

**OFFICE OF THE CITY MANAGER  
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-277  
JULY 1, 1996 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
SALE OF EXCESS PROPERTY AT 1139 13TH STREET TO COMMUNITY HOUSING DEVELOPMENT CORP.	◆ RESOLUTION ORDINANCE RECEIVE/FILE	SCOTT A. STRICKER ECONOMIC DEVELOPMENT ADMINISTRATOR

**SYNOPSIS —**

On the July 1, 1996, agenda is a roll call to open and close a public hearing on the sale of a vacant parcel located at 1139 13th Street as excess City property and to authorize a special warranty deed to convey this property to the Community Housing Development Corporation for the construction of a single-family house.

**FISCAL IMPACT —**

The \$800 sales proceeds will be deposited into the CDBG General Revenue Account.

**RECOMMENDATION —**

**Approval of the property sale as detailed in the roll call.**

**BACKGROUND —**

The City of Des Moines acquired property located at 1139 13th Street sometime in the early 1970s as part of the Grass Roots Urban Renewal Program for residential redevelopment which was funded by the CDBG Program and its predecessors. This land was not developed, and the Grass Roots Urban Renewal Program expired in 1991. In February 1996, the City Council established general procedures for the sale of certain designated properties, including these parcels. These procedures were further amended by Roll Call No. 96-2230 adopted on June 17, 1996.

The Community Housing Development Corporation submitted a proposal to the City for the purchase of the vacant 13th Street parcel for \$800 to construct a single-family house. The house will be about 1,240 square feet with four bedrooms. The house will cost \$97,500 to construct.

The construction of the single-family house will be financed through the HOME Flood Replacement Program and other grant funds such as IFA. The good faith deposit of \$200 will be retained by the City until construction is completed in accordance with the design plans included with the proposal. Construction is expected to start in late summer 1996.

On June 3, 1996, the New Vision in Focus Neighborhood Family Estate Neighborhood Group reviewed the proposal and recommended in favor of the development which is located within their neighborhood boundaries.