



MHGB
Communication
Office of the City Manager

Date

November 20, 2006

Agenda Item No. MHGB3
Roll Call No. 06-
Communication No. 06-737
Submitted by: Chris Johansen, Housing
Services Director

AGENDA HEADING:

Authorize Disposition Sale to Anawim Housing of 2300/2302 SE 17th Court, 2301/2303 SE 17th Court, 2306/2308 SE 17th Court, 2307/2309 SE 17th Court, 2313/2315 SE 17th Court, 2300/2302 SE 18th Street, 2301/2303 SE 18th Street, 2306/2308 SE 18th Street, 2307/2309 SE 18th Street, 2312/2314 SE 18th Street, 1700/1702 SE Kirkwood Avenue, 1701/1703 SE Kirkwood Avenue, 1706/1708 SE Kirkwood Avenue, 1707/1709 SE Kirkwood Avenue, 1712/1714 SE Kirkwood Avenue, 1713/1715 SE Kirkwood Avenue, 1719/1721 SE Kirkwood Avenue, 1725/1727 SE Kirkwood Avenue, 1733/1735 SE Kirkwood Avenue, 1801/1803 SE Kirkwood Avenue, 1913/1915 SE King Avenue, 1919/1921 SE King Avenue, 2810/2812 SE 20th Street, 2820/2822 SE 20th Street, 2611/2613 SE 18th Court, 2615/2617 SE 18th Court, 2619/2621 SE 18th Court, 1504/1506 SE Glenwood Drive, 1631/1633 SE Glenwood Drive, 1637/1639 SE Glenwood Drive, 1508/1510 SE Pleasantview Drive, 1512/1514 SE Pleasantview Drive, and 1600/1602 SE Bell Avenue.

SYNOPSIS:

Recommend approval to sell Des Moines Municipal Housing Agency (DMMHA) disposition properties (66 units) to Anawim Housing:

- 2300/2302 SE 17th Court
- 2301/2303 SE 17th Court
- 2306/2308 SE 17th Court
- 2307/2309 SE 17th Court
- 2313/2315 SE 17th Court
- 2300/2302 SE 18th Street
- 2301/2303 SE 18th Street
- 2306/2308 SE 18th Street
- 2307/2309 SE 18th Street
- 2312/2314 SE 18th Street
- 1700/1702 SE Kirkwood Avenue
- 1701/1703 SE Kirkwood Avenue
- 1706/1708 SE Kirkwood Avenue
- 1707/1709 SE Kirkwood Avenue
- 1712/1714 SE Kirkwood Avenue
- 1713/1715 SE Kirkwood Avenue
- 1719/1721 SE Kirkwood Avenue
- 1725/1727 SE Kirkwood Avenue
- 1733/1735 SE Kirkwood Avenue
- 1801/1803 SE Kirkwood Avenue
- 1913/1915 SE King Avenue
- 1919/1921 SE King Avenue

- 2810/2812 SE 20th Street
- 2820/2822 SE 20th Street
- 2611/2613 SE 18th Court
- 2615/2617 SE 18th Court
- 2619/2621 SE 18th Court
- 1504/1506 SE Glenwood Drive
- 1631/1633 SE Glenwood Drive
- 1637/1639 SE Glenwood Drive
- 1508/1510 SE Pleasantview Drive
- 1512/1514 SE Pleasantview Drive
- 1600/1602 SE Bell Avenue.

FISCAL IMPACT:

Amount: \$2,465,250 and a (5) year restrictive covenant of affordability.

Funding Source: 2006/07 Operating Budget, Housing Services, Maintenance, SP350 HSG070000, pg. 225.

The proceeds from the sale will be used accordingly:

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

ADDITIONAL INFORMATION:

On August 19, 2003, the Housing Services Department received approval for its application to dispose of 394 Public Housing units at fair market value via a public bid. According to federal regulations, sales can be negotiated with a specific buyer when there is a commensurate public benefit.

For many years, Anawim Housing, an Iowa not-for-profit corporation, has provided affordable housing in the City of Des Moines while meeting the requirements of federally funded housing programs. It has the ability to meet the requirements of DMMHA’s disposition plan. Anawim Housing intends to use these properties for affordable housing for households below 80% of U.S. Department of Housing and Urban Development (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 (Municipal Housing Governing Board)

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 (Municipal Housing Governing Board)

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 (Municipal Housing Governing Board)

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