

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> June 26, 2017
	<b>Agenda Item No.</b> 35 <b>Roll Call No.</b> <u>17-1066</u> <b>Communication No.</b> <u>17-500</u> <b>Submitted by:</b> Phillip Delafield, Community Development Director

**AGENDA HEADING:**

Approving Professional Services Agreement with czb, LLC for an Evaluation and Update of the Neighborhood Revitalization Program (NRP).

**SYNOPSIS:**

The City of Des Moines has selected czbLLC (Charles Buki, President, 2001 Mount Vernon Avenue, Alexandria, VA 22301) to evaluate the NRP. The purpose of this assignment is to assess the effectiveness of the current program, consider new factors affecting the City and the health of its neighborhoods, and develop an updated program framework for neighborhood planning and revitalization work.

**FISCAL IMPACT:**

Amount: \$131,750

Funding Source: The City of Des Moines will contribute up to \$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 up to \$37,500 and the Neighborhood Finance Corporation (NFC) and Neighborhood Development Corporation (NDC) will each contribute up to \$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 NRP to help stabilize and improve Des Moines’ neighborhoods. The Housing Improvement and Neighborhood Revitalization Strategy – created by the consulting firm of Stockard & Engler, Inc., provided strategies to address decline, which 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. 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.

- After 12 years, it is again time to update the framework of the NRP. 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 a desire to more effectively address vacant and blighted properties. On February 28, 2017, a Request for Proposals (RFP) for professional services was issued to 47 proposers to identify a qualified consultant to provide an updated framework for the NRP.
- Six (6) proposals were received in response to the RFP, and a review committee of Community Development staff from the Neighborhood Development Division, Neighborhood Conservation Services, and Planning and Urban Design Division reviewed the proposals and determined that czbLLC has the appropriate qualifications and expertise, approach to the project, and extensive prior experience working with communities on similar neighborhood-based planning projects. Funding partners for the project, including staff from NFC, NDC, Polk County, and the Greater Des Moines Partnership also had the opportunity to review the proposals.
- czbLLC will work with City staff and NRP stakeholders to analyze previous efforts, identify current goals for neighborhood improvement, and craft a set of recommendations on how to approach neighborhood work in the future. The project is expected to take approximately 10 months and will occur in two (2) phases: (1) an evaluation of the existing program, and (2) development of an updated program framework. The final report will be presented to City Council for adoption.

**PREVIOUS COUNCIL ACTION(S):**

Date: January 23, 2017

Roll Call Number: [17-0115](#)

Action: [Initiation](#) of Request for Proposals (RFP) process for evaluation of the Neighborhood Revitalization Program. ([Council Communication No. 17-032](#)) Moved by Coleman to adopt and refer to the City Manager to include the following in the RFP; encourage the consultant to return with a recommendation that meets the City's GuideDSM goals, that are specific and measurable, that define a revitalized neighborhood, and will improve safety and increase property values. Also refer to the City Manager to review the government source funds that go to the NFC. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE****ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Receive and file final report.

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