



Council Communication

Office of the City Manager

Date	February 26, 2007
Agenda Item No.	52
Roll Call No.	<u>07-</u>
Communication No.	<u>07-105</u>
Submitted by: Larry Hulse, Community Development Director	

AGENDA HEADING:

Hearing for the conveyance of City-owned Property at 1417 12th Street, acquired by Tax Deed, to Greater Des Moines Habitat for Humanity for \$800.

RECOMMENDATION:

Recommend approval to convey City-owned vacant lot at 1417 12th Street to Greater Des Moines Habitat for Humanity (Lance Henning, Executive Director, 2341 Second Avenue, P.O. Box 716, Des Moines, IA 50303-0716) for the development of affordable housing.

FISCAL IMPACT:

Amount: \$800 (Revenue)

Funding Source: The \$800 purchase price of the lot reflects the costs the City has incurred to obtain the lot through the Tax Certificate process. The revenue will be returned to appropriate accounts to cover the costs (CDBG, HOME, Legal).

ADDITIONAL INFORMATION:

During the 2005 Legislative session, Iowa Code §446.19A was amended to allow cities to acquire tax sale certificates for vacant residential lots for the purpose of encouraging housing development. On May 9, 2005, by Roll Call 05-1137, the City Council approved a process to obtain vacant residential lot tax sale certificates from the Polk County Treasurer.

By three separate Council actions, the City requested the tax sale certificates for twenty-one vacant lots from the 2005 Polk County Tax Sale. The conveyance of 1417 12th Street, which is located in the King Irving Neighborhood, is the last action related to the twenty-one tax certificates that the City acquired from the 2005 Tax Sale. Upon completion of this conveyance, nine of the twenty-one vacant lots will have been deeded to a housing developer for the development of a single family home. The remaining twelve tax sale lots were redeemed by the owner or another party with a redemption interest in the property, and are no longer available to the City of Des Moines.

In order to facilitate the development of affordable housing on lots, the City obtained title certificates for each parcel, and the City's Legal Department completed all required notification, publication, and filing of affidavits. In most cases, the City assigned the tax sale certificate directly to a housing developer, who in turn obtained the tax deed to the property. However, for 1417 12th Street the City took the tax deed to the property

in order to clean up the property. The property clean-up has been completed and the property is now ready to be transferred to Greater Des Moines Habitat for Humanity for the development of affordable housing.

PREVIOUS COUNCIL ACTION(S):

Date: February 12, 2007

Roll Call Action: 07-232

Action: On conveyance of City-owned property at 1417 12th Street, acquired by tax deed, to Greater Des Moines Habitat for Humanity, \$800, (2-26-07). Moved by Vlassis to adopt. Motion Carried 7-0.

Date: December 18, 2006

Roll Call Action: 06-2450

Action: Approving return of Tax Sale Certificate and acceptance of Tax Sale Deed for 1417 12th Street. ([Council Communication No. 06-788](#)) Moved by Vlassis to adopt. Motion Carried 6-0.

Date: August 8, 2005

Roll Call Action: 05-1918

Action: Request for 2005 Tax Sale Certificates on various vacant lots and authorizing City Manager to solicit proposals for development of housing on the lots. ([Council Communication No. 05-443](#)) Moved by Brooks to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE