



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

Date

October 23, 2006

Agenda Item No. **MHGB4**  
Roll Call No. **06-**  
Communication No. **06-680**  
Submitted by: **Chris M. Johansen, Housing Services Director**

**AGENDA HEADING:**

Authorizing the Des Moines Municipal Housing Agency (DMMHA) to negotiate with Community Homes, L.P. for the disposition sales of 5301 and 5307 SW 9<sup>th</sup> St., 1218-1220, 1219-1221, 1225-1227, 1231-1233, 1237-1239 and 1236-1238 Highview Drive, 4225-4227 and 4231-4233 Hull Avenue, 2419-2421 and 2425-2427 E. 36<sup>th</sup> Ct., 4125-4127, 4137-4139, and 4141-4143 Dubuque Avenue, 4209-4211 Ovid Avenue, 1108-1110 and 1114-1116 SE McKinley Avenue, 6211-6213 and 6215-6217 SW 14<sup>th</sup> St.

**SYNOPSIS:**

Recommend approval for the Des Moines Municipal Housing Agency to negotiate with Community Homes, L.P. for the disposition sales of 5301 and 5307 9<sup>th</sup> SW 9<sup>th</sup> St., 1218-1220, 1219-1221, 1225-1227, 1231-1233, 1237-1239 and 1236-1238 Highview Drive, 4225-4227 and 4231-4233 Hull Avenue, 2419-2421 and 2425-2427 E. 36<sup>th</sup> Ct., 4125-4127, 4137-4139, and 4141-4143 Dubuque Avenue, 4209-4211 Ovid Avenue, 1108-1110 and 1114-1116 SE McKinley Avenue, 6211-6213 and 6215-6217 SW 14<sup>th</sup> St. To be used for affordable rental units following rehabilitation.

**FISCAL IMPACT:**

Amount: Total sale price for these 44 units is \$1,556,250.

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 benefits, according to federal regulations, sales can be negotiated with a specific buyer.

Community Homes, L.P. has a long history of providing affordable housing in Iowa; therefore meeting the requirements of federally funded housing programs and has the ability to meet the requirements of DMMHA's disposition plan. Community Homes, L.P. intends to use these properties for affordable

rental units for households below 80% of HUD median income guidelines, after the properties are acquired and fully rehabbed.

**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**