

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> January 23, 2017
	<b>Agenda Item No.</b> 26 <b>Roll Call No.</b> <u>17-0115</u> <b>Communication No.</b> <u>17-032</u> <b>Submitted by:</b> Phillip Delafield, Community Development Director

**AGENDA HEADING:**

Authorization to initiate a Request for Proposals (RFP) process to identify and select a qualified consultant to evaluate the City's Neighborhood Revitalization Program.

**SYNOPSIS:**

The City’s Neighborhood Revitalization Program was established in 1990 following a study conducted by consulting firm Stockard & Engler. The Program was last evaluated in 2005. With the adoption of PlanDSM in April 2016, it is again time to evaluate how the Neighborhood Revitalization Program functions and develop a framework for the future. This consultant will work with City staff to assess the effectiveness of the existing program, evaluate the many relationships needed to achieve program goals, and recommend how neighborhood and other small area planning work should occur in the future.

**FISCAL IMPACT:**

Amount: \$150,000 (estimate)

Funding Source: The City of Des Moines will contribute \$37,500 towards the cost of the study and related costs, which is 25% of the anticipated expenses. Polk County and the Greater Des Moines Partnership will each contribute \$37,500 and the Neighborhood Finance Corporation (NFC) and Neighborhood Development Corporation (NDC) will each contribute \$18,750. The City’s funding will come from 2016-2017 Operating Budget, Special Revenue Funds–Page-57, SP484000.

**ADDITIONAL INFORMATION:**

- In 1990, the City of Des Moines and Polk County Board of Supervisors created the Neighborhood Revitalization Program (NRP) to help stabilize and improve Des Moines’ neighborhoods. Providing the framework for the NRP was the Housing Improvement and Neighborhood Revitalization Strategy – created by the consulting firm of Stockard & Engler, Inc. The Stockard & Engler plan provided strategies to address decline and also led to the creation of the NFC, NDC, and the Polk County Housing Trust Fund.
- In 2005, 15 years after its inception, The Wisconsin Housing Partnership and Stockard Engler Brigham LLC returned to Des Moines to evaluate the Neighborhood Revitalization Program and provide updated strategies to address the City’s most distressed neighborhoods. A primary component of this evaluation was to expand the concept of “revitalization” to include investing

in people as well as housing and infrastructure. Recommendations are outlined in their report *A New Strategy for a New Time: An Evaluation and Recommendations for the Future of Des Moines Neighborhood Revitalization Program*.

- It has been 12 years since the last program evaluation, and is again time to update the framework of the Neighborhood Revitalization Program. A variety of factors contribute to the need for evaluation, including: new City leadership, new leadership at key partner organizations, the adoption of PlanDSM and forthcoming new zoning ordinance, Capital Crossroads Capital Core initiative, increasing demand for streetscape and corridor plans, and desire to more effectively address vacant and blighted properties.
- The selected consultant will work with City staff, City Council, and program stakeholders to evaluate the existing program, discover what stakeholders believe success looks like, identify priorities and success measures, and assess existing partner relationships. Based on that information, the consultant will then develop a recommended framework for the program going forward.
- A review committee of City staff will evaluate the proposals based on established criteria. It is anticipated that the evaluation process will take at least six (6) to nine (9) months.

**PREVIOUS COUNCIL ACTION(S): NONE**

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Approving professional services agreement with selected consultant.

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