



**Date** September 25, 2017

**APPROVE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AGREEMENT,  
AND RECEIVE CITY MANAGER’S RECOMMENDATION FOR FUTURE  
ALLOCATIONS OF HOME INVESTMENT PARTNERSHIPS (HOME) FUNDING,  
FOR BIRDLAND VISTA, LLC TO CONSTRUCT AFFORDABLE HOUSING IN THE  
BIRDLAND AREA**

**WHEREAS**, on January 12, 2015, by Roll Call No. 15-0043, the City Council approved the Birdland Area Redevelopment Plan (“Birdland Plan”) which included a goal for redevelopment of low-density housing in the Birdland Area, including a 3.69-acre site located between E. Holcomb and Arthur Avenue, east of Oxford Street and west of Saylor Road; and

**WHEREAS**, Greater Des Moines Habitat for Humanity, Inc. (“Habitat”) assembled the property and proposes to have Birdland Vista, LLC, a wholly-owned subsidiary of Habitat, purchase the site and develop 22 units of single-family housing and rehabilitate one existing single-family house onsite; and

**WHEREAS**, City Community Development Department staff and Birdland Vista, LLC are negotiating a Community Development Block Grant (CDBG) Agreement whereby the City will provide \$300,000.00 for property acquisition and preliminary grading expenses; and

**WHEREAS**, the City Manager and City Community Development Department staff further recommend that current and future HOME Investment Partnerships (HOME) funds be allocated to Birdland Vista, LLC for the Birdland Area redevelopment project to be used for construction of individual affordable single-family homes to be built and sold to income-qualified homebuyers, as follows:

<b>Funding Year</b>	<b>CDBG Program Funding</b>	<b>HOME Program Funding</b>	<b>Number of HOME units</b>
2016	\$300,000		
2017		\$250,000	8 ≤
2018		\$250,000	8 ≤

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

1. The Community Development Block Grant (CDBG) Agreement between the City and Birdland Vista, LLC, providing \$300,000 for acquisition of a 3.69-acre site and for preliminary grading needed for the Birdland Area Redevelopment Plan, is hereby approved;

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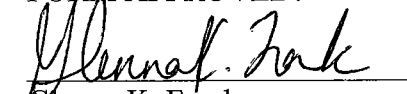
the City Manager is authorized and directed to execute said Agreement; and the Community Development Director or designee is authorized and directed to administer said Agreement in accordance with its terms, to approve and execute minor amendments thereto, and to return any substantial amendment to City Council for consideration and approval.

2. The City Manager's above-stated recommendation for HOME funding for the Birdland Area Redevelopment Plan is hereby received and filed, and the Community Development Director is directed to submit HOME Agreements with Birdland Vista, LLC to City Council in accordance with said recommendation at such time as the necessary project requirements are completed and/or the 2018 HOME Funding has been allocated to the City of Des Moines by HUD.

(Council Comm. No. 17- **685**)

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