

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	October 26, 2015
	Agenda Item No.	48
	Roll Call No.	<u>15-1810</u>
	Communication No.	<u>15-559</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Public hearing for conveyance of multiple City-owned properties in the Birdland project area to Greater Des Moines Habitat for Humanity.

SYNOPSIS:

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. Habitat for Humanity has offered the City of Des Moines \$56,000 to purchase nine (9) lots. Habitat for Humanity intends to build 11 new single-family homes in the Birdland Area.

FISCAL IMPACT:

Amount: \$56,000

Funding Source: Revenue of \$56,000 to be returned to the General Fund in accordance with City policy. Account Code EG064090, Object Code 496010.

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 Opportunities Made Easy (Home, Inc.). Habitat for Humanity has offered the City of Des Moines \$56,000 to purchase nine (9) lots.

The following is a list of addresses that Habitat for Humanity has interest in purchasing: 206 E. Holcomb Avenue, 304 Watson Avenue, 306 Watson Avenue, 311 Watson Avenue, 317 Watson Avenue, 318 Watson Avenue, 400 Watson Avenue, 407 Watson Avenue.

Habitat for Humanity is proposing to build a total of 11 new single-family homes in the Birdland Area. Based on the proposed timeline provided in the RFP, Habitat for Humanity would begin construction in 2016 and have the homes completed and sold in 2017. These homes, along with the 10 homes that HOME, Inc. 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. Greater Des Moines Habitat for Humanity is the local chapter of Habitat for Humanity International and Lance Henning is the Executive Director and President.

PREVIOUS COUNCIL ACTION(S):

Date: October 12, 2015

Roll Call Number: [15-1694](#)

Action: [On](#) conveyance of multiple City-owned properties in the Birdland Area to Greater Des Moines Habitat for Humanity, \$56,000, (10-26-15). ([Council Communication No. 15-548](#)) Moved by Hensley to adopt. Motion Carried 7-0.

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

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