**CITY OF WEST DES MOINES**
**CITY COUNCIL MEETING COMMUNICATION**

**ITEM:** 221 8th Street and 225 8th Street – Transfer of Lots to Greater Des Moines Habitat for Humanity

**DATE:** May 6, 2019

**RESOLUTION:** Approval of Transfer

**FINANCIAL IMPACT:** The City intends to sell the two lots to Greater Des Moines Habitat for Humanity for $1,000 per lot.

**BACKGROUND:** The City acquired three lots on Hamilton Court over the last 25 years. Two of the lots were acquired after the floods of 1993. The final lot at 5 Hamilton Court was acquired in 2018 and the house was subsequently razed.

The three lots were realigned to create two lots fronting 8th Street. The lots were then made available through a Request for Proposal. The RFP asked for proposals to build a single-family house on each lot and for each house to be sold to a buyer with an annual income of less than 80% of the Area Median Income. Two proposals were received: Greater Des Moines Habitat for Humanity and Destiny Homes. The proposal from Destiny Homes was incomplete and not considered.

Greater Des Moines Habitat for Humanity proposes to build a single-family house on each lot. The proposed house design is a 1,110 square foot, split level home with a minimum of three bedrooms and one bathroom. Additional space for future finish is available in the basement.

Upon completion of the homes, they will be sold to individuals with household incomes less than 80% of Area Median Income and who meet Habitat's home buying requirements. Habitat will qualify the homebuyers.

**OUTSTANDING ISSUES** (if any): None

**RECOMMENDATION:** Staff recommends City Council approve the resolution approving the transfer of the lots at 221 8th Street and 225 8th Street to Greater Des Moines Habitat for Humanity and authorize the Mayor to sign any necessary documents for the transfer.

**ATTACHMENTS:**

| | | |
|---|---|---|
| Exhibit I | - | Map of Property |
| Exhibit II | - | Proposal from Greater Des Moines Habitat for Humanity |
| Exhibit III | - | Notice of Public Hearing |
| Exhibit IV | - | Resolution – Approval of Transfer |
| Exhibit V | - | Quit Claim Deed |

**Lead Staff Member:** **Christine Gordon, AICP, Housing Planner**

**STAFF REVIEWS**

| | |
|---|---|
| Department Director | Clyde E. Evans |
| Appropriations/Finance | ch for TS |
| Legal | |
| Agenda Acceptance | |

**PUBLICATION(S)** (if applicable)

| | |
|---|---|
| Published In | Des Moines Register |
| Dates(s) Published | April 19, 2019 |

**SUBCOMMITTEE REVIEW** (if applicable)

| | | | |
|---|---|---|---|
| Committee | Development and Planning | | |
| Date Reviewed | January 7, 2019 | | |
| Recommendation | XX Yes | No | Split |

S:_Housing\Infill Housing\5 Hamilton Court 221 & 225 8th Street\City council staff report 5-6-2019 221 8th St and 225 8th St.doc

# Hamilton Court Infill

**Legend**

- Corporate Limits
- Parcels

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

EXHIBIT I

EXHIBIT II

November 27, 2018

# Greater Des Moines Habitat for Humanity

## Response to City of West Des Moines

## Request for Proposal – 221 8th Street and 225 8th Street dated November 2nd, 2018

Greater Des Moines Habitat for Humanity®

Greater Des Moines Habitat for Humanity brings people together to build homes, communities, and hope.

November 28, 2018

Christine Gordon
AICP Housing Planner, City of West Des Moines
PO Box 65320
West Des Moines, Iowa
50265

Dear Christine,

Thank you for inviting Greater Des Moines Habitat for Humanity to apply for the opportunity to develop 221 8th Street and 225 8th Street in West Des Moines, Iowa. GDM Habitat would propose the creation of two, single-family, split-level homes on these lots. Habitat's model places a focus on affordability which allows a family to move towards self-sufficiency. Due to this fact, Habitat would prefer to build the homes without garages, but would include an 8'x10' storage shed for use by the future homeowners. Additionally, Habitat would pour a 20'x20' drive pad that would be ready for the family to build a garage on if they so choose.

Single-family new construction and renovated homes are the core competency of GDM Habitat. The construction management staff has more than 100 years of combined housing and construction experience. GDM Habitat has been building and rehabilitating homes in the Des Moines area for the past 31 years. GDM Habitat completed its first project in 1987 and finished a total of 26 homes in 2017. We have completed more than 325 homes overall, with the majority of them being newly constructed single-family units.

We are grateful for the City of West Des Moines' vision to maximize opportunities for permanent affordable housing. Your efforts are vital to Greater Des Moines Habitat for Humanity's ability to successfully transition families to housing solutions that strengthen our community.

Thank you for your time, consideration and support.

In Partnership,

Lance Henning
Executive Director/President

## Narrative of Organization's Approach

### Approach to Development

GDM Habitat serves as a full spectrum developer for its homebuyer families. The organization is responsible for securing real estate, providing floor plans and complete construction drawings, and securing site plans and all associated construction permits. GDM Habitat functions as the general contractor, securing sub-contractors as required (in particular those aspects of the build unsuited for volunteer labor, and those trade functions that require certified labor for code compliance), procuring materials, coordinating volunteer labor and providing supervision of and instruction to construction volunteers. GDM Habitat further solicits and coordinates community contributions of resources and volunteer labor that make possible the 'Habitat model' of low cost self-help homeownership.

GDM Habitat qualifies homebuyers based on three criteria: need for housing, ability to pay, and willingness to partner. Applicants must reside in a place that is structurally unsafe, unhealthy, overcrowded, or consuming an excessive portion of their income to rent. An applicant's annual income must also fall between 30-60% of the County's median income for their family size, and they must have two years of stable income history. Finally, applicants must be willing to complete 400 hours of sweat equity as well as the Blueprint to Homeownership Education series, which GDM Habitat's family services team leads. GDM Habitat furnishes each home with an affordable mortgage for partner families.

Greater Des Moines Habitat for Humanity's Homeownership Program provides the opportunity for qualified applicants to purchase an affordable house upon successful program completion. It takes on average 12-24 months for participants to work through the program and meet necessary requirements. At closing, families purchase the home from Habitat with a no profit mortgage.

While a group of homebuyers for a given year are purchasing their houses from Greater Des Moines Habitat for Humanity (GDM Habitat), another group of program participants are working on program requirements in order to be offered a property to purchase the following year. Program participants are allowed up to three property offers while in the program based on properties that GDM Habitat has available.

The GDM Habitat Homeownership Program currently has 41 participants, some who will purchase houses in 2018, 2019, and 2020. Regularly scheduled open application periods provide a continual source of new homeownership program participants to purchase houses that GDM Habitat builds and renovates. Throughout the year GDM Habitat markets the homeownership program opportunity within the community and receives more than 700 inquiries to purchase homes each calendar year. When necessary, GDM Habitat will market particular properties or houses to identify homebuyers for properties or houses without existing program participants matched for purchase.

### Project Design

The proposed house design is an 1110 square foot, split level home with a minimum of three bedrooms and one bathroom. Additional space for future finish available in the basement. Specific design details include:

- 30 year architectural shingles
- LP Smartside wood composite siding
- 2'x6' exterior framing

Habitat's model places a focus on affordability which allows a family to move towards self-sufficiency. Due to this fact, Habitat would prefer to build the homes without garages, but would include an 8'x10' storage shed for use by the future homeowners. Additionally, Habitat would pour a 20'x20' drive pad that would be ready for the family to build a garage on if they so choose.

See attached house plan elevation, site plans, and construction standards.

**Statement of Public Benefits**

Greater Des Moines Habitat for Humanity has over 30 years of experience in addressing the lack of decent and affordable housing for qualified, low-income families. Through volunteer labor and donations of money and materials, GDM Habitat builds and rehabilitates simple, decent houses in conjunction with our homebuyer families. In addition to a down payment and monthly mortgage payments, homeowners invest hundreds of hours of their own labor (sweat equity) into building their Habitat house and other Habitat houses. The houses are sold to partner families and financed with affordable loans. GDM Habitat homeowners become tax-paying citizens of the communities in which they live.

Many GDM Habitat homebuyer families would not qualify for a traditional mortgage and are thus left as renters—many times with only the option of sub-standard, unsafe/unhealthy, or high-cost options. For GDM Habitat homebuyer families, being able to spend a lesser amount on their mortgage than they would on rent frees up income that they can put toward healthcare, education, and savings, thus allowing them to become more financially stable. Through the GDM Habitat homeownership process, families not only gain a stable place to call home, but can also gain increased discretionary income that will help them become more economically self-sufficient and work toward additional financial goals.

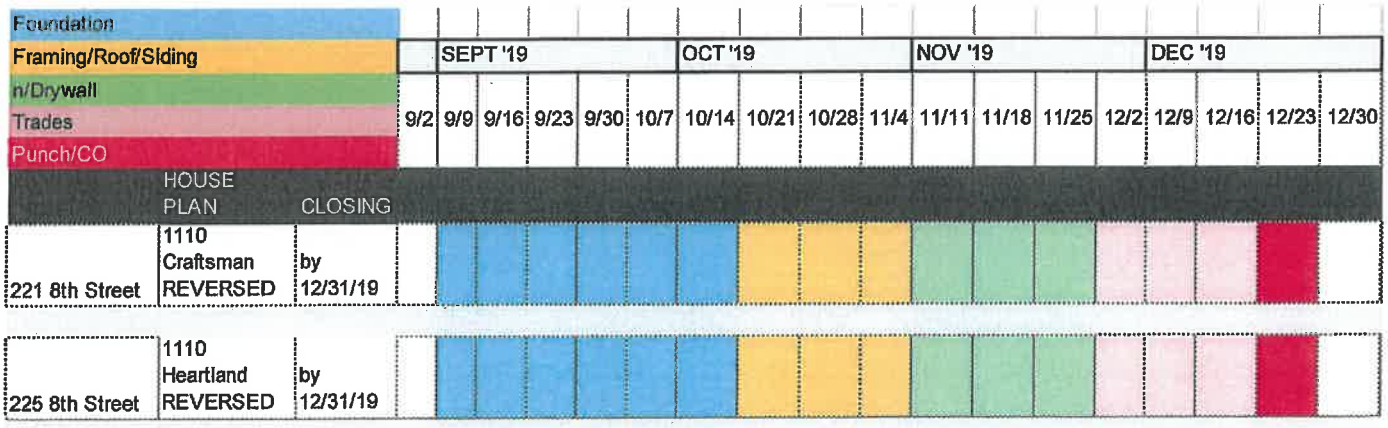
GDM Habitat's process of investing in the well-being of neighborhoods, as well as its residents, helps create and foster a sense of community, commitment, and longevity.

**Financial Plan**

In 2018, GDM Habitat transitioned to a third party financing model in order to support the organization's capacity and plans to grow its homeownership program by over 40% by 2020. In this model, GDM Habitat will sell mortgages immediately post-closing to a third party financer, and will be able to reinvest that money right away in serving another hardworking, low-income family. Habitat homebuyers will receive a below market interest rate, and their mortgages will stay below 30% of their monthly income, including taxes and insurance. GDM Habitat will able to essentially double its impact in the community through a third party financing model.

Third party financing, combined with local fundraising efforts, will allow GDM Habitat to have available funds on hand to develop the properties. The homes will then be sold to qualified partner families who have been approved by the Habitat Family Selection Committee and the Habitat Board of Directors. The purchasers will also have completed the Blueprint to Homeownership Education series which focuses on financial literacy, home maintenance, and how to be a good neighbor.

**Project Milestones & Timeline**



**Project Budget**

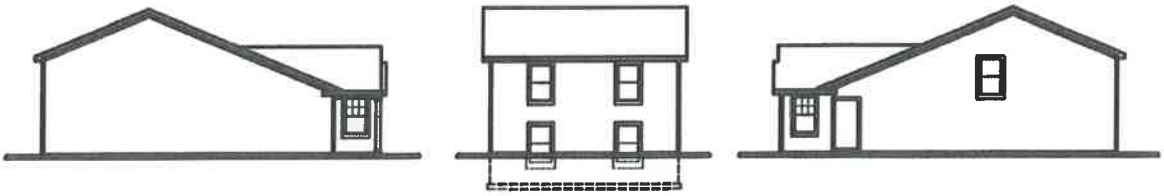
House Construction Cost Budget for 1110 Heartland and 1110 Craftsman house plan

| Description | Total Project Budget |
|---|---|
| * Land & Site Development | $ 31,000.00 |
| ** House Direct Construction costs | $102,000.00 |
| Construction & Volunteer Mgmt | $ 8,000.00 |
| | $141,000.00 |

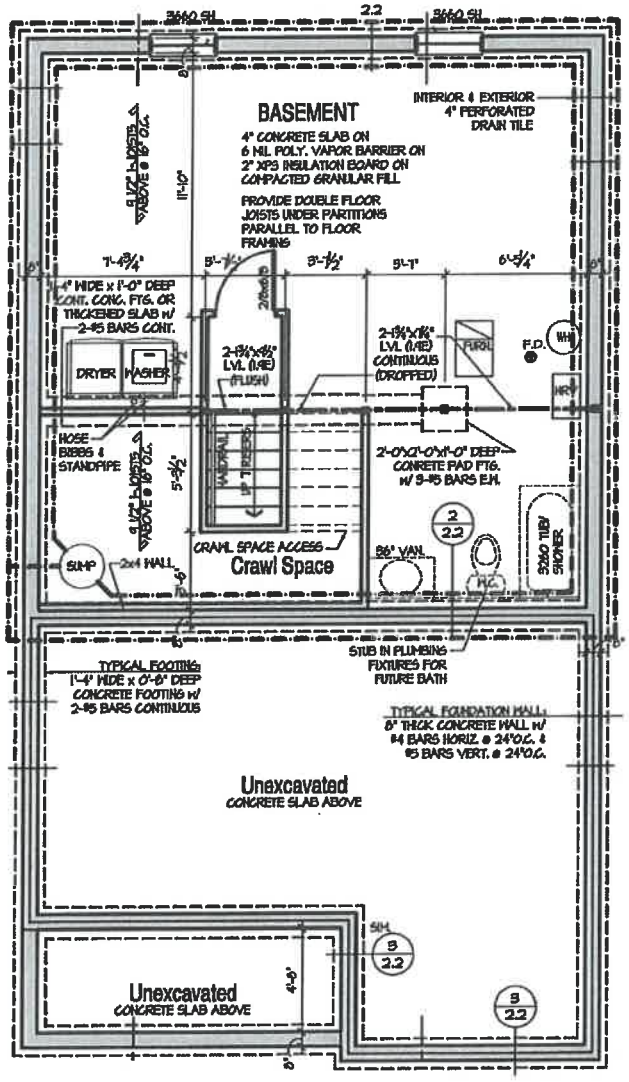
* Land and Site Development costs include acquisition, foundation, and storm/sewer/water hookups.

** House Direct Construction costs include materials and subcontractor services.

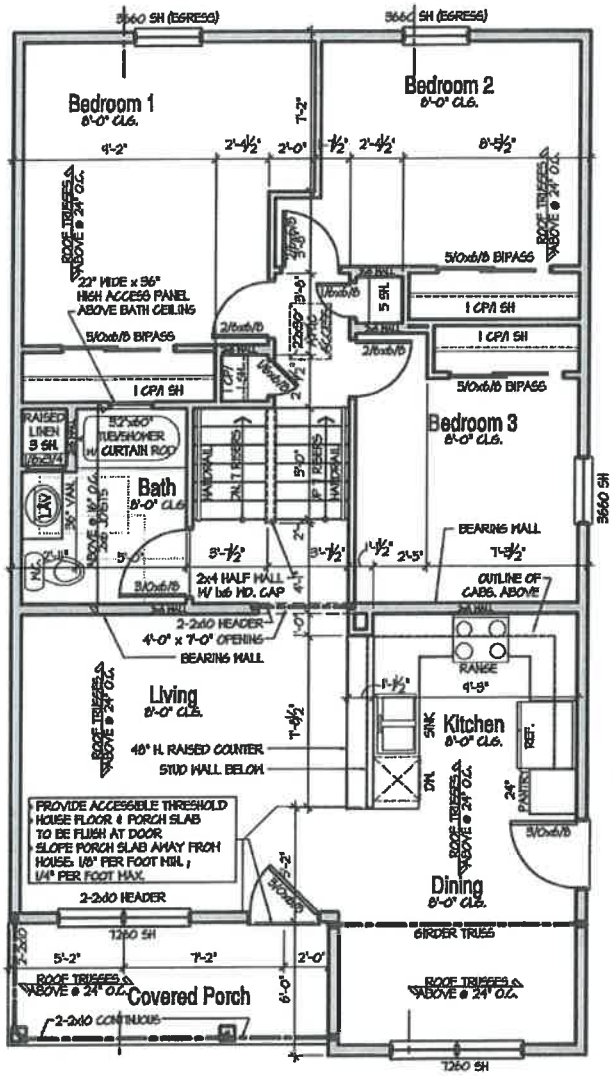
# 1110 Split Heartland
**REVERSE** LAYOUT



# 1110 Split Heartland
## REVERSE LAYOUT

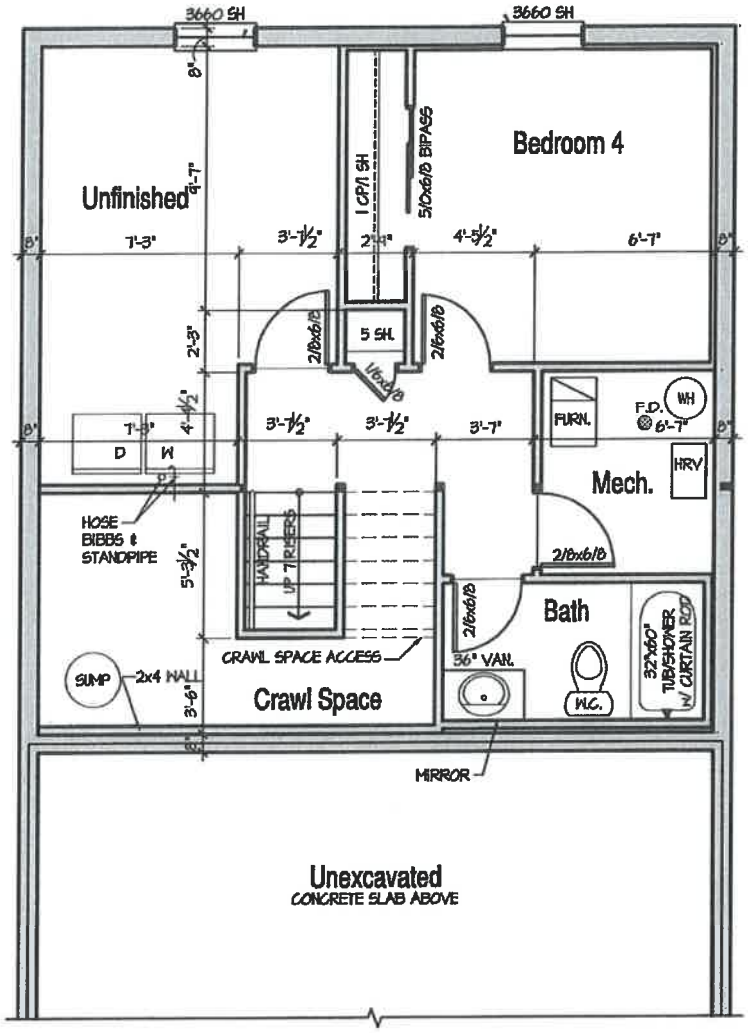



## Foundation Plan
SCALE: 1/4"=1'-0"




## Main/Upper Floor Plan
SCALE: 1/4"=1'-0"

# 1110 Split Heartland
**REVERSE** LAYOUT

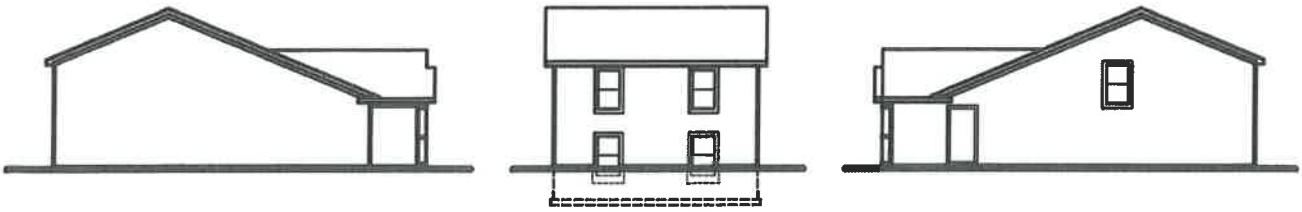



## Bedroom 4 Option
## Lower Floor Plan

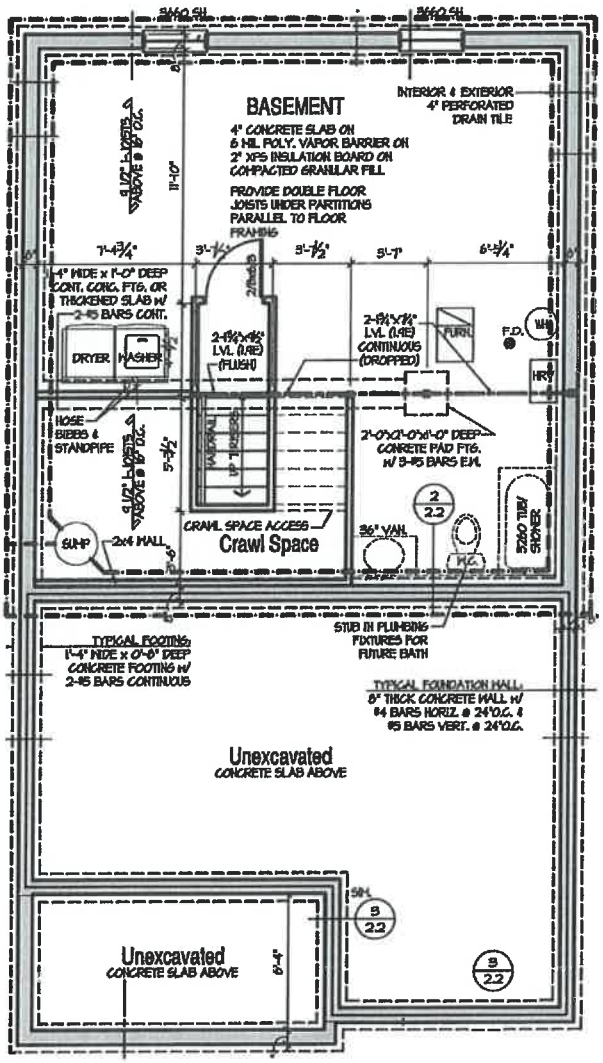
SCALE: 1/4"=1'-0"

# 1110 Split Craftsman
**REVERSE** LAYOUT

Greater Des Moines Habitat for Humanity®

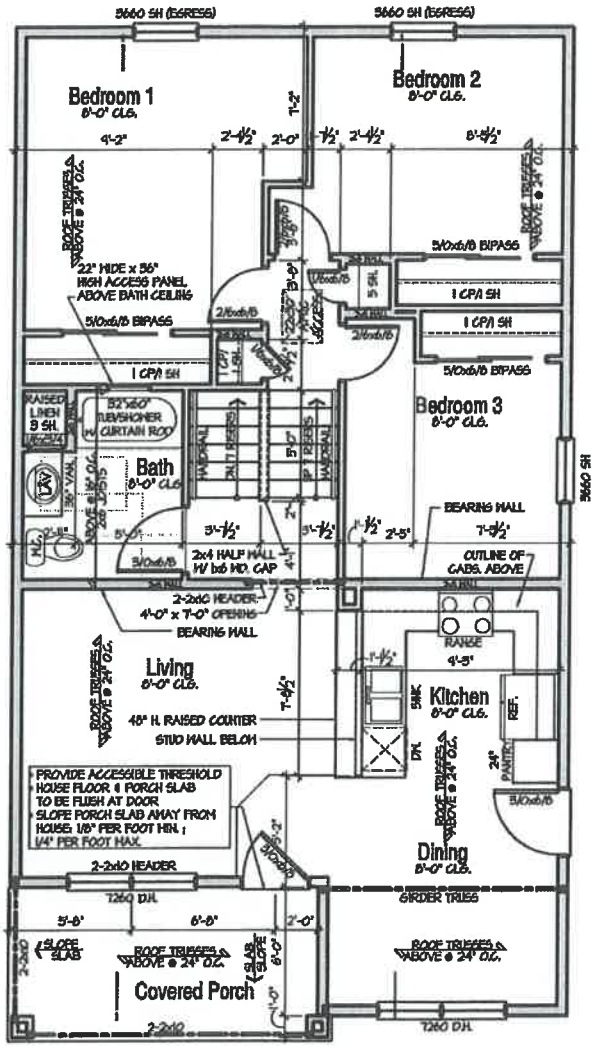


# 1110 Split Craftsman
## REVERSE LAYOUT




## Foundation Plan

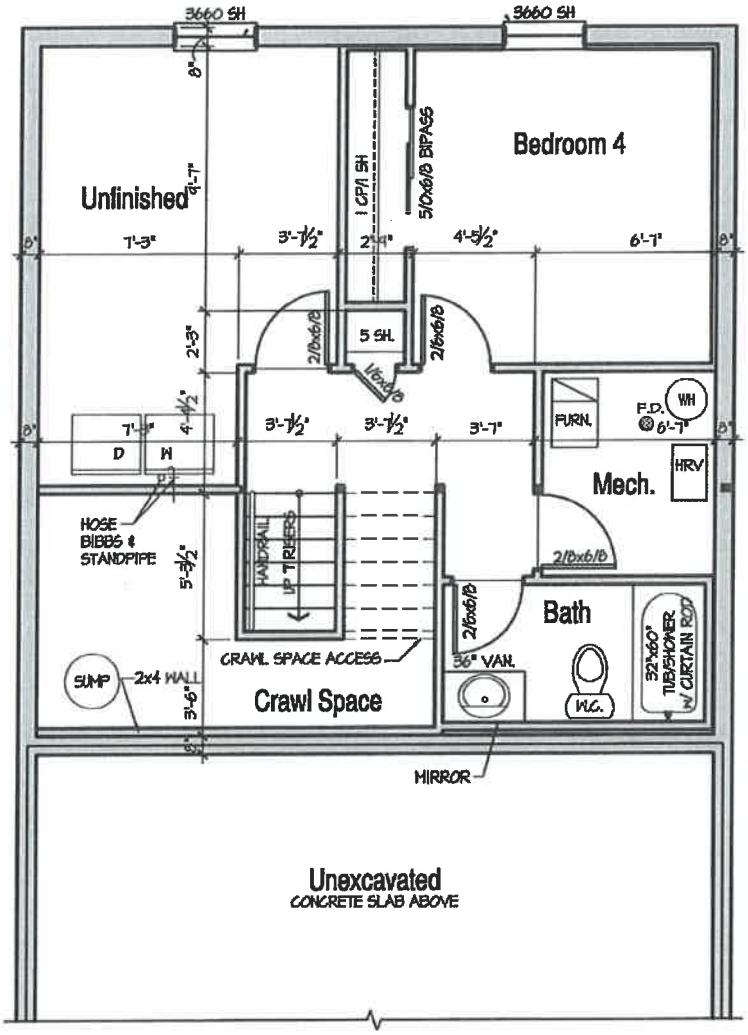
SCALE: 1/4"=1'-0"




## Main/Upper Floor Plan

SCALE: 1/4"=1'-0"

# 1110 Split Craftsman
**REVERSE** LAYOUT

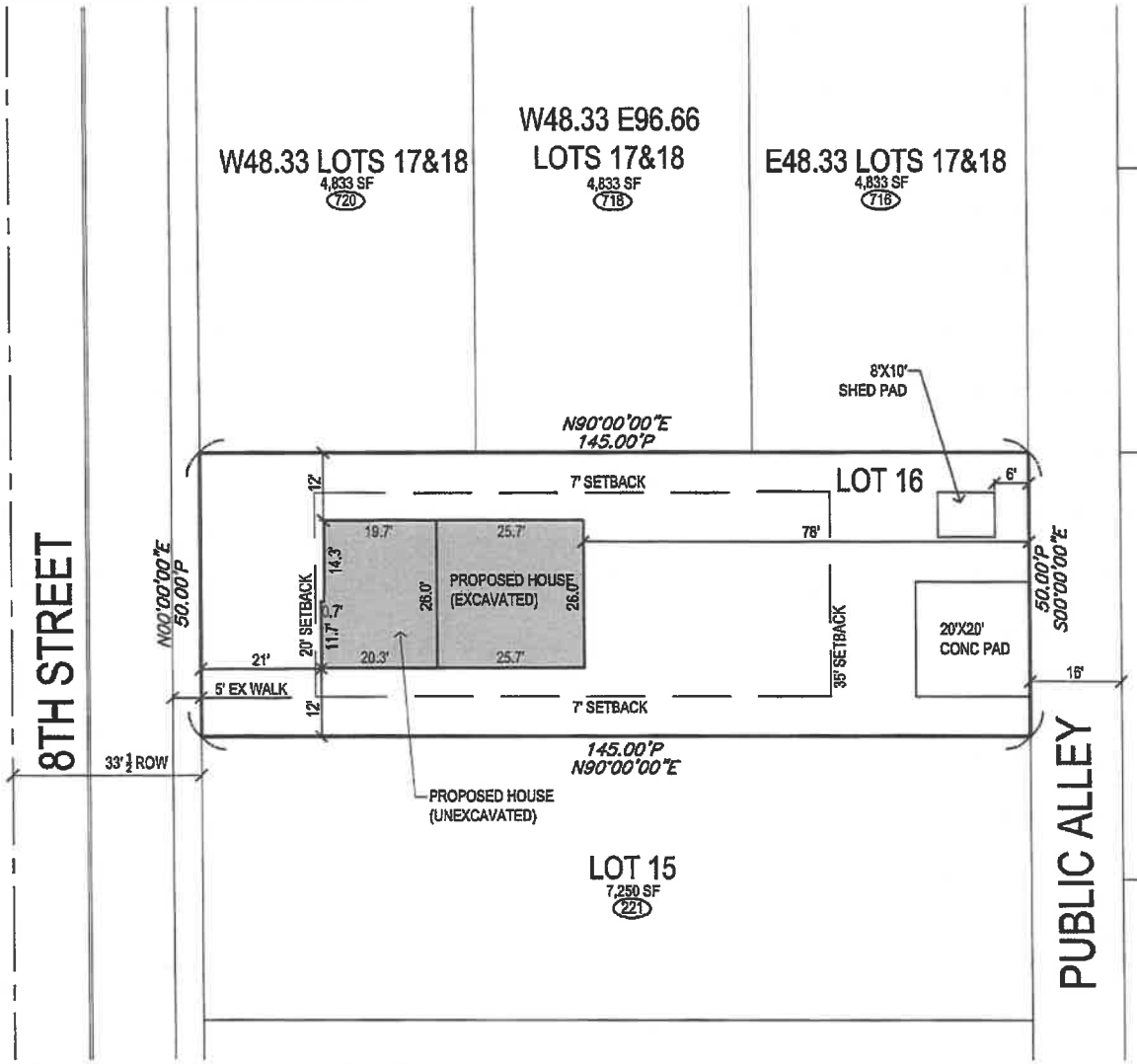



# Bedroom 4 Option
# Lower Floor Plan

SCALE: 1/4"=1'-0"

# HABITAT FOR HUMANITY

## HOUSE SITE PLAN




### PROPERTY DESCRIPTION:

LOT 16 BLOCK 8 OF VALLEY JUNCTION, AN OFFICIAL PLAT OF THE CITY OF WEST DES MOINES, POLK COUNTY IOWA.
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 0.166 ACRES (7,250 SQUARE FEET) MORE OR LESS.

### ADDRESS:

225 8TH STREET
WEST DES MOINES, IOWA
50265

### OWNER:

CITY OF WEST DES MOINES
PO BOX 65320
WEST DES MOINES, IOWA
50265-0320

### PREPARED FOR:

HABITAT FOR HUMANITY
ATTN: JASON EKSTROM
2200 EAST EUCLID AVE
DES MOINES, IOWA
50317

### ZONING:

SF-VJ SINGLE-FAMILY VALLEY JUNCTION RESIDENTIAL
BULK REGULATIONS
SETBACKS

| | |
|---|---|
| FRONT | = 20' |
| REAR | = 35' |
| SIDE | = 7' EA |
| OVERHANGS | = 5' PROPERTY |

### GRAPHIC SCALE

20 0 10 20

### LEGEND:

P PLATTED DISTANCE
ROW RIGHT OF WAY


Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0167 Fax: (515)276-0217
Civil Engineering & Land Surveying
Established 1959


1110 HEARTLAND REVERSED
WEST DES MOINES, IOWA

HOUSE LAYOUT

REFERENCE NUMBER:

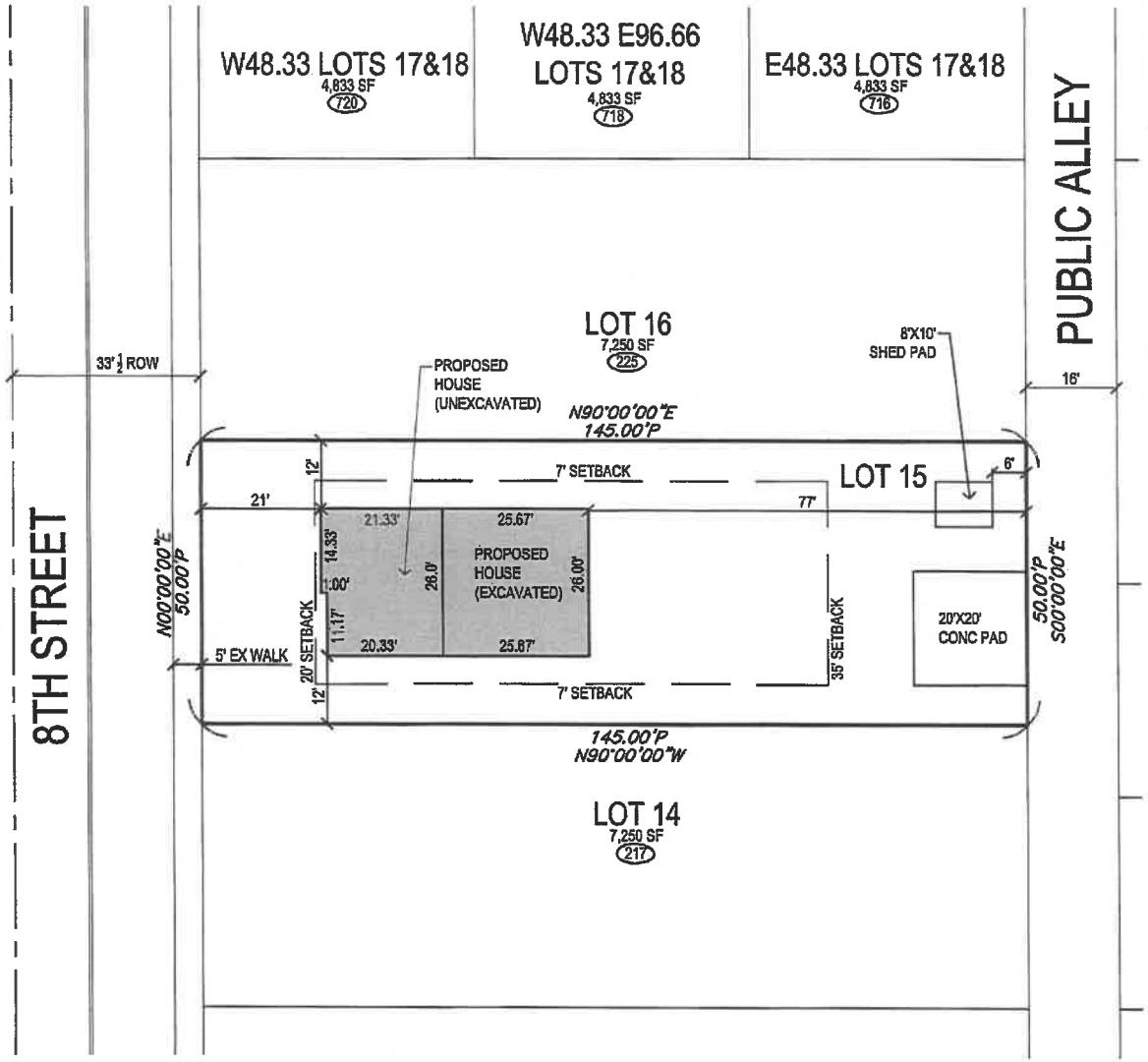
DRAWN BY:
MJE

PROJECT NUMBER:
180574

SHEET NUMBER:
C0.1

# HABITAT FOR HUMANITY

## HOUSE SITE PLAN




### PROPERTY DESCRIPTION:

LOT 15 BLOCK 8 OF VALLEY JUNCTION, AN OFFICIAL PLAT OF THE CITY OF WEST DES MOINES, POLK COUNTY IOWA.
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 0.166 ACRES (7,250 SQUARE FEET) MORE OR LESS.

### ADDRESS:

221 8TH STREET
WEST DES MOINES, IOWA
50265

### OWNER:

CITY OF WEST DES MOINES
PO BOX 65320
WEST DES MOINES, IOWA
50265-0320

### PREPARED FOR:

HABITAT FOR HUMANITY
ATTN: JASON EKSTROM
2200 EAST EUCLID AVE
DES MOINES, IOWA
50317

### ZONING:

SF-VJ SINGLE-FAMILY VALLEY JUNCTION RESIDENTIAL
BULK REGULATIONS
SETBACKS

| | |
|---|---|
| FRONT | = 20' |
| REAR | = 35' |
| SIDE | = 7' EA |
| OVERHANGS | = 5' PROPERTY |

### GRAPHIC SCALE

20 0 10 20

### LEGEND:

P PLATTED DISTANCE
ROW RIGHT OF WAY


Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959


1110 CRAFTSMAN (EVEV B) REV.
WEST DES MOINES, IOWA

HOUSE SITE PLAN

REFERENCE NUMBER:

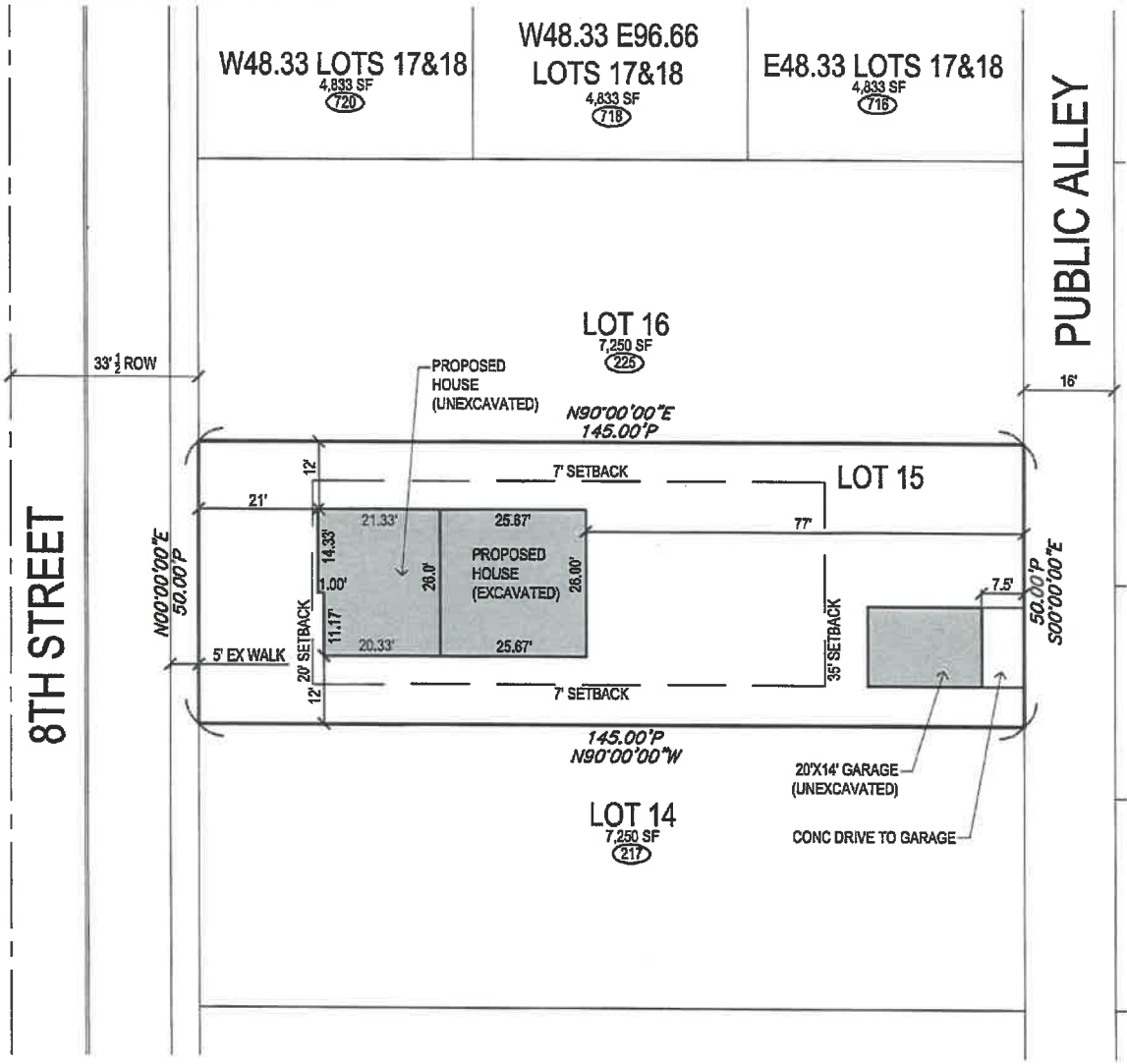
DRAWN BY: MJE

PROJECT NUMBER: 180573

SHEET NUMBER: C0.1

# HABITAT FOR HUMANITY

## HOUSE SITE PLAN




### PROPERTY DESCRIPTION:

LOT 15 BLOCK 6 OF VALLEY JUNCTION, AN OFFICIAL PLAT OF THE CITY OF WEST DES MOINES, POLK COUNTY IOWA. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 0.166 ACRES (7,250 SQUARE FEET) MORE OR LESS.

### ADDRESS:

221 8TH STREET
WEST DES MOINES, IOWA
50265

### OWNER:

CITY OF WEST DES MOINES
PO BOX 65320
WEST DES MOINES, IOWA
50265-0320

### PREPARED FOR:

HABITAT FOR HUMANITY
ATTN: JASON EKSTROM
2200 EAST EUCLID AVE
DES MOINES, IOWA
50317

### ZONING:

SF-VJ SINGLE-FAMILY VALLEY JUNCTION RESIDENTIAL
BULK REGULATIONS
SETBACKS

| | |
|---|---|
| FRONT | = 20' |
| REAR | = 35' |
| SIDE | = 7' EA |
| OVERHANGS | = 5' PROPERTY |
| ACCESSORY BUILDINGS | = 5' (INCL OVERHANG) |

GRAPHIC SCALE
20 0 10 20

### LEGEND:

P PLATTED DISTANCE
ROW RIGHT OF WAY


Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3625
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1999


1110 CRAFTSMAN (EVEV B) REV.
WEST DES MOINES, IOWA

HOUSE SITE PLAN

REFERENCE NUMBER:

DRAWN BY: MJE

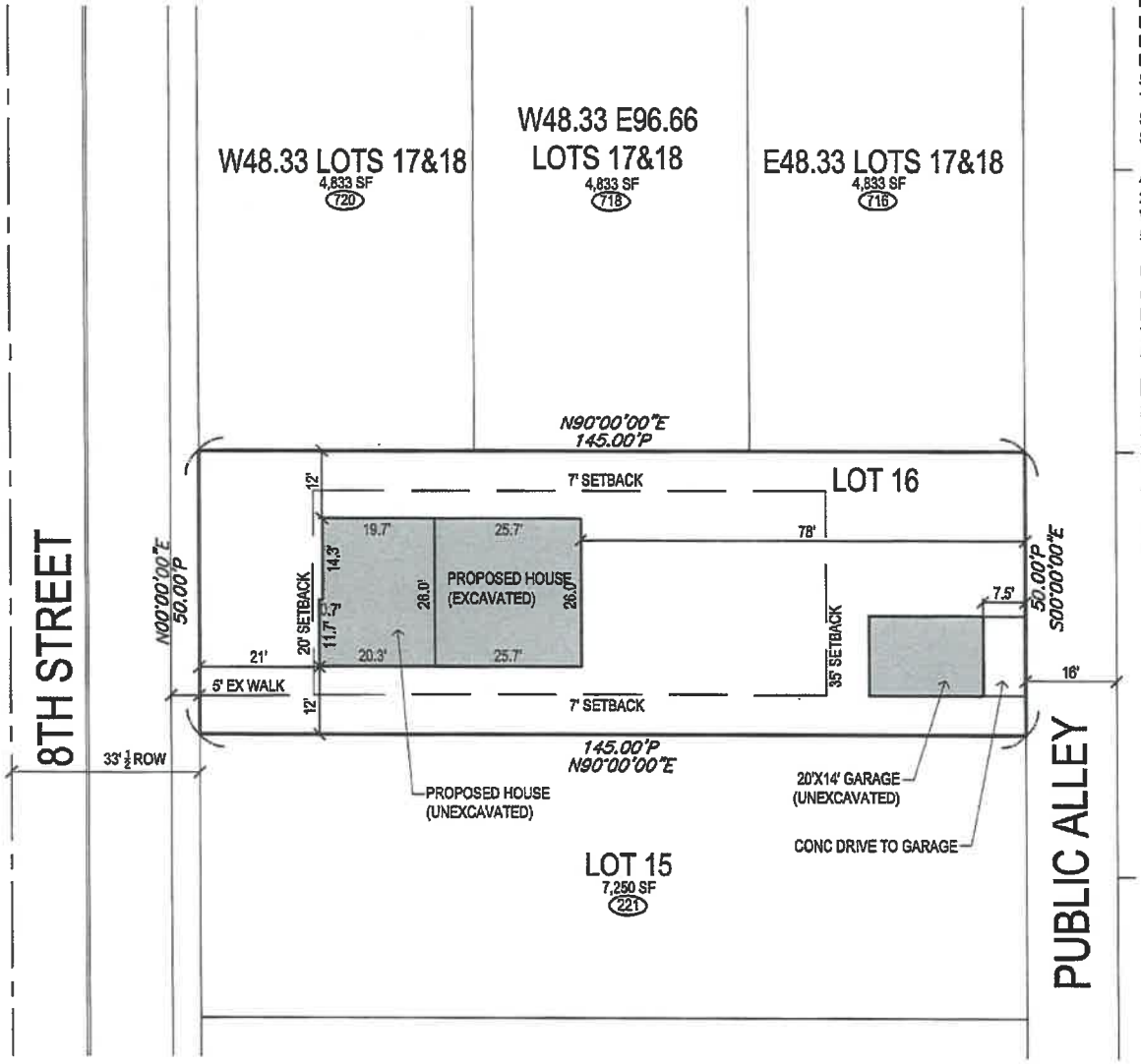
PROJECT NUMBER: 180573

SHEET NUMBER: C0.1

* GARAGE OPTION

# HABITAT FOR HUMANITY

## HOUSE SITE PLAN




### PROPERTY DESCRIPTION:

LOT 16 BLOCK 8 OF VALLEY JUNCTION, AN OFFICIAL PLAT OF THE CITY OF WEST DES MOINES, POLK COUNTY IOWA.
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 0.166 ACRES (7,250 SQUARE FEET) MORE OR LESS.

### ADDRESS:

225 8TH STREET
WEST DES MOINES, IOWA
50265

### OWNER:

CITY OF WEST DES MOINES
PO BOX 65320
WEST DES MOINES, IOWA
50265-0320

### PREPARED FOR:

HABITAT FOR HUMANITY
ATTN: JASON EKSTROM
2200 EAST EUCLID AVE
DES MOINES, IOWA
50317

### ZONING:

SF-VJ SINGLE-FAMILY VALLEY JUNCTION RESIDENTIAL
BULK REGULATIONS
SETBACKS

| | |
|---|---|
| FRONT | = 20' |
| REAR | = 35' |
| SIDE | = 7' EA |
| OVERHANGS | = 5' PROPERTY |
| ACCESSORY BUILDINGS | = 5' (INCL OVERHANG) |

GRAPHIC SCALE
20 0 10 20

### LEGEND:

P PLATTED DISTANCE
ROW RIGHT OF WAY


Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959


1110 HEARTLAND REVERSED
WEST DES MOINES, IOWA
HOUSE LAYOUT

REFERENCE NUMBER:

DRAWN BY: MJE

PROJECT NUMBER: 180574

SHEET NUMBER: C0.1

* GARAGE OPTION

# 2018 New Construction House Standards

GENERAL

- Three bedroom Ranch and Split-Level homes will have one full bathroom on the main level. Ranch and split level homes will also have a full bathroom rough-in in the basement.
- Ranch and Split-Level homes with four or more bedroom homes will have a finished bathroom in the basement.
- Two-Story homes will have 1 ½ bathrooms with a full bathroom rough-in in the basement.
- No garages are built unless required by municipal code.
- All homes to have at least one egress window in the basement. Additional egress windows are added in basement as determined by the need for bedrooms.

FAMILY SELECTION OPTIONS

- Exterior Siding Colors (as applies for each plan)
- Lighting Fixtures
- Countertop color
- Flooring options – from flooring plans (3 options for each plan)
- Window blind color
- Interior wall color
- Optional appliances – washer and dryer

FOUNDATION

- 8" concrete foundation walls with 2" Dow Foam on exterior of wall over damp-proofing
- Basement floor to be 4" thick concrete with 2" Dow Foam on underside of floor over granular base

FRAMING/WINDOWS/DOORS

- Exterior wall construction will be 2x6 framing at 24" o.c., interior wall construction will be 2x4 framing at 16" o.c., roof construction to be roof trusses at 24" o.c. Exterior wall sheathing to be 1/2" OSB w/ 2" Dow Foam
- White vinyl windows, Energy Star qualified w/ .32 U-factor or less and NFRC stickers
- 3'-0" x 6'-8" Steel Exterior Door – deadbolt and entry locks to be provided on each exterior door. One key should fit all locks. All exterior doors to receive a peephole.
- Each house is to receive a storm door on the front and side doors.
- Each house will receive a mailbox and black house numbers.

ROOFING/SIDING

- Pre-finished or primed wood composite siding, soffit and fascia materials.
- Roofing – 30 year architectural shingles (weatherwood color), 30 lb. felt, drip edge, ridge vent material
- Gutters and downspouts – white

ROOFING/SIDING (continued)

- Exterior wall insulation is fiberglass batts
- Insulation – Attic – blown-in cellulose to R-49

TRADES

- Mechanical – Mechanical system to be constructed to Energy Star standards and to 2012 IECC code. Current system installed includes 95 cfm HRV, 1.5 ton Air source heat pump, Air handler with heat coil, and clock programmable thermostat.
- Plumbing – Sewer and water connections, underfloor plumbing in basement (to include full bathroom rough in), passive radon venting system, pex manifold system for water distribution, bathroom fixtures, kitchen fixtures, 40 gallon electric water heater, laundry hook ups in basement, exterior hose bib

- Electrical – 200 Amp main service panel and power to house, smoke detector and carbon monoxide detectors throughout house, receptacle in attic adjacent to passive radon system, door bells, interior and exterior lighting, power to necessary mechanical equipment and appliances

INTERIOR FINISHES

- Drywall Material – Drywall (all drywall 1/2" Rigid or Ceiling Board)
- Drywall Contractor –Walls (orange peel) and ceiling to receive a knock-down texture
- Interior Paint - wall color is family selected color through house, ceiling and interior trim color is white
- Cabinets and Vanities are oak
- Countertops – plastic laminate countertop for kitchens and vanities (family selects color)
- Interior doors are pre-hung 2 panel primed doors (painted white)
- Clay coat primed interior baseboard, casement trim, and base shoe (painted white)
- Door knobs are brushed nickel. Privacy locks provided on master bedroom and bathrooms, all other rooms receive passage sets
- Flooring is determined by family selection. Materials used include laminate flooring, carpet and vinyl. Vinyl is always installed in bathrooms. Carpet is installed in bedrooms.
- Window blinds are 1" aluminum mini blind style (family selects color)
- Appliances provided include range, Energy Star refrigerator and dishwasher – family selects option of purchasing washer and dryer

FINAL EXTERIOR WORK

- Landscaping
  - Final grading of lot by grading contractor
  - Sod material – 45 squares are provided, remainder is seeded. Installed with volunteers
  - Planting material – One 1.5" caliper tree and 20 perennials
- Flatwork Contractor – driveway, city sidewalks, service walks, shed pad.
- An 8x10 shed is provided on a 10x10 concrete shed pad. The siding and roofing color of the shed is to match the house.

## Development Team

Greater Des Moines Habitat for Humanity (GDM Habitat) has been building and rehabilitating homes in the Des Moines area for over 31 years. The affiliate completed its first project in 1987 and will have built or renovated over 347 single-family homes by the end of calendar year 2018. Through volunteer labor and donations of money and materials, GDM Habitat builds and rehabilitates simple, decent houses in conjunction with our homebuyer families. Habitat homeowners invest hundreds of hours of their own labor (sweat equity) into building their own Habitat house and other Habitat house, along with the completion of 24 hours of pre-purchase education. The houses are sold to partner families and financed with affordable loans.

GDM Habitat serves as a full spectrum developer for its homebuyer families. The organization secures real estate, provides floor plans and complete construction drawings, and secures site plans and all associated construction permits. The affiliate also functions as the general contractor, securing sub-contractors as required (for tasks unsuited for volunteer labor and trade functions that require certified labor for code compliance), procuring materials, coordinating volunteer labor, and providing supervision of and instruction to construction volunteers.

| Name | Affiliation | Telephone |
|---|---|---|
| Lance Henning | Executive Director | 515-471-8686 x 101 |
| Donna Walter | Mortgage Accountant | 515-471-8686 x 105 |
| **Jason Ekstrom | Land Development Manager | 515-471-8686 x 109 |
| Kevin Jansma | Sr. Director of Programs (Interim Dir. of Construction) | 515-471-8686 x 128 |
| Amber Peterson | Director of Family Services | 515-471-8686 x 110 |

*Address for all project team members: 2200 E Euclid Ave, Des Moines, IA 50317
**Main Project Contact

Lance Henning, Executive Director, has more than 17 years of leadership experience with Habitat for Humanity, serving as Executive Director for an affiliate in the Kansas City area for five years before taking the helm of GDM Habitat in 2003.

Donna Walter, Mortgage Accountant, is a CPA and has worked professionally in accounting for more than 20 years, most recently as Corporate Controller for Pioneer Hi-Bred International, Inc. Donna has overseen finances and grant administration for GDM Habitat and is a Certified Housing Development Professional.

Jason Ekstrom has worked with GDM Habitat for 11 years, first as a Construction Manager and transitioning to the Land Development Manager. He is a Certified Housing Development Finance Professional, and handles all land-related issues for the affiliate.

Kevin Jansma, Sr. Director of Programs, has supervised the GDM Habitat construction team for six years, and is currently serving as the Interim Director of Construction. The construction staff includes 10 full-time members with more than 100 years of collective construction and housing experience.

Amber Peterson, Director of Family Services, has worked with GDM Habitat for 11 years, and supervises five full-time staff. She is trained in financial and homebuyer counseling, homebuyer education, and mortgage origination.

## Project Experience

### Birdland Pocket Neighborhood, Des Moines

Beginning in 2017, GDM Habitat started investing in the Birdland Area, which was devastated by flooding in 1993 and 2008. Prior to the floods there were 270 homes in the area, after only 54 remained. Habitat's efforts have included a ten home blitz build on Watson Avenue (detailed below) and the creation of a one-of-a-kind pocket neighborhood. The pocket neighborhood will consist of 23 single-family homes with a focus on connectivity and walkability. This unique and innovative neighborhood design contains a clustered group of neighboring houses that face towards a shared open space and trail. The Birdland Pocket Neighborhood development is an example of a successful partnership between Habitat, a local government, and the neighborhood. Five of the homes are currently completed with the remainder planned to be completed and sold in late 2018 and early 2019.

### Watson Avenue, Des Moines

In June of 2017, GDM Habitat completed a multi-home build on Watson Avenue that consisted of 10 two-story, slab on grade, new construction homes. All homes were sold in 2017 to qualified families. The homes were 1497 square feet or larger consisting of three to five bedrooms and two bathrooms. The project was completed on schedule and on budget.

### East 17th Street, Des Moines

In 2015, GDM Habitat constructed four homes on the eastside of Des Moines. All of the homes were sold in 2015 and all of the owners remain in their homes. All of the homes were a split level plan, 1110 square feet, with alternating facades and exterior color packages. The project was completed on schedule and on budget.

# NOTICE OF PUBLIC HEARING

The West Des Moines City Council will hold a public hearing at 5:35 p.m. on May 6, 2019, at the West Des Moines City Hall Council Chambers, 4200 Mills Civic Parkway, West Des Moines, Iowa to consider the sale and conveyance to the Greater Des Moines Habitat for Humanity of property located at 221 8th Street and 225 8th Street, legally described as:

> LOT 15 AND 16 IN BLOCK 8 OF VALLEY JUNCTION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

Any interested person may appear at the hearing and be heard regarding the proposed sale and conveyance of the properties. A detailed location map showing the property may be obtained at the West Des Moines City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa.

CITY OF WEST DES MOINES, IOWA
Ryan Jacobson, City Clerk

EXHIBT IV

**Prepared by/return to: Christine Gordon, Housing Planner, 4200 Mills Civic Parkway, PO Box 65320, West Des Moines, IA 50265 (515) 273-0640**

**RESOLUTION SELLING AND CONVEYING CITY-OWNED PROPERTY TO DES MOINES HABITAT FOR HUMANITY (LOTS 15 AND 16, BLOCK 8 OF VALLEY JUNCTION, POLK COUNTY, IOWA)**

**WHEREAS**, the City of West Des Moines, Iowa, owns property legally described as follows:

221 and 225 8th Street (Lots 15 and 16, Block 8 of Valley Junction)

**WHEREAS**, the City has a desire to have a single-family residence built on each of the lots; and to benefit the public and to release the City of the responsibility of maintenance and supervision, the City proposes to sell the Subject Property for two thousand ($2,000.00 or $1,000.00 per lot) dollars and other valuable consideration under authority of Chapter 364.7, Code of Iowa (2019); and

**WHEREAS**, Greater Des Moines Habitat for Humanity is a 501(c)(3) organization located in Des Moines which helps low-income families fulfill the American dream; and

**WHEREAS**, the City has developed a Request for Proposal and Greater Des Moines Habitat for Humanity responded with a valid proposal to build a single-family house on each lot; and

**WHEREAS**, notice of the intention to sell has been given and published in accordance with Chapter 362.3, Code of Iowa (2019).

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL** of the City of West Des Moines, Iowa, the City hereby sells the Subject Property to Des Moines Habitat for Humanity; and

**BE IT FURTHER RESOLVED** that the Mayor is hereby directed and authorized to execute and sign any documents and instruments necessary to complete the sale of the Subject Property to Des Moines Habitat for Humanity.

**PASSED AND ADOPTED** this 6th day of May, 2019.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

EXHIBIT V

**Prepared by:** Richard J. Scieszinski, City Attorney, PO Box 65320, West Des Moines, IA 50265-0320 (515) 222-3614
**Return to:** Greater Des Moines Habitat for Humanity, Inc., POB 716, Des Moines, Iowa 50303-0716 (515) 471-8686

**SPACE ABOVE THIS LINE FOR RECORDER**

**QUIT CLAIM DEED**

For the consideration of One Dollar(s) and other valuable consideration, **City of West Des Moines**, a municipal corporation organized under the laws of the State of Iowa ("Grantor") does hereby Quit Claim to **Greater Des Moines Habitat for Humanity, Inc.**, an Iowa non-profit corporation ("Grantee"), all its right, title, interest, estate, claim and demand in the following described real estate in **Polk** County, Iowa:

Lot 15 and 16 in Block 8 in VALLEY JUNCTION, an Official Plat, now included in and forming a part of the City of West Des Moines, Polk County, Iowa.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this _____ day of _____, 2019.

CITY OF WEST DES MOINES
an Iowa municipal corporation

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

STATE OF IOWA )
) SS
COUNTY OF POLK )

On this _____ day of _____, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Steven K. Gaer and Ryan T. Jacobson, to me known to be the Mayor and City Clerk, respectively, of the City of West Des Moines, Iowa; that the record was signed on behalf of the City, by authority of its City Council as contained in Resolution _____ passed on the _____ day of _____, 2019, by the City Council of the City of West Des Moines, Iowa, and that the Mayor and City Clerk acknowledged the execution of the record to be their voluntary act and deed and the voluntary act and deed of the City, by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

This deed is exempt from transfer tax pursuant to Iowa Code Section 428A.2(6).