



MHGB
Communication
Office of the City Manager

Date	January 22, 2007
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Agenda Item No.	MHGB2A
Roll Call No.	07-
Communication No.	07-039
Submitted by:	Chris Johansen, Housing Services Director

AGENDA HEADING:

Disposition Sale of 3716 Indianola Road to Community Housing Initiatives, Inc.

SYNOPSIS:

Recommend approval to sell Des Moines Municipal Housing Agency (DMMHA) disposition property to Community Housing Initiatives, Inc (Doug LaBounty, Executive Director, 14 West 21st Street, Spencer, Iowa 51301).

FISCAL IMPACT:

Amount: \$225,000 (sale proceeds) and a five year restrictive covenant of affordability.

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

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 of its application to dispose of 394 public housing units at fair market value via public bid. According to federal regulations, sales can be negotiated with a specific buyer when there is a commensurate public benefit.

Community Housing Initiatives, Inc. has a long history of providing affordable housing in Iowa and meeting the requirements of federally funded housing programs. It has the ability to meet the requirements of DMMHA's disposition plan. Community Housing Initiatives, Inc. intends to use this property for affordable housing for households with incomes 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. 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