



Council Communication

Office of the City Manager

Date

June 4, 2007

Agenda Item No. 18B
Roll Call No. 07-
Communication No. 07-333
Department: Larry Hulse, Community
Development Director

AGENDA HEADING:

Approving assignment of tax sale certificate to Greater Des Moines Habitat for Humanity for the development of low- to moderate-income owner occupied housing.

SYNOPSIS:

Recommend approval to assign thirteen vacant lot tax sale certificates 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: NONE

ADDITIONAL INFORMATION:

The 2005 amendments to the Iowa Code 446.19A permit cities to acquire tax sale certificates for vacant lots assessed as residential property without paying the taxes due and allow the City to utilize an expedited redemption period, all for the purpose of encouraging the development of housing. The City of Des Moines successfully utilized this ability for the 2005 Tax Sale. Nine of twenty-one tax certificates assigned to the City were assigned to developers for housing at a cost substantially below market value). Staff seeks to obtain additional vacant lot tax certificates from the 2007 Tax Sale that can ultimately be used for the development of housing.

Greater Des Moines Habitat for Humanity has identified thirteen vacant lots that it would like to pursue through this process. The vacant lots are located at the following addresses:

- 1154 14th Place
- 1318 Mondamin Avenue
- 1806 Allison Avenue
- 1621 Jefferson Avenue
- 1718 Jefferson Avenue
- 1544 10th Street
- 1605 Gillette Street
- 1339 22nd Street
- 1249 10th Street
- 1301 10th Street
- 2423 East 11th Street
- 1610 East 9th Street
- 1280 De Wolf Street

A separate Council action has requested that nineteen vacant lot tax certificates be assigned to the City of Des Moines (Council Communication No. 07-332). Upon issuance of the tax certificates to the City of Des Moines by the Polk County Treasurer, the City will assign the thirteen tax certificates listed above to Greater Des Moines Habitat for Humanity. Habitat will be responsible for completing all required legal work needed

to take deed to the property. Greater Des Moines Habitat for Humanity will develop a single-family owner-occupied structure on each parcel for which it is successful in obtaining a tax deed. Upon obtaining a tax deed, Greater Des Moines Habitat for Humanity will work with the Neighborhood Conservation Services Division of the Community Development Department to secure subsidy funding for the construction of the home.

PREVIOUS COUNCIL ACTION(S):

Date: June 6, 2005

Roll Call Number: 05-1399

Action: 2005 Certificates on certain vacant lots, and authorizing City Manager to solicit proposals for purchase of such lots for development of housing. Moved by Hensley to adopt. Motion Carried 7-0.

Date: May 9, 2005

Roll Call Number: 05-1137

Action: Approving process for requesting tax sale certificates on vacant lots from Polk County Treasurer at annual auction and for assignment to private parties for residential development. ([Council Communication No. 05-247](#)) Moved by Hensley to adopt. Motion Carried 6-1.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE