



Date October 10, 2016

**APPROVAL OF HOME INVESTMENT PARTNERSHIP PROGRAM AGREEMENTS
WITH GREATER DES MOINES HABITAT FOR HUMANITY
FOR DEVELOPMENT OF SINGLE FAMILY HOMES**

WHEREAS, on November 3, 2014, by Roll Call No. 14-1730, the City Council approved the First Year (2015) Action Plan of the 2015-2019 Consolidated Plan which includes Home Investment Partnership Program (HOME) funding for development of single-family owner-occupied housing; and

WHEREAS, on January 12, 2015, by Roll Call No. 15-0042, the City Council approved the Birdland Area Redevelopment Plan which called for the redevelopment of low density housing; and

WHEREAS, on October 26, 2015, by Roll Call No. 15-1810, the City Council held a public hearing on the sale of various properties in the Birdland Area to Greater Des Moines Habitat for Humanity ("Habitat") and approved an agreement to sell the land for the development of housing; and

WHEREAS, Habitat staff members participated in the development of the Birdland Area Redevelopment Plan, met with the Union Park Neighborhood Association and went door-to-door in the Birdland Neighborhood to discuss their housing plans; and

WHEREAS, Habitat has proposed to develop a total of ten (10) single family houses on the lots conveyed by the City, located on the north and south sides of the 300 and 400 blocks of Watson Avenue, of which the construction of six (6) homes will be assisted with HOME funds; and

WHEREAS, a combined "Finding of No Significant Impact" and "Notice of Intent to Request Release of Funds" was published in the Des Moines Register on September 20, 2016, a "Request for Release of Funds" was mailed to HUD Omaha on October 6, 2016 and execution of City documents is dependent upon receiving an Authorization for Use of Grant Funds from HUD that completes the Environmental Assessment for the Birdland Areas Redevelopment of Low Density Housing; and

WHEREAS, City staff and Habitat have negotiated HOME Agreements, on file in the office of the City Clerk, whereby the City will provide \$35,000 of HOME Program funding for each property, for a total of \$210,000 of HOME Program funding, for the development of six single-family houses in the Birdland Neighborhood and to provide down-payment assistance to eligible HOME buyers as defined by HOME Program Regulations.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that:



Roll Call Number

Agenda Item Number

28

Date October 10, 2016

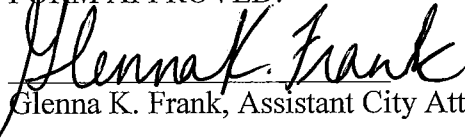
1. The HOME Developer Agreements by and between the City of Des Moines and Greater Des Moines Habitat for Humanity, as on file in the office of the City Clerk, whereby the City will provide to Habitat a total of \$210,000, equaling \$35,000 for each property, to develop single-family houses for income-qualified homebuyers at the following addresses in Des Moines, are hereby approved: 304 Watson Avenue; 306 Watson Avenue; 310 Watson Avenue; 314 Watson Avenue; 318 Watson Avenue; 400 Watson Avenue.

2. Upon completion of the Environmental Assessment, the Community Development Director or his designee is hereby authorized to execute, on behalf of the City, said HOME Agreements following approval as to form by the Legal Department, and to execute releases and any other documents necessary to implement the Agreements and to fund the above-described projects, and to approve and execute minor, unsubstantial amendments to the Agreements and to return any substantive amendments to City Council for consideration and approval.

(Council Communication No. 16-575)

MOVED BY _____ TO ADOPT

FORM APPROVED:


Glenna K. Frank, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GREY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		
_____ Mayor				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk