



Roll Call Number

17-1653

Agenda Item Number

28

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:

Table with 4 columns: Funding Year, CDBG Program Funding, HOME Program Funding, Number of HOME units. Rows for years 2016, 2017, and 2018.

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 Westergaard TO ADOPT.

FORM APPROVED:

Glenna K. Frank

Glenna K. Frank
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GREY, HENSLEY, MOORE, WESTERGAARD, and TOTAL.

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.

Chris Coleman

MAYOR PRO TEM

Diane Rauh

City Clerk