delafield, Community Development Director</b>

**AGENDA HEADING:**

Set date of public hearing for conveyance of multiple City-owned properties in the Birdland project area to Home Opportunities Made Easy (HOME, Inc.).

**SYNOPSIS:**

This action schedules a date of public hearing for the sale of multiple City-owned vacant lots in the Birdland Area that were acquired through a voluntary, City funded buyout program following the floods of 1993 and 2008. In July, the Community Development Department released a Request for Proposal (RFP) to local developers interested in building new homes in the Birdland Area. HOME, Inc. has offered the City of Des Moines \$34,000 to purchase seven (7) lots. HOME, Inc. intends to build six (6) new single-family homes and two (2) duplexes in the Birdland Area.

**FISCAL IMPACT:**

Revenue of \$34,000 will go to the General Fund in accordance with City policy.

**ADDITIONAL INFORMATION:**

On July 2, 2015, the Community Development Department released an RFP to local developers interested in building new homes in the Birdland Area. In September, City staff received two (2) responses to the RFP. One (1) from Habitat for Humanity and one (1) from Home, Inc. HOME, Inc. has offered the City of Des Moines \$34,000 to purchase seven (7) lots.

The following is a list of addresses that HOME, Inc. has interest in purchasing: 203 E. Holcomb Avenue, 205 E. Holcomb Avenue, 211 E. Holcomb Avenue, 217 E. Holcomb Avenue, 219 E. Holcomb Avenue, 210 Watson Avenue, and 219 Watson Avenue.

HOME, Inc. is proposing to build a total of 10 new housing units in the Birdland Area, including six (6) new single-family homes and two (2) duplexes. Based on the proposed timeline provided in the RFP, HOME, Inc. would begin construction in 2016 and have the homes completed and sold in 2017. These homes, along with the 11 homes that Habitat for Humanity intends to build will result in a total of 21 new homes in the Birdland Area in the next two (2) years.

This development activity was initiated by the completion of the Birdland Area Redevelopment Plan.

**PREVIOUS COUNCIL ACTION(S):**

Date: January 12, 2015

Roll Call Number: [15-0043](#)

Action: [Birdland](#) Area Redevelopment Plan, adopting the plan as an element of, and amendment to the Des Moines 2020 Community Character Land Use Plan, and authorizing staff to initiate a Request for Proposal (RFP) process to dispose of select city-owned lots in the Birdland Project area. ([Council Communication No. 15-015](#)) Moved by Mahaffey to approve. Motion Carried 7-0.

**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 first 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](mailto:cityclerk@dmgov.org).