

COUNCIL COMMUNICATION

	Number:	20-227	Meeting:	May 18, 2020
	Agenda Item:	23	Roll Call:	20-0827
	Submitted by:	Chris Johansen, Community Development Director		

AGENDA HEADING:

Approval of Community Development Block Grant (CDBG) agreement with Youth and Shelter Services (YSS), doing business as Iowa Homeless Youth Centers (IHYC), for acquisition of 2705 E. Euclid Avenue.

SYNOPSIS:

IHYC submitted a proposal requesting \$150,000 in CDBG funds to assist with development of IHYC's Rooftop Gardens, which will be a new job-training facility for homeless youth. These funds will be used for predevelopment costs such as acquisition expenses and architectural costs needed to design the building.

FISCAL IMPACT:

Amount: \$150,000 in CDBG

Funding Source: U.S. Department of Housing and Urban Development (HUD)

ADDITIONAL INFORMATION:

- IHYC's Rooftop Gardens works to break the cycle of poverty and increase income for transition age homeless youth by providing a guided work experience program. Youth served at IHYC need a greater level of support around soft-skills training and workforce training to help them secure permanent employment and obtain a livable wage job. Most youth in its programs do not have a résumé or haven't held a full-time job.
- Between 12 and 16 young residents, ages 16 to 24 years old, will graduate from this program each year. During the training, they will help operate a year-round rooftop hydroponic farm with guidance from IHYC staff, providing them with job skills, access to healthy (locally grown) foods, nutrition education, and community engagement. While in the program they will receive a financial stipend of \$12 per hour for 30 hours each week.
- There are several community partners. IHYC has partnered with Hy-Vee, who has agreed to purchase the produce grown at Rooftop Gardens at a set price. Those who have committed additional funding to the project are on the following table.

Source of Funds	Amount
W.T. & Edna Dahl Trust	\$340,000
Wells Fargo	\$200,000
Community Foundation of Greater DSM	\$150,000
Sammons Financial Group	\$100,000
Hy-Vee	\$100,000
Prairie Meadows	\$100,000
Wellmark	\$100,000
Fred and Charlotte Hubbell	\$100,000
Polk County Board of Supervisors	\$75,000
<i>Total Committed from Other Sources</i>	<i>\$1,265,000</i>
City of Des Moines CDBG Funds	\$150,000
YSS Funds	\$442,296
Total Sources	\$1,857,296

- CDBG funds will be used primarily for land acquisition. The acquisition cost is \$125,000. The appraisal for the land is \$148,000.
- Hard construction costs, including land acquisition, are estimated to be \$1,265,200. Total development costs are \$1,857,296.
- The developer will be Rochon Corporation of Iowa, which is based in Urbandale, Iowa.
- The anticipated timeline is as follows:
 - June 1, 2020 - Purchase Land
 - June 2020 - Finalize Construction Plans
 - July 2020 - Finalize Construction Bids and secure work permit
 - August 2020 - Start Construction Work
 - February 2021 - Project completion date and Certificate of Occupancy issued to Operate Rooftop Gardens

PREVIOUS COUNCIL ACTION(S): NONE

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.