



MHGB
Communication
Office of the City Manager

Date

March 20, 2006

Agenda Item No. MHGB8
Roll Call No. 06-
Communication No. 06-151
Submitted by: Chris Johansen, Housing
Services Director

AGENDA HEADING:

Approval of Conveyance of 1331 5th Avenue to Community Housing Development Corporation.

SYNOPSIS:

Recommend approval to sell Des Moines Municipal Housing Agency disposition property to Community Housing Development Corporation.

FISCAL IMPACT:

Amount: \$68,250.00 and a (5) year restrictive covenant of affordability.

Funding Source: The proceeds from the sale will be used accordingly:

Affordable Housing Endowment Fund (75%)

Physical Improvements to existing Manors (25%)

ADDITIONAL INFORMATION:

The Housing Services Department received approval for its application to dispose of 394 Public Housing units at Fair Market Value, via a public bid on August 19, 2003. Where there is a commensurate public benefit, according to federal regulations, sales can be negotiated with a specific buyer.

Community Housing Development Corporation, an Iowa nonprofit corporation has a long history of providing affordable housing in the City of Des Moines, of meeting the requirements of federally funded housing programs and has the ability to meet the requirements of DMMHA's disposition plan. Community Housing Development Corporation intends to use this property for their Affordable Homeownership Program for a household below 80% of HUD median income guidelines.

DMMHA has received HUD approval for this Negotiated sale.

PREVIOUS COUNCIL ACTION(S):

Date: November 4, 2002

Roll Call Number: 02-2579

Action: Approving disposition application of 394 Public Housing Units for submittal to the U.S. Department of Housing and Urban Development. (Council Communication No. 02-559). Moved by Vlassis to approve. Motion Carried 5-3. Absent: Daniels, McPherson and Clark.

BOARD/COMMISSION ACTION(S): NONE

Date:

Roll Call Number:

Action:

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE