



**MHGB**  
**Communication**  
Office of the City Manager

Date

October 23, 2006

Agenda Item No. MHGB3  
Roll Call No. 06-  
Communication No. 06-678  
Submitted by: Chris M. Johansen, Housing  
Services Director

**AGENDA HEADING:**

Authorizing the Des Moines Municipal Housing Agency (DMMHA) to negotiate with Highland Park Preservation, LLLP for the sale of 3701/3703 E 9<sup>th</sup> Street, 3709/3711 E 9<sup>th</sup> Street, 3717/3719 E 9<sup>th</sup> Street, 3725/3727 E 9<sup>th</sup> Street, 901/903 E Douglas Avenue, 909/911 E Douglas Avenue, 1170/1172 9<sup>th</sup> Street and 1176/1178 9<sup>th</sup> Street.

**SYNOPSIS:**

Recommend approval for the Des Moines Municipal Housing Agency to negotiate with Highland Park Preservation, LLLP for the disposition sales of the following:

- 3701/3703 E 9<sup>th</sup> Street
- 3709/3711 E 9<sup>th</sup> Street
- 3717/3719 E 9<sup>th</sup> Street
- 3725/3727 E 9<sup>th</sup> Street
- 901/903 E Douglas Avenue
- 909/911 E Douglas Avenue
- 1170/1172 9<sup>th</sup> Street
- 1176/1178 9<sup>th</sup> Street

After the properties are acquired and fully rehabbed, Highland Park Preservation, LLLP intends to use the duplexes for affordable rental units for income-limited senior and special needs housing, including support services.

**FISCAL IMPACT:**

Amount: Total sale price is \$600,000 (amount represents 75% of FMV).

Funding Source: Fiscal Year 2006-07 Operating Budget, Des Moines Public Housing Agency Fund, Housing Services-Maintenance, SP350 HSG070000, page 225.

Revenue derived from the sale of these properties will be allocated accordingly:

- 75% - Affordable Housing Endowment Fund
- 25% - Physical Improvements to existing Manors

**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.

For several years, Highland Park Preservation, LLLP and John Lewis Community Services (Developer) have provided affordable housing in Iowa while meeting the requirements of federally funded housing programs. They have the ability to meet the requirements of DMMHA's disposition plan.

After the properties are acquired and fully rehabbed, Highland Park Preservation, LLLP intends to use the duplexes for affordable rental units for income-limited senior and special needs housing, including support services.

**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. City Manager to provide Board with an implementation plan and timeline. 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**