



MHGB
Communication
Office of the City Manager

Date October 23, 2006

Agenda Item No. MHGB2
Roll Call No. 06-
Communication No. 06-677
Submitted by: Chris Johansen, Housing Services Director

AGENDA HEADING:

Disposition Sale of 5208-5210 S.E. 6th Street, 5214-5216 S.E. 6th Street, 4901-4903 Meredith Drive, 4608-4610 49th Street, 4614-4616 49th Street, 4611-4613 49th Street, 4621-4623 49th Street, 4620-4622 49th Street, 4626-4628 49th Street, 4900-4902 N.W. 47th Avenue to Community Housing Initiatives, Inc.

SYNOPSIS:

Recommend approval to sell Des Moines Municipal Housing Agency disposition properties to Community Housing Initiatives, Inc.

FISCAL IMPACT:

Amount: \$838,350 from the sale and a five (5) year restrictive covenant of affordability.

Funding Source: Proceeds to be used in the following manner:

- 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 Initiatives, Inc. (CHI), an Iowa corporation has a long history of providing affordable housing in the state of Iowa, of meeting the requirements of federally funded housing programs and has the ability to meet the requirements of DMMHA's disposition plan. CHI, intends to use this property for housing opportunities for households below 80% of HUD median income guidelines.

DMMHA has received HUD approval for this negotiated sale.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Date: October 6, 2003

Roll Call Number: 03-2267

Action: Authorizing implementation and approving procedures, notification and form of documents for disposition of scattered site units. (Council Communication No. 03-499). Moved by Vlassis to adopt. Motion Carried 5-3.

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.

Date: March 4, 2002

Roll Call Number: 02-531

Action: Hearing and adoption of proposed Municipal Housing Agency Annual Budget for the fiscal year ending June 30, 2003. Moved by Hensley to adopt, and as more specifically set out in the attached detailed motion. Motion Carried 5-1-2. Nays: Brooks. Absent: Cownie and Clark.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE