



# Council Communication

Office of the City Manager

Date

June 9, 2008

Agenda Item No. 46  
Roll Call No. 08-  
Communication No. 08-325  
Department: Larry Hulse, Community  
Development

## AGENDA HEADING:

Resolution approving assignment of tax sale certificates to Greater Des Moines Habitat for Humanity, Home Opportunities Made Easy (HOME, Inc.) and Community Housing Development Corporation (CHDC) for the development of low to moderate income owner occupied housing.

## SYNOPSIS:

Recommend approval to assign 37 vacant lot tax sale certificates for the development of affordable housing as follows:

- 32 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),
- 4 vacant lot tax sale certificates to HOME, Inc. (Pam Carmichael, Executive Director, 1111 9<sup>th</sup> Street, #210, Des Moines, IA 50314 ) and
- 1 vacant lot tax sale certificate to CHDC (Karen Jeske, Executive Director, 601 Forest Avenue, Des Moines, IA 50314).

## FISCAL IMPACT: NONE

Amount: N/A

Funding Source: N/A

## 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 allows the City to utilize an expedited redemption period, all for the purpose of encouraging the development of housing. The City of Des Moines has utilized this process in recent years with a great deal of success, which has enabled affordable housing providers to acquire buildable lots at a cost substantially below market value. The City seeks to obtain additional vacant lot tax sale certificates from the 2008 Tax Sale that can ultimately be used for the development of affordable housing.

37 tax delinquent vacant lots have been identified that would be suitable for the development of affordable housing. These lots have been divided among Greater Des Moines Habitat for Humanity, HOME, Inc. and Community Housing Development Corporation.

Greater Des Moines Habitat for Humanity has identified 32 vacant lots that it would like to pursue through this process. The vacant lots are located at the following addresses:

<b>Neighborhood</b>	<b>Address</b>	<b>Parcel Number</b>
ACCENT	2208 GARFIELD AVE	06000908000000
ACCENT	2233 GARFIELD AVE	06000921003000
Capitol Park	1319 E 12TH ST	11001369000000
Drake	2728 COLLEGE AVE	08003755000000
Drake	1431 23RD ST	08004290000000
Drake	1614 22ND ST	08003376000000
Fairground	2810 DES MOINES ST	05001545000000
Fairmont Park	1738 E 21ST ST	06001087000000
Fairmont Park	1613 E 22ND ST	06002285000000
King Irving	1605 GILLETTE ST	08002352000000
King Irving	1433 12 <sup>TH</sup> ST	08003700002000
King Irving	1540 10 <sup>TH</sup> ST	08001647000000
King Irving	1614 12 <sup>TH</sup> ST	08005415000000
King Irving	1819 12 <sup>TH</sup> ST	08005373000000
King Irving	1344 HARRISON AVE	08003808000000
King Irving	1301 10 <sup>TH</sup> ST	08007978000000
King Irving	1222 11 <sup>TH</sup> ST	08006511002000
King Irving	1547 12 <sup>TH</sup> ST	08001357000000
King Irving	1539 10 <sup>TH</sup> ST	08001660000000
Martin Luther King Jr. Park	1306 E 15TH ST	11000240000000
Martin Luther King Jr. Park	1364 E 15TH ST	11000255000000
Martin Luther King Jr. Park	1247 HUTTON ST	11000132000000
Martin Luther King Jr. Park	1240 MCCORMICK ST	11006048000000
Martin Luther King Jr. Park	1235 MCCORMICK ST	11006073000000
Mondamin Presidential	1806 ALLISON AVE	08004773000000
Mondamin Presidential	1536 17 <sup>TH</sup> ST	08006660000000
Mondamin Presidential	1802 JEFFERSON AVE	08001732000000
Mondamin Presidential	1716 FRANKLIN AVE	08005877000000
Mondamin Presidential	1505 17 <sup>TH</sup> ST	08002662000000
Mondamin Presidential	1529 17 <sup>TH</sup> ST	08002657000000
Mondamin Presidential	1318 MONDAMIN AVE	08000579000000
Oak Park	3308 6TH AVE	07002892000000

HOME, Inc. has identified 4 vacant lots that it would like to pursue through this process. The vacant lots are located at the following addresses:

<b>Neighborhood</b>	<b>Address</b>	<b>Parcel Number</b>
ACCENT	3220 INDIANAPOLIS AVE	06007481000000
Gray's Woods	1911 E 40TH CT	06008082000000
Gray's Lake*	1211 PLEASANT VIEW DR	01001730000000
Watrous South*	1303 LEWIS AVE	12002986000000

\*pending City Council approval June 9, 2008

CHDC has identified 1 vacant lot that it would like to pursue through this process. The vacant lot is located at the following address:

<b>Neighborhood</b>	<b>Address</b>	<b>Parcel Number</b>
River Bend	1809 7TH ST	08005244000000

Upon issuance of the tax certificates to the City of Des Moines by the Polk County Treasurer, the City will assign the tax sale certificates to the agency listed above. The agency will be responsible for completing all required legal work needed to take deed to the property. Upon obtaining a tax deed, the agencies 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 4, 2007

Roll Call Number: 07-1058

Action: Assignment of Tax Sale Certificates to Greater Des Moines Habitat for Humanity for development of low to moderate-income owner occupied housing. (Council Communication No. 07-333) Moved by Vlassis to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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