



Date January 9, 2023

RESOLUTION APPROVING NEIGHBORHOOD FINANCE CORPORATION'S (NFC) LENDING AREAS

WHEREAS, a central part of the Neighborhood Revitalization Program was the creation of the Neighborhood Finance Corporation (NFC) which provides the necessary housing finance programs to implement a variety of neighborhood revitalization programs; and

WHEREAS, the City originally entered into a 28E Agreement with Polk County on November 5, 1990 by Roll Call No. 90-4932, to address housing and neighborhood revitalization issues within the City of Des Moines; and

WHEREAS, the NFC provides for home improvement and home purchase loans in targeted neighborhoods; and

WHEREAS, NFC is seeking approval to update the NFC Lending Areas in the City of Des Moines.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that the attached map of eligible neighborhoods for the NFC's Neighborhood Revitalization Program is approved.

(Council Communication No. 23-011)

Moved by _____ to adopt.

Second by _____.

FORM APPROVED:

/s/ Gary D. Goudelock Jr.
Gary D. Goudelock Jr.
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

CERTIFICATE

I, LAURA BAUMGARTNER, 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

Mayor

City Clerk



Date: November 28, 2022
To: Chris Johansen and City of Des Moines City Council
From: Stephanie Murphy, NFC Executive Director
Re: Update of NFC Lending Area

Neighborhood Finance Corporation (NFC) is requesting that the City Council approve an update to the NFC Lending Area. When the NFC Lending Area was updated in 2021, a portion of the Merle Hay and Sheridan Gardens neighborhoods were not included. We would now like to include the northern part of the Merle Hay Neighborhood, and the small portion on the eastern-edge of the Sheridan Gardens Neighborhood so that the NFC Lending Area reflects the neighborhood boundaries.

I have attached the proposed new lending area map for the City of Des Moines (Attachment A). I have also attached our current map for Polk County (Attachment B) for comparison. In the Merle Hay Neighborhood the area north of Hickman (Hwy 6), and in the Sheridan Gardens Neighborhood the area east of E. 42nd over to E. 43rd Ct, are not included on the 2021 map.

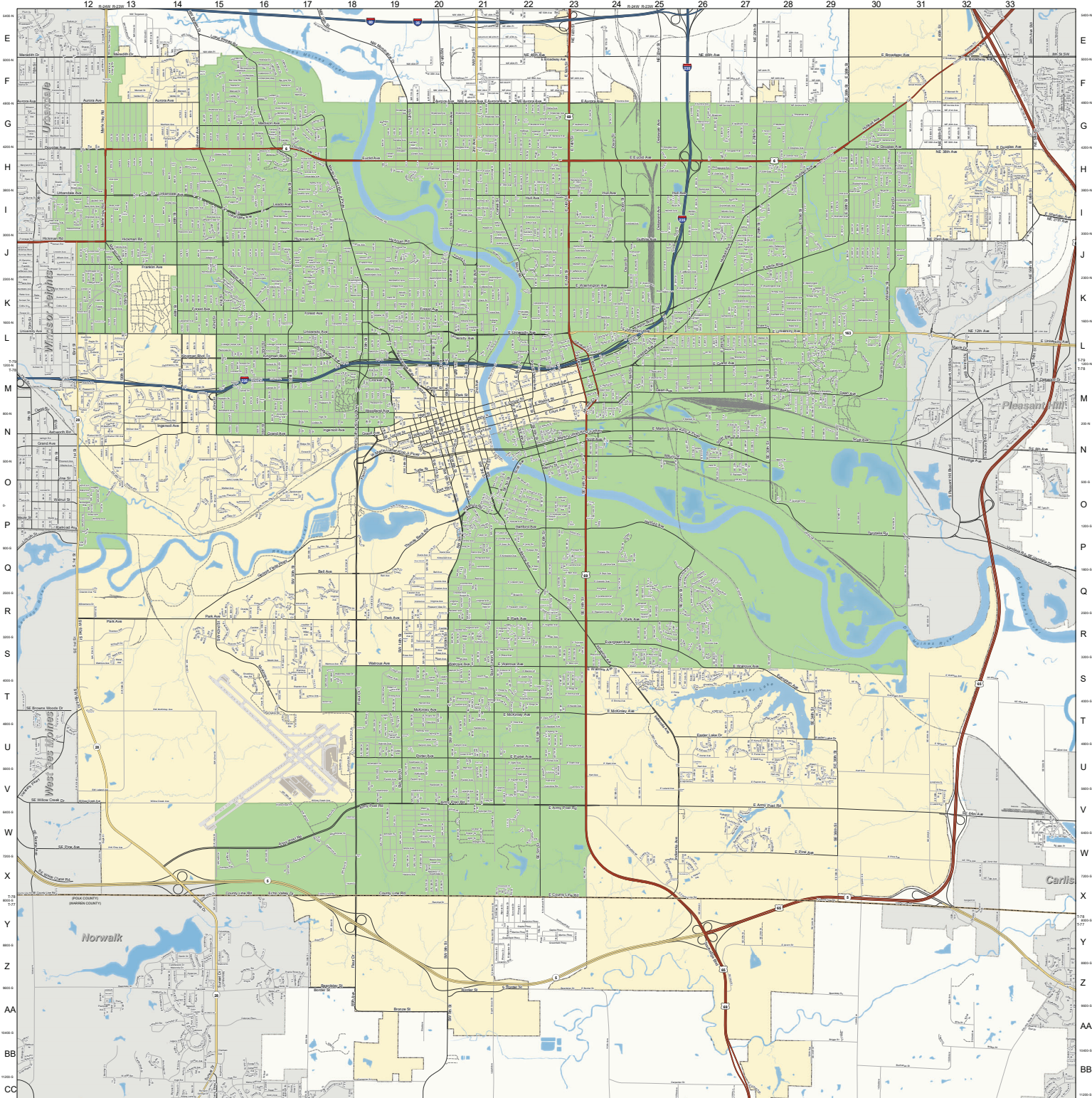
NFC is requesting that the City Council approve the Neighborhood Finance Corporation Lending Area as proposed in Attachment A. NFC will start using the new lending area as soon as we have approval from the City Council and the Polk County Supervisors. This update has already been approved by the NFC Board of Directors. Please contact me if you have any questions or concerns. I can be reached at 515-273-1372 or smurphy@neighborhoodfinance.org

Thank you very much for your consideration of our Lending Area update.

1912 Sixth Avenue
Des Moines, IA 50314
Telephone: 515-246-0010
Fax: 515-246-0112
www.neighborhoodfinance.org



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Finance Corporation
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NFC LENDING AREAS
Current As Of Date: 11/23/2022

A census tract block is the most granular of the boundaries and below 80% of the area median income (AMI). If an area is between 45.0% and 50% of households below 80% AMI and surrounded by census tracts with NFC, NFC will continue to lend there. NFC will not lend in the downtown area that is low-void.

Area No. 101, 28, 27, 21, 20	Area No. 102, 29, 28, 27, 26, 25	Area No. 103, 30, 29, 28, 27, 26, 25	Area No. 104, 31, 30, 29, 28, 27, 26, 25	Area No. 105, 32, 31, 30, 29, 28, 27, 26, 25	Area No. 106, 33, 32, 31, 30, 29, 28, 27, 26, 25
Area No. 107, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25	Area No. 108, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25	Area No. 109, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25	Area No. 110, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25	Area No. 111, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25	Area No. 112, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25
Area No. 113, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25	Area No. 114, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25	Area No. 115, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25	Area No. 116, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25	Area No. 117, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25	Area No. 118, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25
Area No. 119, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25	Area No. 120, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25	Area No. 121, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25	Area No. 122, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25	Area No. 123, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25	Area No. 124, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25

Legend:

- Interstate Hwy
- U.S. Hwy
- State Hwy
- Arterial
- Minor Arterial
- Collector
- Local
- Private Rd
- Railroad
- Streams
- Water Body
- Airport
- Des Moines Regional City
- County

DISCLAIMER:
The recipient acknowledges that the information provided in this map is approximate and may not be accurate. The City assumes no liability for its accuracy, and the recipient should consult the sources listed in the information represented.
Source: City of Des Moines Engineering, Parks and Rec.
Polk County Assessor, Warren County GIS, and Iowa DNR.

DES MOINES, IOWA
INCORPORATED IN 1851
POPULATION 2010: 204,181
LATITUDE: 41.5832
LONGITUDE: W 93°37'00"

CITY DATUM: 86.00 - 773.06 (NAVD 88)
(BASED NATIONAL VERTICAL DATUM 88)
THE JUNCTION OF THE DES MOINES & SACAGAWHA RIVERS

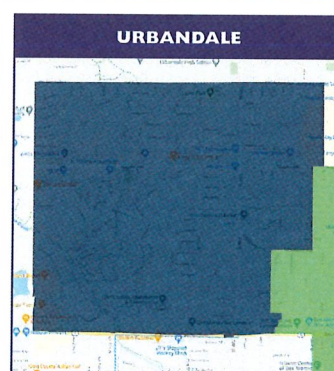
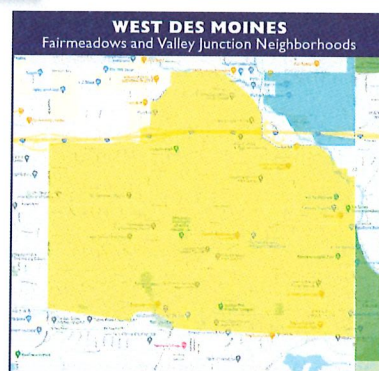
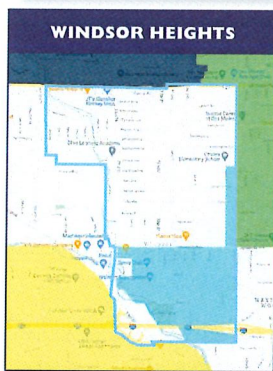
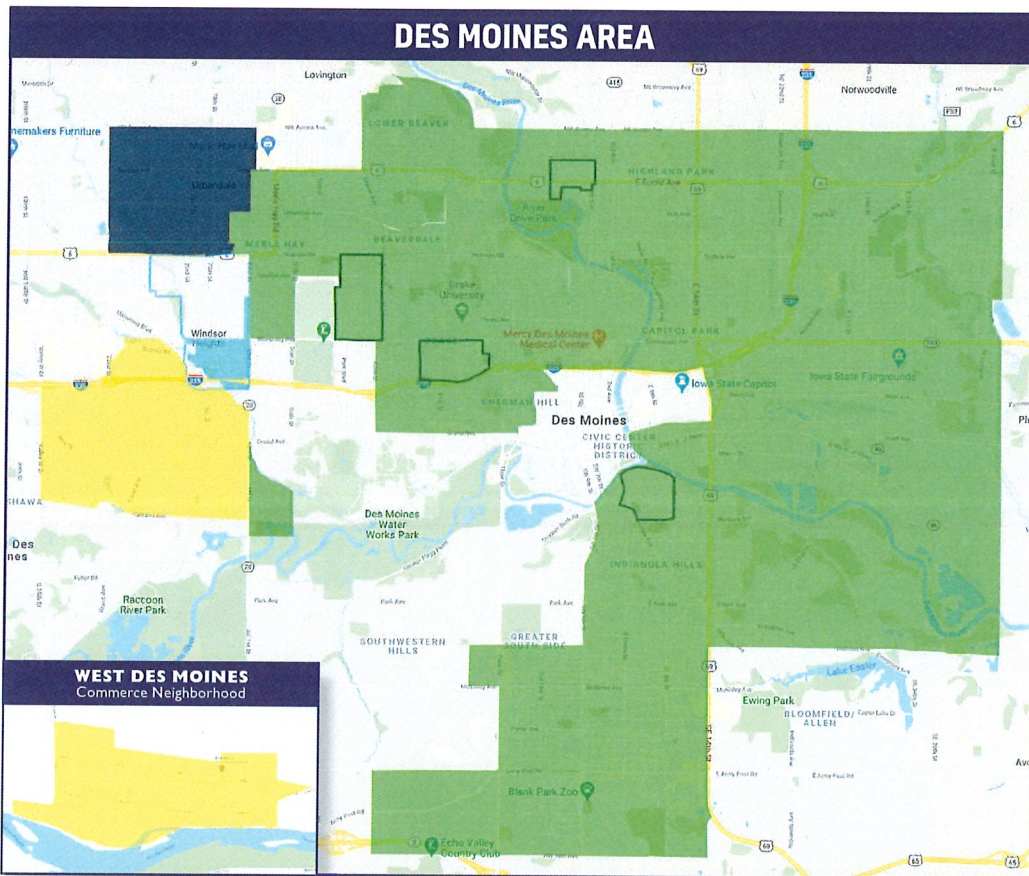
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2021 NFC LENDING MAP

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Phone: 515-246-0010
 Fax: 515-246-0112



The NFC Mission: Neighborhood Finance Corporation (NFC) provides unique lending programs and other services to facilitate targeted neighborhood revitalization in Polk County and Cedar Rapids, Iowa, through partnerships with residents, governments, and community based organizations, financial institutions, and the business community.

The neighborhoods and lending boundaries are intended to match the lending areas as approved by local governments. Please contact NFC to confirm specific property eligibility or visit neighborhoodfinance.org/des-moines-map/ to view our interactive map.

Visit
NeighborhoodFinance.org
 for more information



NMLS #8943

