



Date May 21, 2018

APPROVE HOME INVESTMENT PARTNERSHIPS PROGRAM (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 and west of Saylor Road; and

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

WHEREAS, on September 25, 2017, by Roll Call No. 17-1653, the City Council approved a Community Development Block Grant (CDBG) Agreement whereby the City provided \$300,000 for property acquisition and preliminary grading expenses; and

WHEREAS, the City Council approved the City Manager’s recommendation to award Birdland Vista, LLC \$250,000 for eight (8) HOME units from the City’s 2017 HOME Program Funding and \$250,000 for eight (8) HOME units from the City’s 2018 HOME Program Funding, for a total of \$500,000 and sixteen (16) HOME units.

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

- 1. The HOME Agreements, whereby the City will provide to Birdland Vista, LLC a total of \$500,000, equaling \$31,250 for each property, in the form of forgivable loan, to develop sixteen (16) single-family new construction homes at the following addresses, are hereby approved:

| Address | Legal Description |
|------------------|------------------------|
| 2442 Saylor Road | Lot 2 Birdland Vista* |
| 2444 Saylor Road | Lot 3 Birdland Vista* |
| 2448 Saylor Road | Lot 5 Birdland Vista* |
| 2450 Saylor Road | Lot 6 Birdland Vista* |
| 2452 Saylor Road | Lot 7 Birdland Vista* |
| 2454 Saylor Road | Lot 8 Birdland Vista* |
| 2456 Saylor Road | Lot 9 Birdland Vista* |
| 2458 Saylor Road | Lot 10 Birdland Vista* |



Roll Call Number

18-0885

Agenda Item Number

43

Date May 21, 2018

| | |
|------------------|------------------------|
| 2432 Saylor Road | Lot 13 Birdland Vista* |
| 2430 Saylor Road | Lot 14 Birdland Vista* |
| 2428 Saylor Road | Lot 15 Birdland Vista* |
| 2426 Saylor Road | Lot 16 Birdland Vista* |
| 2424 Saylor Road | Lot 17 Birdland Vista* |
| 2422 Saylor Road | Lot 18 Birdland Vista* |
| 2420 Saylor Road | Lot 19 Birdland Vista* |
| 2418 Saylor Road | Lot 20 Birdland Vista* |

*an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa

- The Community Development Director 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 any other document necessary to implement the Agreements and to fund the above-described projects.

(Council Comm. No. 18-246)

MOVED BY Gray TO ADOPT

FORM APPROVED:

Glenna K. Frank
 Glenna K. Frank
 Assistant City Attorney

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNIE | ✓ | | | |
| BOESEN | ✓ | | | |
| COLEMAN | ✓ | | | |
| GATTO | ✓ | | | |
| GRAY | ✓ | | | |
| MANDELBAUM | ✓ | | | |
| WESTERGAARD | ✓ | | | |
| TOTAL | 7 | | | |

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.

MOTION CARRIED

APPROVED

Y. M. Franklin
 Mayor

Diane Rauh
 City Clerk